



Complete and submit this form, along with any supplemental documentation, to the Office of the President by 5:00pm on the seventh day prior to the Board meeting.

Date of Board Meeting: January 21,2025

Subject: Approve the proposal from CSF to provide the remediation design and storm drainage modifications needed to correct the foundation issues at the Richmond Campus with funds from the Plant Repair and Replacement Fund.

Recommendation: Approve the proposal from CSF to provide the remediation design and storm drainage modifications needed to correct the foundation issues at the Richmond Campus with funds from the Plant Repair and Replacement Fund at a cost of \$20,000.00

Background and Rationale: In October of 2024 CSF completed an assessment of the Richmond Campus concrete foundation issues. Based off of that assessment CSF will now create the foundation remediation design and the needed storm drain modifications. The design specifications are needed for the City of Richmond permitting requirements and construction documents at a cost of \$20,000.00. Other costs involved will be brought back at a later date for approval will be the foundation repair work with an estimated cost of \$220,000.00. Flooring replacement in 17 classrooms and offices with an estimated cost of \$45,000.00. Window repairs estimated at 93,000.00. Additional costs such as painting, sheetrock repairs and area drainage could go as high as \$30,000.00. Exact pricing can't be determined until the foundation work is completed. Estimated cost of this project could go as high as \$450,000.00

Cost and Budgetary Support: \$20,000.00

Transfer from the Plant Repair and Replacement Fund

Strategic Priority Alignment:

Student Success

Community Impact

Resource Optimization

Institutional Excellence

Resource Person(s):

Betty A. McCrohan College President

Dr. Amanda Allen Executive Vice President

Mike Feyen, Advisor to the Director of Facilities Management

Signatures:



Originator

1/13/25

Date




Cabinet-Level Supervisor

Jan 13, 2025

Date

President's Approval:



President

1-13-25

Date



11310 Fallbrook Dr., Suite 320
Houston, Texas 77065
Phone: 832-678-2110
Fax: 832-678-2115

November 21, 2024

Wharton County Junior College
911 Boling Highway
Wharton, Texas 77488
Attention: Mr. Mike Feyen
MikeF@wcjc.edu

Re: Subject: Proposal for Foundation Remediation/Drainage Modifications
Owner: Wharton County Junior College
Location: Richmond Campus Class Building
5333 FM 1640
Richmond, Texas 77469
Proposal: 111224cagrev0

Dear Mr. Feyen:

We are pleased to submit this proposal to provide foundation remediation design based on our Report of Findings dated 10/5/24 .Providing foundation remediation design and storm drainage modifications.

1. SCOPE OF WORK

Our proposed scope of work consists of the following:

Structural Engineering

Provide Construction Document and Specifications for Student Building foundation Remediation.

- General Notes
- Foundation Remediation Plan and Details

- Affix Professional Engineering Seal on set of Engineering Detail Construction Drawings.
- Submit plans for permit to City of Richmond for approval.
- Respond to any City of Richmond comments and resubmit plans as required to obtain permit.
- Review shop drawings as needed as they relate to Structural items.
- Revise drawings based upon Governing Entity review and respond to any such comments as necessary to obtain required permits.
- Structure will be designed according to IBC 2021.
- Respond to Contractor RFIs
- Field Observations are limited to 2 as required additional will be at our hourly rates.

Civil Engineering Services:

- Attend at least one meeting with governing entity to establish site plan requirements, zoning and/or platting requirements and to also identify controlling building codes as necessary.

- Research of record drawings and coordination necessary to prepare civil construction documents.
- Provide Civil Site Design Drawings and Specifications for the following:
 - Site Drainage connecting to existing drainage
 - Grading of site at new drain locations
 - Civil Design Details,
 - SW3P Plan & standard details for Construction.
- Review shop drawings as necessary (manholes, inlets, sanitary pipe, storm, etc.)
- Assist Architect in responding to Contractor questions and preparing documents for such responses during all phases of the Project.
- Affix Professional Engineering Seal on set of Engineering Detail Construction Drawings

2. DELIVERABLES

- Permitted Construction Documents for Remediation

3. TO BE PROVIDED BY WCJC

- Signed proposal or purchase order and notice to proceed.

4. COST AND TERMS

- We will complete this project according to the terms of this proposal for a cost of **\$20000**.
- Invoices shall be paid within 30 days.
- This proposal will remain valid for 30 days.

5. ADDITIONAL WORK

- Additional services requested beyond the scope described in this proposal will be performed only after authorization has been received from Wharton County Junior College. Cost for additional services will be calculated according to the rates listed below, plus reimbursable expenses, and will be invoiced every 30 days. Reimbursable expenses include costs for local travel, courier services, shipping and delivery charges, in-house plotting and/or photocopy reproduction, subcontractors, and equipment rental. Local travel will be charged at the current IRS mileage rate. A carrying fee of five percent (5%) will be added to all reimbursable costs except for local travel mileage.

- Sr. Engineer or Project Manager..... \$215.00/hr
- Civil/Structural Engineer..... \$190.00/hr
- Civil/Structural Designer..... \$125.00/hr
- CAD Designer/Specialist..... \$ 105.00/hr
- Clerical Staff..... \$ 75.00/hr
- Travel Time..... 3/4 applicable billing rate

6. ESTIMATED CONSTRUCTION COST

- We obtained preliminary estimate for remedial foundation work only. The cost for re-aligning the foundation using Helical Piles is \$219,935.17. Please see attached proposal from RAMJACK. There is additional cost that are not included such as but not limited to sheet rock repairs, VCT floor repairs, caulking and sealing of windows, repointing of façade stone. I would add an allowance of \$30,000

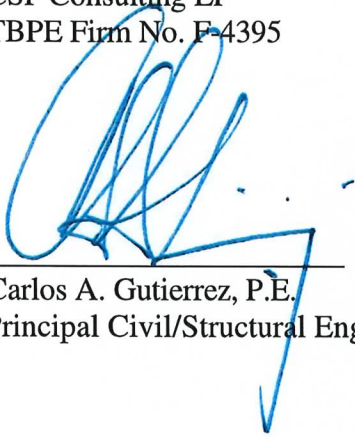
for repairs as noted above. Please note this does not include any general terms and conditions you may have as part of your contracts with contractors.

7. AUTHORIZATION

To authorize this service, please sign the signature block at the close of this proposal and return an executed copy for our records, or submit a purchase order in reference to this proposal.

We appreciate having the opportunity to submit this proposal. For further information or questions, please contact Carlos Gutierrez by phone at 832-678-2110, or by email carlosg@csfengineers.com.

Sincerely,
CSF Consulting LP
TBPE Firm No. F-4395



Carlos A. Gutierrez, P.E.
Principal Civil/Structural Engineer

A C C E P T E D:
Wharton County Junior College

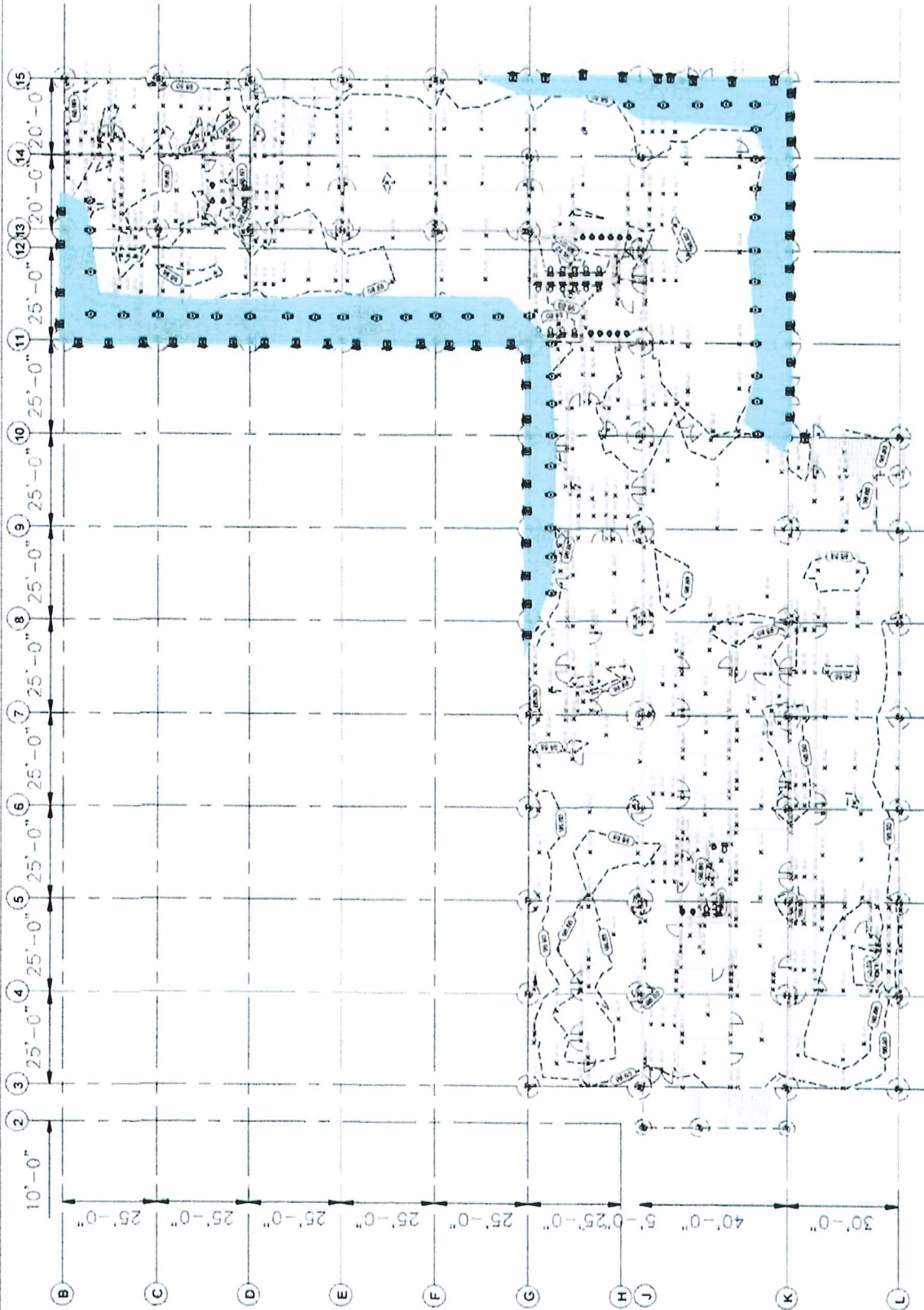
Signature: _____
Title: _____ Date: _____



SCALE NOT TO SCALE

LEGEND

- EFFECTED AREA
- INTERIOR HELICAL PILE
- EXTERIOR HELICAL PILE



	<p>CME • STRUCTURAL • FORENSIC ENGINEERING & SURVEYING 1101 FALLBROOK DR. SUITE 300 HOUSTON, TX 77036 CORPORATE REGISTRATION NO. 14266</p>	<p>PROJECT TITLE: WHARTON COUNTY JUNIOR COLLEGE RICHMOND CAMPUS</p>	<p>PROJ. NO. 5325 DRAWN BY: VSG SCALE: N.T.S.</p>	<p>SHEET TITLE: FIRST FLOOR PLAN CONCEPTUAL REPAIR PLAN</p>	<p>SHEET NO. S8.00</p>
			<p>DATE: 03 25 24</p>	<p>REV</p>	