Notice/Agenda of Special Called Meeting

The Board of Trustees
College of the Mainland

The Special Called Meeting of the Board of Trustees of College of the Mainland will be held Thursday, November 19, 2026, beginning at 4:30 PM in the

Doyle Family Administration Boardroom (A129)
1200 Amburn Road
Texas City, Texas 77591

Mission: College of the Mainland is a learning-centered, comprehensive community college dedicated to student success and the intellectual and economic enrichment of the diverse communities we serve.

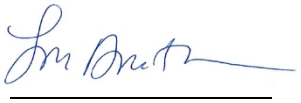
The subjects to be discussed or considered or upon which any formal action may be taken are as listed below. The items listed in this notice may be considered in any order at the discretion of the Chair or Board and items listed for closed session discussion may be discussed and/or approved in open session and vice versa as permitted by law.

Unless removed from the consent agenda, items identified within the consent agenda will be acted on at one time.

1. **Call to Order**
2. **Pledge of Allegiance, Texas Pledge & Moment of Silence**
3. **Roll Call & Determination of Quorum**
4. **Consideration of and Possible Action to Approve Guaranteed Maximum Price (GMP) Amendment No. 2 with Tellepsen Builders for the Cosmetology and Culinary Center Project in an Amount Not-to-Exceed $7,284,380**
5. **Adjournment to a Closed or Executive Session Pursuant to the Texas Government Code of the Open Meetings Act**
6. **Consideration of and Possible Action on any Items Discussed in Closed Session**
7. **Adjourn**

If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the Board reserves the right to conduct a closed meeting in accordance with the Texas Open Meetings Act, Texas Government Code, Chapter 551, Subchapters D and E, including but not limited to the following provisions; 1)Section 551.071-consultation with attorney, 2)Section 551.072-deliberation regarding real property, 3) Section 551.073-deliberation regarding prospective gifts, 4)Section 551.074-deliberation regarding personnel matters, and/or complaints against school personnel, 5)Section 551.082-deliberation regarding student disciplinary matters and/or complaints against personnel. 6)Section 551.087-deliberation regarding economic development negotiations, and/or 7)Section 551.089 – deliberation regarding security devices or security audits. Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open meeting.

The notice for this meeting was posted in compliance with the Texas Open Meeting Act on, Friday, November 13, 2026, 5:00PM.



Leanne Downton
Board Liaison

Administration

President, Helen Brewer, Ph.D.
Vice President for Academic Affairs, Heather Rhodes, Ed.D.
Vice President for Administrative Services, Michael McGee
Interim Vice President for Fiscal Affairs, Belinda Aaron, Ph.D.
Vice President for Strategic Initiatives, Diane Burkett
Vice President for Student Affairs, Michelle Brezina

College of the Mainland

PRESIDENT'S OFFICE

Call to Order

Call to Order on (insert date) at (insert time)

College of the Mainland

PRESIDENT'S OFFICE

Pledge of Allegiance to the American Flag
Texas Pledge
Moment of Silence

The Texas State Flag Pledge
"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

College of the Mainland
Board of Trustees
2026-2027

Mrs. Melissa Skipworth,
Board Chair
mskipworth@com.edu

Mr. Kyle L. Dickson,
Board Vice Chair
kdickson1@com.edu

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College of the Mainland

PRESIDENT'S OFFICE

MINUTE ORDER

To: Board of Trustees

From: Dr. Helen Brewer, President

Date: November 19, 2026

Subject: Guaranteed Maximum Price (GMP) No. 2 to Contract 23-53 for the Cosmetology and Culinary Center (CCC) Project

AGENDA ITEM DESCRIPTION

Approval of GMP # 2 to contract 23-53: Construction Manager at Risk (CMAR) Services for the CCC Project

PURPOSE

To authorize Tellepsen Builders to proceed with the work identified in GMP No. 2 for the CCC project.

BACKGROUND

The CCC project is being delivered through multiple GMP packages to support the accelerated construction schedule. GMP No. 2, in the amount of **$7,284,380**, includes foundations, underground utilities, site work, structural systems, and the early procurement of long-lead mechanical and electrical equipment.

Approval of GMP No. 2 will allow the project team to maintain the construction schedule and targeted completion date.

GMP # 1:	$441,622
GMP # 2:	$7,284,380
Total of GMP # 1 & 2:	$7,726,002

FUNDING SOURCE

2023 Bond Funds

PROPOSED MOTION

"I move that the Board of Trustees approve GMP Amendment No. 2 to Contract 23-53 with Tellepsen Builders for the Cosmetology and Culinary Center Project in an amount not to exceed $7,284,380."

ATTACHMENT(S)

1. LAN Cover Letter
2. GMP Amendment Proposal Summary from Tellepsen Builders, dated November 12, 2026
3. Updated CCC Design Presentation

To: Dr. Helen Brewer, President, College of the Mainland (COM)

From: Lockwood, Andrews & Newnam (LAN)

Date: November 12, 2026

Re: Approval of Guaranteed Maximum Price (GMP) No. 2 for the Cosmetology and Culinary Center (CCC) Project

Background: At its March 30, 2026 meeting, the Board of Trustees approved Tellepsen Builders as the Construction Manager-at-Risk (CMAR) for the Cosmetology and Culinary Center (CCC) project.

To support the accelerated schedule and achieve the targeted Substantial Completion date of November 2027, the project is being procured through three Guaranteed Maximum Price (GMP) packages, as summarized below:

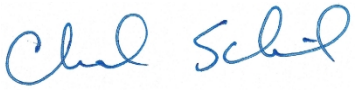
GMP	Scope	Anticipated Board Approval	Cost
MP No. 1	Interior Demolition	October 2026	$441,622.00
GMP No. 2	Foundations, Site Work, Structural Systems, Underground Utilities, and Mechanical Equipment Procurement	November 12, 2026 (Special Called Board Meeting)	$7,284,380
GMP No. 3	Building Shell and Interior Buildout	January 2027	TBD

The Board approved GMP No. 1 for interior demolition in the amount of **$441,622** at its October 2026 meeting.

For GMP No. 2, Tellepsen Builders received subcontractor bids on October 27, 2026, and submitted its Guaranteed Maximum Price proposal to LAN on November 12, 2026. The proposed GMP No. 2 amount of **$7,284,380** includes foundations, underground utilities, site work, structural systems, and the early procurement of long-lead mechanical and electrical equipment necessary to maintain the project schedule.
The total GMPs approved and under consideration are summarized below:

Description	Amount
GMP No. 1 – Interior Demolition	**$441,622**
GMP No. 2 – Foundations, Site Work, Structural Systems, Underground Utilities, and Early Procurement of MEP Equipment	**$7,284,380**
Total GMP No. 1 and GMP No. 2	**$7,726,002**

Recommendation: LAN recommends Board approval of GMP # 2 for the Cosmetology and Culinary Center.



C.W. Scheibe, CCM, PMP
Program Manager, LAN
cwscheibe@lan-inc.com
mobile: (972) 890.3002

TELLEPSEN

College of the Mainland - Cosmetology and Culinary Center FUSS Package GMP 2

GMP Report
November 12, 2026

Executive Summary

Estimate

Qualifications & Assumptions

List of Documents

Contingency

Schedule

Site Logistics Plan

College of the Mainland

All the information and exhibits contained herein are considered confidential and proprietary to Tellepsen.
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777 Benmar, Suite 400 Houston, TX 77060 (281) 447-8100

1. **Project Overview:**
This portion of the overall project of renovating the existing College of the Mainland PSC building as well as the addition consists of the Direct Procurement of strategic Mechanical and Electrical equipment, site earthwork & utilities, MEP underground work, concrete and structural steel.

2. **Existing Site Conditions:**
The project is located on an existing site.

3. **Project Milestone Summary:**
The Project
   - Submit Interior Demo GMP to LAN October 16th,2026
   - Submit GMP 2 (FUSS) to LAN November 12th,2026
   - Submit GMP 3 (balance of building) to LAN January 11th, 2026
   - NTP followed by board approval

4. **Project Estimate Summary:**
The pricing is submitted as follows:

1. Tellepsen GMP Estimate	**$ 7,284,380**

This report represents our comprehensive report of quality, cost and time that is offered for review and comment.

TELLEPSEN

226078 - College of the Mainland CCC - FUSS - GMP#2

November 12, 2026 | Total Building Area (SF): 31,869

DESCRIPTION		UNIT	TOTAL
GMP 2		$146.16	$4,657,980
Base Estimate Direct Cost		**$146.16**	**$4,657,980**
COH Permit and Plan Fee		$3.83	$122,077
Performance Bond	0.80%	$1.83	$58,275
Builders Risk	1.00%	$1.46	$46,580
Warranty Allowance	0.10%	$0.23	$7,284
Contractor's Contingency	2.00%	$3.07	$97,844
Plan Development Contingency	2.00%	$3.07	$97,844
Owner's Contingency	2.00%	$3.07	$97,844
Fee	2.45%	$3.99	$127,050
General Conditions		$23.53	$750,000
Subcontractor Default Insurance	1.50%	$1.75	$55,874
General Liability Insurance	0.80%	$1.83	$58,275
Direct Procurement - HVAC		$25.13	$800,719
Direct Procurement - Switchgear		$9.62	$306,734
Base Estimate Indirect Cost		**$82.41**	**$2,626,400**
Base Estimate Total Cost		**$228.57**	**$7,284,380**

November 12, 2026 Total Building Area (SF): 31,869

	DESCRIPTION	QUANTITY	UNIT	TOTAL
GMP 2				
02 00 00 Existing Conditions				
02 00 00 Existing Conditions				
	02 40 10 Demolition Subcontractor			
024100.0100	Demolition Sub - Sawcut	1.00 ls	$90,000.00	$90,000
	TOTAL: 02 40 10 Demolition Subcontractor			**$90,000**
	TOTAL: 02 00 00 Existing Conditions			**$90,000**
02 40 00 Demolition and Structure Moving				
	02 41 00 Demolition			
024113.0090	Existing Brick and Foundation wall to be removed	142.75 lf	$150.00	$21,413
024113.0090	Existing Concrete pavement to be removed	38,145.64 sf	$1.75	$66,755
024113.0090	Existing Curb to be removed	1,665.47 lf	$1.50	$2,498
024113.0090	Existing Shed & foundation to be removed	1.00 ea	$5,000.00	$5,000
024113.0090	Existing Shrub to be removed	23.00 ea	$200.00	$4,600
024113.0090	Existing Sign & Foundation to be removed	9.00 ea	$600.00	$5,400
024113.0090	Existing Tree to be removed	21.00 ea	$1,000.00	$21,000
	TOTAL: 02 41 00 Demolition			**$126,666**
	TOTAL: 02 40 00 Demolition and Structure Moving			**$126,666**
	TOTAL: 02 00 00 Existing Conditions			**$216,666**
03 00 00 Concrete				
03 30 00 Cast-in-Place Concrete				
	03 00 10 Concrete Subcontractor			
030000.0100	Concrete Subcontractor -Foundations/slab on grade	21,186.00 sf	$29.01	$614,701
030000.0100	Freezer topping slab	320.00 sf	$19.34	$6,190
030000.0100	Self Leveling Grout	1.00 ls	$14,507.24	$14,507
030000.0105	5" Concrete Paving	22,959.03 sf	$6.77	$155,434
030000.0105	5" concrete sidewalk	2,428.91 sf	$11.61	$28,189
030000.0105	5" concrete subbase for pavers	10,763.71 sf	$6.77	$72,871
030000.0105	7" Concrete Paving	28,638.66 sf	$7.97	$228,338
	TOTAL: 03 00 10 Concrete Subcontractor			**$1,120,230**
	TOTAL: 03 30 00 Cast-in-Place Concrete			**$1,120,230**
	TOTAL: 03 00 00 Concrete			**$1,120,230**
05 00 00 Metals				
05 10 00 Structural Metal Framing				
	05 00 10 Structural Steel Subcontractor			
050000.0110	Structural Steel Materials	108.00 tn	$8,639.30	$933,045
050000.0120	Structural Steel Erection	1.00 ls	$343,000.00	$343,000
	TOTAL: 05 00 10 Structural Steel Subcontractor			**$1,276,045**
	TOTAL: 05 10 00 Structural Metal Framing			**$1,276,045**
	TOTAL: 05 00 00 Metals			**$1,276,045**
22 00 00 Plumbing				
22 00 00 Plumbing				
	22 00 10 Plumbing Subcontractor			
220523.0090	Plumbing Subcontractor - Underground	1.00 ls	$363,197.00	$363,197
	TOTAL: 22 00 10 Plumbing Subcontractor			**$363,197**
	TOTAL: 22 00 00 Plumbing			**$363,197**
	TOTAL: 22 00 00 Plumbing			**$363,197**
26 00 00 Electrical				

November 12, 2026 Total Building Area (SF): 31,869

DESCRIPTION		QUANTITY	UNIT	TOTAL
26 00 00 Electrical				
	26 00 00 Electrical Subcontractor			
260000.0100	Electrical Subcontractor - Site/Underground	1.00 ls	$411,149.00	$411,149
	TOTAL: 26 00 00 Electrical Subcontractor			**$411,149**
TOTAL: 26 00 00 Electrical				**$411,149**
TOTAL: 26 00 00 Electrical				**$411,149**
27 00 00 Communications				
27 00 00 Communications				
	27 00 00 Communications Subcontractor			
270000.0050	Communications Subcontractor	1.00 ls	$115,841.00	$115,841
	TOTAL: 27 00 00 Communications Subcontractor			**$115,841**
TOTAL: 27 00 00 Communications				**$115,841**
TOTAL: 27 00 00 Communications				**$115,841**
31 00 00 Earthwork				
31 00 00 Sitework Subcontractor				
	31 00 00 Sitework Subcontractor			
310000.0100	Earthwork Subcontractor	1.00 ls	$379,991.00	$379,991
	TOTAL: 31 00 00 Sitework Subcontractor			**$379,991**
TOTAL: 31 00 00 Sitework Subcontractor				**$379,991**
31 20 00 Earth Moving				
	31 25 00 Erosion and Sedimentation Control Subcontractor			
312000.0100	Sediment Control Subcontractor	1.00 ls	$18,000.00	$18,000
	TOTAL: 31 25 00 Erosion and Sedimentation Control Subcontractor			**$18,000**
TOTAL: 31 20 00 Earth Moving				**$18,000**
TOTAL: 31 00 00 Earthwork				**$397,991**
32 00 00 Exterior Improvements				
32 05 00 Common Work Results for Exterior Improvements				
	32 05 23 Cement and Concret for Exterior Improvements			
320505.0045	Light pole bases	14.00 ea	$1,500.00	$21,000
320505.0045	Pilot channels	1,626.00 sf	$15.00	$24,390
	TOTAL: 32 05 23 Cement and Concret for Exterior Improvements			**$45,390**
TOTAL: 32 05 00 Common Work Results for Exterior Improvements				**$45,390**
32 90 00 Planting				
	32 90 00 Landscaping Subcontractor			
328000.0100	Irrigation sleeves	1.00 ls	$10,000.00	$10,000
	TOTAL: 32 90 00 Landscaping Subcontractor			**$10,000**
TOTAL: 32 90 00 Planting				**$10,000**
TOTAL: 32 00 00 Exterior Improvements				**$55,390**
33 00 00 Utilities				
33 00 00 Site Utilities				
	33 00 10 Site Utility Subcontractor			
330000.0100	Site Utility Subcontractor	1.00 ls	$701,472.00	$701,472
	TOTAL: 33 00 10 Site Utility Subcontractor			**$701,472**
TOTAL: 33 00 00 Site Utilities				**$701,472**
TOTAL: 33 00 00 Utilities				**$701,472**
TOTAL: GMP 2				**$4,657,980**

CLARIFICATIONS & ASSUMPTIONS

These clarifications and assumptions are to complement the information contained in the deliverable. They should be reviewed carefully to understand the accompanying information and the basis under which it was developed. Information included in this document that is accepted shall be incorporated into the Contract Documents.

01 General Requirements

1. Our pricing is based on RDLR drawing and specification set sent on 10/01/2026.
2. Our pricing is based on a 12 month construction duration.
3. Our pricing does not include any costs for handling or abating hazardous materials. "**§ 10.3.6** If, without negligence on the part of the Contractor, the Contractor is held liable by a government agency for the cost of remediation of a hazardous material or substance solely by reason of performing Work as required by the Contract Documents, the Owner shall reimburse the Contractor for all actual cost and expense thereby incurred."
4. Costs for testing of construction materials as well as any testing of existing materials to determine their suitability or soundness for reuse is not included in this pricing.
5. This Proposal includes a 2% Contractor Construction Contingency.
6. This Proposal includes a 2% Plan Development Contingency.
7. This Proposal includes a 2% Owner's Contingency.
8. Parking Allowance has been excluded. Tellepsen and trade partners will park onsite.
9. Building Permit Fees are included at $122,077
10. Pricing is based on standard working hours, and after-hours overtime is not included, except for inexcusable delay by Contractor, which is governed by Section 8.3.4 of the A-201.
11. SWPPP is included.
12. Builders Risk Insurance has been carried.
13. Subcontractor Default Insurance is included.
14. Owner equipment furnish, install, and connection is excluded, to be by the Owner.
15. Payment and Performance Bond is included in this GMP.
16. The pricing excludes the cost of consumption of permanent utilities.
17. Notwithstanding anything in the Agreement to the contrary, this GMP does not include any allowance to accommodate the cost or schedule implications associated with new legislation and or executive orders imposed after the submission of this GMP. This includes but is not limited to tariffs, immigration reform, etc.
18. Unit prices included in this estimate are provided solely for the purpose of establishing the base bid amount and shall not be relied upon, referenced, or used for pricing future scope changes, additions, deletions, change orders, or extra work. Pricing for any future modifications to the scope shall be determined separately based on actual quantities, market conditions, labor requirements, material costs, schedule impacts, and project conditions at the time the change is requested.

02 Existing Conditions

1. This GMP proposal does not include sheet note P3 on sheet C 3.0 Demolition plan. The "Existing sign to be relocated' keynote does not appear to be shown in the documents.
2. This GMP proposal includes a maximum depth of a 6" sawcut.

03 Concrete

1. The East end of section A on drawing C10.0 shows a wall taller than 4' ft. Detail 4/S4-404 says 4' maximum height for the retaining wall. This GMP includes a 4' high retaining wall.

04 Masonry

1. N/A

05 Metals

1. This GMP Proposal Includes a $25,000 Misc. Steel allowance.

CLARIFICATIONS & ASSUMPTIONS

06 Woods, Plastics, and Composites

1. N/A

07 Thermal and Moisture Protection

1. N/A

08 Openings / Doors and Windows

1. N/A

09 Finishes

1. N/A

10 Specialties

1. N/A

11 Equipment

1. N/A

12 Furnishings

1. N/A

13 Special Construction

1. N/A

14 Conveying Equipment

N/A

21 Fire Suppression

1. N/A

22 Plumbing

1. Seismic Restraints or Bracing is Excluded
2. Fire Wrap of Existing material is Excluded
3. Surge / Break Tank is Excluded (Specification 22 11 16)
4. Painting of Gas Piping is Excluded (Specification 22 63 11)
5. Salvage, Storage, Repair etc. of existing systems is Excluded

23 HVAC

CLARIFICATIONS & ASSUMPTIONS

1. Upon initial release of equipment, we require 10% payment within 30 days for engineering services and submittals for Direct Procurement items.

26 Electrical

1. N/A

27 Communications

1. N/A

28 Electronic Safety and Security

1. N/A

31 Earthwork

1. N/A

32 Exterior Improvements

1. This GMP proposal excludes spec section 321216 – Asphaltic Concrete Pavement. None shown on documents.

33 Utilities

1. N/A

DATE	NUMBER	TITLE
10/12/2026	01	Addendum
		01- General
10/1/2026	G-000	Cover Sheet
10/1/2026	G-001	Sheet Index
10/1/2026	G-002	Symbols Legend, Abbreviations, Vicinity Map
10/1/2026	G-003	General Notes
10/1/2026	G-004	Texas Accessibility Guidelines - 1 Of 2
10/1/2026	G-005	Texas Accessibility Guidelines - 2 Of 2
10/1/2026	G-006	Life Safety Plan Code Review
10/1/2026	G-007	Life Safety Plan Code Review Cont.
		02- Civil
10/1/2026	C1.0	General Notes
10/1/2026	C2.0	Topographic Survey
10/12/2026	C3.0	Demolition Plan
10/12/2026	C4.0	Layout Plan
10/12/2026	C5.0	Paving Plan
10/12/2026	C6.0	Grading Plan
10/12/2026	C7.0	Fire Access Plan
10/12/2026	C8.0	Utility Plan- Storm
10/12/2026	C9.0	Utility Plan- Water And Sanitary
10/1/2026	C10.0	Detention Pond Plan And Cross Sections
10/12/2026	C11.0	Drainage Area Map
10/1/2026	C12.0	Drainage Calculations
10/12/2026	C13.0	Swppp
10/1/2026	C14.0	Swppp Details
10/1/2026	C15.0	Paving Details
10/1/2026	C16.0	Strom Details
10/1/2026	C17.0	Sanitary Details
10/1/2026	C18.0	Water Details
10/1/2026	C19.0	Underground Detention Details (Sheet 1 Of 2)
10/1/2026	C20.0	Underground Detention Details (Sheet 2 Of 2)
		03- Landscape
10/12/2026	L1.00	Materials And Lighting Schedule And General Notes
10/12/2026	L1.01	Materials And Lighting Plan

DATE	NUMBER	TITLE
10/1/2026	L3.01	Details- Flatworks And Wall
10/1/2026	L3.02	Details- Shade Structure
10/12/2026	L5.01	Planting Plan
10/12/2026	L5.02	Planting Schedule And Details
10/12/2026	L6.01	Irrigation Plan
10/1/2026	L6.02	Irrigation Schedule And Details
		03.1- Architectural Demo
10/12/2026	AD-001	Demo Site Plan
10/1/2026	AD-110	Demo Floor Plan- Level 1
		04- Architectural
10/12/2026	A-001	Overall Site Plan
10/12/2026	A-011	Site Plan
10/1/2026	A-021	Site Details
10/1/2026	A-101	Overall Floor Plan- Level 1
10/1/2026	A-111	Floor Plan- Level 1- Zone A
10/1/2026	A-112	Floor Plan- Level 1- Zone B
10/1/2026	A-115	Slab Edge Plan - Level 1- Zone A
10/1/2026	A-116	Slab Edge Plan - Level 1- Zone B
10/1/2026	A-117	Reflected Ceiling Plan- Level 1- Zone A
10/1/2026	A-118	Reflected Ceiling Plan- Level 1- Zone B
10/1/2026	A-131	Roof Plan- Zone A
10/1/2026	A-132	Roof Plan- Zone B
10/1/2026	A-133	Furniture Equipment Plan- Level 1- Zone A
10/1/2026	A-134	Furniture Equipment Plan- Level 1- Zone B
10/1/2026	A-135	Finish Floor Plan- Level 1- Zone A
10/1/2026	A-136	Finish Floor Plan- Level 1- Zone B
10/1/2026	A-201	Elevations
10/1/2026	A-202	Elevations
10/1/2026	A-303	Building Sections
10/1/2026	A-601	Room Finish Schedule And Materials Legend
10/1/2026	A-611	Door Schedule
		05- Structural
10/1/2026	S-001	Sheet List
10/1/2026	S-101	General Structural Criteria
10/1/2026	S-102	General Structural Criteria

DATE	NUMBER	TITLE
10/1/2026	S-201	Foundation Plan Overall
10/1/2026	S-201A	Foundation Plan- Area A
10/1/2026	S-201B	Foundation Plan- Area B
10/1/2026	S-201C	Foundation Plan- Area C
10/1/2026	S-202	Roof Framing Plan- Overall
10/1/2026	S-202A	Roof Framing Plan- Area A
10/1/2026	S-202B	Roof Framing Plan- Area B
10/1/2026	S-202C	Roof Framing Plan- Area C
10/1/2026	S-301	Foundation, Column And Baseplate Schedules
10/1/2026	S-401	Typical Slab On Grade Details
10/1/2026	S-402	Typical Grade Beam And Cont. Footing Details
10/1/2026	S-403	Foundation Details
10/12/2026	S-404	Dumpster Enclosure Plan And Details
10/1/2026	S-501	Typical Steel Detail
10/1/2026	S-601	Typical Steel Roof Details
10/1/2026	S-602	Steel Roof Framing Details
10/1/2026	S-701	Full Height Sections
10/1/2026	S-702	Full Height Sections
10/1/2026	S-703	Full Height Sections
10/1/2026	S-704	Full Height Sections
10/1/2026	S-705	Full Height Sections
10/12/2026	S-706	Full Height Sections
10/1/2026	S-801	Brace Elevations And Details
10/1/2026	S-802	Brace Elevations
10/1/2026	SD-101	Demolition Plan
		06- Mechanical
10/1/2026	M-000	Mechanical Schedules
10/1/2026	M-200	Mechanical Floor Plan
10/1/2026	M-210	Mechanical Roof Plan
10/1/2026	M-300	Mechanical Specifications, Notes, And Legends
10/1/2026	M-400	Mechanical Details
10/1/2026	M-401	Mechanical Details
		07- Electrical
~~10/1/2026~~	~~E-100~~	~~Electrical Lighting Plan (Not Received)~~
10/1/2026	E-200	Electrical Power Plan
10/1/2026	E-201	Enlarged Kitchen Plan

DATE	NUMBER	TITLE
10/1/2026	E-202	Electrical Equipment Plan
10/1/2026	E-300	Electrical Schedules, Notes, And One-Line Diagram
10/1/2026	E-301	Electrical Panel Schedules
10/1/2026	E-302	Electrical Panel Schedules
10/1/2026	E-303	Electrical Panel Schedules
10/1/2026	E-400	Electrical Notes, Legends And Details
10/12/2026	EP-100	Electrical And Plumbing Site Plan
		08- Plumbing
10/12/2026	P-100	Plumbing Plan- Sanitary Waste And Vent
10/12/2026	P-101	Plumbing Plan- Sanitary Waste And Vent Underground
10/1/2026	P-200	Plumbing Plan -Domestic Water And Gas
10/1/2026	P-201	Plumbing Plan -Domestic Water And Gas -Underground
10/12/2026	P-300	Enlarged Plumbing Plan- Sanitary And Vent- Cosmetology Area
10/12/2026	P-301	Enlarge Plumbing Plans -Domestic Water And Gas -Cosmetology Area
10/1/2026	P-302	Enlarged Plumbing Plan- Sanitary And Vent- Kitchen Spaces
10/1/2026	P-303	Enlarge Plumbing Plans -Domestic Water And Gas -Kitchen Spaces
10/1/2026	P-304	Plumbing Roof Plans
10/1/2026	P-305	Enlarged Plumbing Plans- Kitchen Spaces- Underground
10/1/2026	P-306	Enlarged Plumbing Plans- Cosmetology Area- Underground
10/1/2026	P-400	Plumbing Specifications, Notes, And Legends
10/12/2026	P-401	Plumbing Fixture Schedules
10/1/2026	P-500	Plumbing Details
10/1/2026	P-501	Plumbing Details
10/1/2026	P-600	Plumbing Riser Diagram
10/1/2026	P-601	Plumbing Riser Diagram
10/1/2026	P-602	Plumbing Riser Diagram
		10- Telecommunications
10/12/2026	T-001	Technology- Sheet List, Symbols And Notes
10/12/2026	T-100	Technology- Site Plan
10/12/2026	T-401	Technology- Floor Plan- Level 1
10/12/2026	T-500	Technology- Details
		11- Food Service
10/1/2026	FS-1.0	Foodservice Equipment Notes
10/1/2026	FS-1.1	Foodservice Equipment Plan
10/1/2026	FS-1.2	Foodservice Equipment Special Conditions

DATE	NUMBER	TITLE
10/1/2026	FS-1.3	Foodservice Equipment Plumbing Connections
10/1/2026	FS-1.4	Foodservice Equipment Mechanical Connections
10/1/2026	FS-1.5	Foodservice Equipment Electrical Connections
10/1/2026	FS-2.1	Foodservice Equipment Elevations
10/1/2026	FS-2.2	Foodservice Equipment Elevations
10/1/2026	FS-2.3	Foodservice Equipment Elevations
10/1/2026	FS-3.11	Foodservice Equipment Details And Sections
10/1/2026	FS-3.12	Foodservice Equipment Details And Sections
10/1/2026	FS-4.11	Fse Refrigeration System Shop Drawing
10/1/2026	FS-4.21	Fse Captiveaire Exhaust Hood Shop Drawing
10/1/2026	FS-4.22	Fse Captiveaire Exhaust Hood Shop Drawing
10/1/2026	FS-4.23	Fse Captiveaire Exhaust Hood Shop Drawing
10/1/2026	FS-4.24	Fse Captiveaire Exhaust Hood Shop Drawing
10/1/2026	FS-4.25	Fse Captiveaire Exhaust Hood Shop Drawing
10/1/2026	FS-4.26	Fse Captiveaire Exhaust Hood Shop Drawing
10/1/2026	FS-4.27	Fse Captiveaire Exhaust Hood Shop Drawing
10/1/2026	FS-4.28	Fse Captiveaire Exhaust Hood Shop Drawing
10/1/2026	FS-4.29	Fse Captiveaire Exhaust Hood Shop Drawing
10/1/2026	FS-4.30	Fse Captiveaire Exhaust Hood Shop Drawing
10/1/2026	FS-4.31	Fse Captiveaire Exhaust Hood Shop Drawing
10/1/2026	FS-4.32	Fse Captiveaire Exhaust Hood Shop Drawing

Issue For Construction Document List

DATE	NUMBER	TITLE
10/12/2026	01	Addendum
		Document 000100 – Table Of Contents
		Division 00 – Project Information
10/1/2026	000010	Title Page
10/1/2026	000100	Table Of Contents
		Division 00 - Bidding And Contracting Requirements (Owner)
		Division 01 - General Requirements
10/1/2026	014523	Testing And Inspection Services (Se)
10/1/2026	015713	Temporary Erosion And Sediment Control (La)
10/1/2026	017419	Construction Waste Management And Disposal, Non-Leed (La)
10/1/2026	017800	Closeout Submittals (La)
10/1/2026	017900	Demonstration And Training (La)
		Division 02 - Existing Conditions
10/1/2026	024100	Demolition (La)
10/1/2026	024117	Site Demolition (Ce)
		Division 03 – Site Concrete Reinforcement
10/1/2026	030580	Under-Slab Vapor Barrier – Retarder (Se)
10/1/2026	031000	Concrete Forming And Accessories (Se)
10/1/2026	032000	Concrete Reinforcing (Se)
10/1/2026	032000.01	Concrete Reinforcing (La)
10/1/2026	032100	Site Concrete Reinforcement (Ce)
10/1/2026	033000	Cast-In-Place Concrete (Se)
10/1/2026	033000.01	Cast In Place Concrete (La)
		Division 04 – Masonry
10/1/2026	042000	Unit Masonry (La)
10/1/2026	042613	Masonry Veneer (La)
10/1/2026	047200	Cast Stone Masonry (La)
		Division 05 – Metal
10/1/2026	051200	Structural Steel Framing (Se)
10/1/2026	053123	Steel Roof Decking (Se)

DATE	NUMBER	TITLE
10/1/2026	054000	Cold-Formed Metal Framing (Se)
10/1/2026	055000	Metal Fabrications
		Division 07 – Thermal And Moisture Protection
10/1/2026	071416	Cold Fluid-Applied Waterproofing
10/1/2026	072100	Thermal Insulation
10/1/2026	074113	Standing-Seam Metal Roof Panels
10/1/2026	075216.13	Thermoplastic Hybrid Roof System
10/1/2026	079200	Joint Sealants (La)
		Division 21 – Fire Protection
10/1/2026	210100	Fire Protection Operating And Maintenance Manuals
10/1/2026	210500	Fire Protection General Provisions
10/1/2026	210510	Fire Protection Contract Quality Control
10/1/2026	210512	Fire Protection Shop Drawings, Coordination Drawings And Product Data
10/1/2026	210513	Electrical Provisions Of Fire Protection Work
10/1/2026	211000	Fire Sprinkler Systems
10/1/2026	213113	Fire Pump System
10/1/2026	213114	Fire Pump Controller With Transfer Switch
		Division 22 - Plumbing
10/1/2026	220100	Plumbing Operating And Maintenance Manuals
10/1/2026	220500	Plumbing General Provisions
10/1/2026	220510	Plumbing Contract Quality Control
10/1/2026	220512	Plumbing Shop Dwgs, Coordination Dwgs And Product Data
10/1/2026	220513	Electrical Provisions Of Plumbing Work
10/1/2026	220515	Plumbing Earthwork
10/1/2026	220516	Excavating, Backfilling & Compacting For Utilities Outside Building Slab
10/1/2026	220517	Plumbing Access Doors
10/1/2026	220519	Pressure And Temperature Instruments For Plumbing Piping
10/1/2026	220523	Plumbing Valves, Strainers, And Vents
10/1/2026	220719	Plumbing Piping Insulation
10/1/2026	220800	Plumbing Commissioning Coordination
10/1/2026	221116	Domestic Water Piping And Appurtenances
10/1/2026	221123	Domestic Water Pumps
10/1/2026	221125	Domestic Water Booster Pump (In-Line Vertical)
10/1/2026	221316	Soil, Waste And Sanitary Drain Piping, Vent Piping And Appurtenances
10/1/2026	221413	Roof Drainage Piping And Appurtenances

DATE	NUMBER	TITLE
10/1/2026	222000	Plumbing Pipe And Fittings – General
10/1/2026	223432	Gas Fired Domestic Water Heater
10/1/2026	224000	Plumbing Fixtures And Fixture Carriers
10/1/2026	226311	Gas Piping And Appurtenances
		Division 23 - Mechanical
10/1/2026	230100	Hvac Operating And Maintenance Manuals
10/1/2026	230500	Mechanical General Provisions
10/1/2026	230510	Hvac Contract Quality Control
10/1/2026	230511	Mechanical Alterations Project Procedures
10/1/2026	230512	Hvac Shop Dwgs, Coordination Drawings And Product Data
10/1/2026	230513	Electrical Provisions Of Hvac Work
10/1/2026	230514	Hvac Condensate Drain Piping System
10/1/2026	230517	Mechanical Access Doors
10/1/2026	230518	Variable Frequency Inverter
10/1/2026	230548	Vibration Isolation
10/1/2026	230593	Testing, Balancing And Adjusting (Tab) Of Environ. Systems
10/1/2026	230594	Coordination Of Testing And Balancing
10/1/2026	230713	External Duct Insulation
10/1/2026	230719	Hvac Piping Insulation
10/1/2026	230800	Mechanical Commissioning Coordination
10/1/2026	230933	Building Management And Control Systems
10/1/2026	232000	Mechanical Pipe And Pipe Fittings – General
10/1/2026	232300	Refrigerant Piping And Appurtenances
10/1/2026	233113	Ductwork
10/1/2026	233416	Fans
10/1/2026	233616	Variable Volume Terminal Units
10/1/2026	233713	Air Devices
10/1/2026	234100	Air Filtration
10/1/2026	237415	Package Rooftop Variable Volume Air Conditioners
10/1/2026	238118	Single Package Rooftop Air Conditioners (100 Outside Air)
10/1/2026	238121	Single Package Rooftop Air Conditioners (Gas Heat)
10/1/2026	238218	Ductless Mini Split Dx Units
		Division 26 - Electrical
10/1/2026	260105	Electrical Operating And Maintenance Manuals
10/1/2026	260500	Electrical General Provisions
10/1/2026	260505	Electrical Alterations Project Procedures

DATE	NUMBER	TITLE
10/1/2026	260508	Telecommunications, Catv, Voice, Data, Video Utility Coordination And Service Entrance
10/1/2026	260509	Electric Utility Coordination And Service Entrance
10/1/2026	260510	Contract Quality Control
10/1/2026	260512	Electrical Shop Dwgs, Coordination Dwgs, & Product Data
10/1/2026	260516	Excavating, Backfilling And Compacting For Electrical
10/1/2026	260519	Conductors And Connectors - 600 Volt
10/1/2026	260526	Electrical Grounding System
10/1/2026	260533	Conduit Systems
10/1/2026	260535	Electrical Connections For Equipment
10/1/2026	260537	Electrical Boxes And Fittings
10/1/2026	260538	Electrical Floor Boxes And Fittings
10/1/2026	260540	Electrical Gutters And Wireways
10/1/2026	260550	Firestops
10/1/2026	260800	Electrical Commissioning Coordination
10/1/2026	260925	Electrical Contactors
10/1/2026	260945	Networked Lighting Controls
10/1/2026	261216	Three Phase, Energy Efficient Dry-Type Harmonic Mitigating Transformers (Hmt) – 15Kva And Above
10/1/2026	261913	Combination Motor Controllers
10/1/2026	262416	Panelboards And Enclosures
10/1/2026	262425	Enclosed Switches And Circuit Breakers
10/1/2026	262430	Fuses
10/1/2026	262773	Line Voltage Wiring Devices
10/1/2026	264300	Surge Protection Devices
10/1/2026	265113	Lighting Fixtures
10/1/2026	265600	Site Lighting
		Division 27 – Communications
10/1/2026	270526	Telecommunications Grounding And Bonding
10/1/2026	270543	Exterior Communication Pathway
		Division 31 – Earthwork (Ce)
10/1/2026	310000	Site Earthwork
10/1/2026	310000.01	Earthwork Under Building Pad (Se)
10/1/2026	311100	Clearing And Grubbing
10/1/2026	312300	Grading Excavation And
10/1/2026	312500	Erosion And Sedimentation Control (Se)

DATE	NUMBER	TITLE
10/1/2026	312500.01	Erosion And Sedimentation Control (La)
		Division 32 – Exterior Improvements (Ce)
10/1/2026	320519	Geosynthetics For Exterior Improvements (La)
10/1/2026	321216	Asphaltic Concrete Pavement
10/1/2026	321313	Portland Cement Concrete Paving (Ce)
10/1/2026	321313.01	Concrete Paving (La)
10/1/2026	321319	Concrete Paving Joints
10/1/2026	321373.19	Sitework Cast-In-Place Concrete
10/1/2026	321413	Precast Concrete Unit Paving (La)
10/1/2026	321500	Aggregate Surfacing (La)
10/1/2026	321613	Concrete Curbs And Curb Gutter
10/1/2026	321623	Sidewalks (La)
10/1/2026	323300	Site Furnishings (La)
10/1/2026	328423	Underground Sprinklers (La)
10/1/2026	329119	Landscape Grading (La)
10/1/2026	329219	Seeding (La)
10/1/2026	329223	Sodding (La)
10/1/2026	329300	Plants (La)
		Division 33 – Utilities (Ce)
10/1/2026	330516	Utility Structures
10/1/2026	330528	Trenching And Backfilling For Utilities
10/1/2026	331100	Water Distribution Systems
10/1/2026	331113	Water Lines
10/1/2026	331653	Traffic Paint Stripping
10/1/2026	333100	Sanitary Utility Sewerage Piping
10/1/2026	334100	Storm Sewage Systems

End Of Specification List

CONTINGENCIES

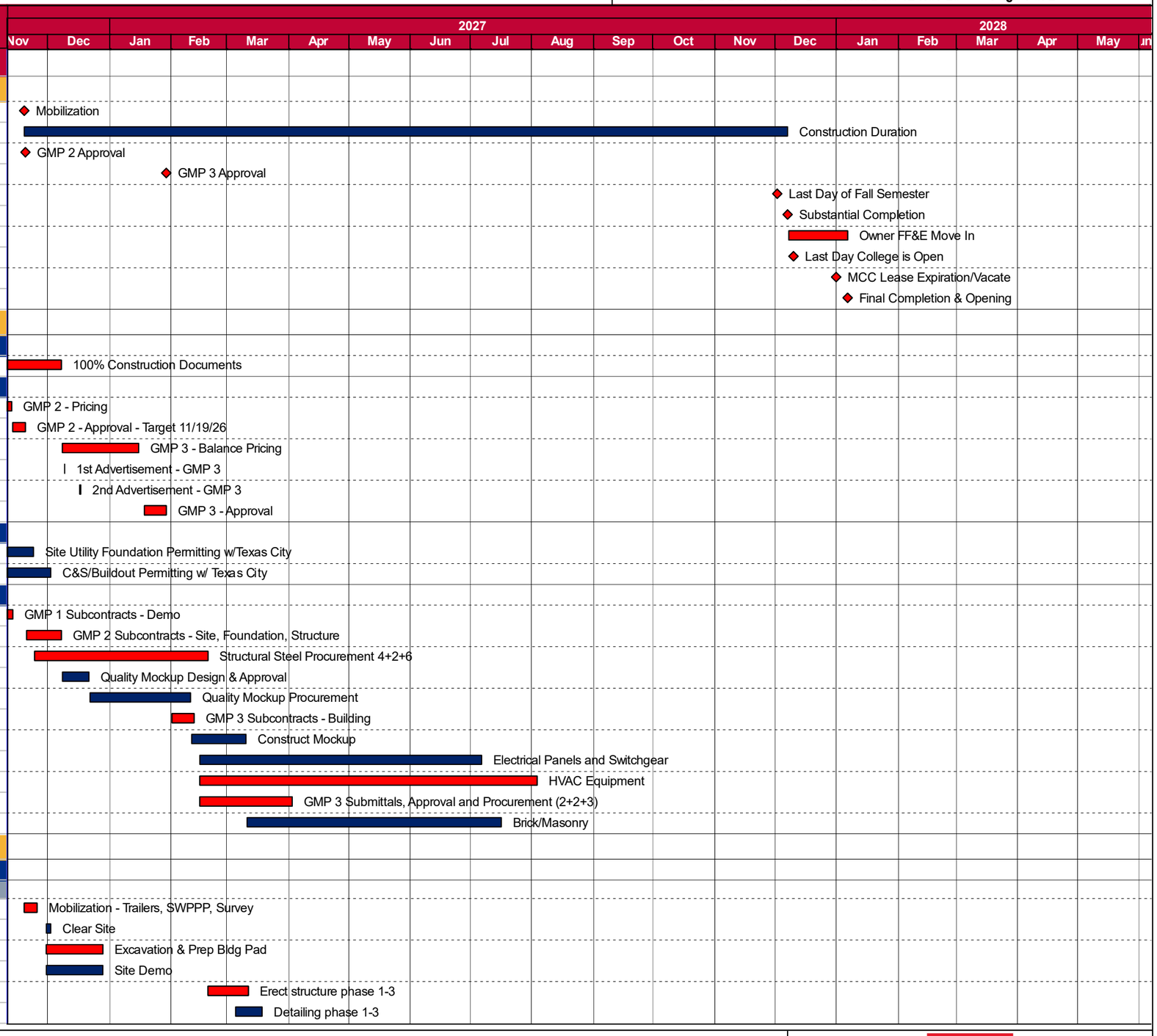
Based on the completeness of the information included in the Documents prepared BY RDLR and their consultants, Tellepsen recommends and has included a Construction Contingency.

1. Plan Development (2%)	$97,844.00
2. Construction Contingency	$97,844.00
3. Owners Contingency (2%)	$97,844.00
Total Contingency	$293,532.00

Actual Work | Early Start Bar | Critical Remaining Work | Milestone

Data Date 10-Nov-26 Run Date 12-Nov-26

Activity ID	Activity Name	Dur	Start	Finish
COM PSC Cosmetology/Culinary		366	18-Aug-26 A	27-Jan-28
Owner Contract Milestones		285	19-Nov-26	06-Jan-28
COM1220	Mobilization	0	19-Nov-26	
COM3500	Construction Duration	384	19-Nov-26	07-Dec-27
COM3590	GMP 2 Approval	0		19-Nov-26
COM3620	GMP 3 Approval	0		29-Jan-27
COM3550	Last Day of Fall Semester	0		02-Dec-27*
COM3420	Substantial Completion	0		07-Dec-27
COM3480	Owner FF&E Move In	20	08-Dec-27	06-Jan-28
COM1230	Last Day College is Open	0		10-Dec-27*
COM1640	MCC Lease Expiration/Vacate	0		31-Dec-27*
COM3490	Final Completion & Opening	0		06-Jan-28*
Preconstruction		244	18-Aug-26 A	03-Aug-27
Design		30	23-Oct-26 A	07-Dec-26
COM1170	100% Construction Documents	30	23-Oct-26 A	07-Dec-26
Pricing / Approval		61	12-Oct-26 A	29-Jan-27
COM3520	GMP 2 - Pricing	28	12-Oct-26 A	12-Nov-26
COM1160	GMP 2 - Approval - Target 11/19/26	5	13-Nov-26	19-Nov-26
COM1180	GMP 3 - Balance Pricing	27	08-Dec-26	15-Jan-27
COM3600	1st Advertisement - GMP 3	1	09-Dec-26	09-Dec-26
COM3610	2nd Advertisement - GMP 3	1	17-Dec-26	17-Dec-26
COM1200	GMP 3 - Approval	10	18-Jan-27	29-Jan-27
Permitting		77	18-Aug-26 A	02-Dec-26
COM1150	Site Utility Foundation Permitting w/Texas City	35	18-Aug-26 A	23-Nov-26
COM1400	C&S/Buildout Permitting w/ Texas City	30	23-Oct-26 A	02-Dec-26
Procurement		195	27-Oct-26 A	03-Aug-27
COM3540	GMP 1 Subcontracts - Demo	9	27-Oct-26 A	13-Nov-26
COM1190	GMP 2 Subcontracts - Site, Foundation, Structure	10	20-Nov-26	07-Dec-26
COM1320	Structural Steel Procurement 4+2+6	60	24-Nov-26	19-Feb-27
COM1240	Quality Mockup Design & Approval	10	08-Dec-26	21-Dec-26
COM1350	Quality Mockup Procurement	35	22-Dec-26	10-Feb-27
COM1250	GMP 3 Subcontracts - Building	10	01-Feb-27	12-Feb-27
COM1500	Construct Mockup	20	11-Feb-27	10-Mar-27
COM1330	Electrical Panels and Switchgear	100	15-Feb-27	06-Jul-27
COM1340	HVAC Equipment	120	15-Feb-27	03-Aug-27
COM1760	GMP 3 Submittals, Approval and Procurement (2+2+3	35	15-Feb-27	02-Apr-27
COM1560	Brick/Masonry	90	11-Mar-27	16-Jul-27
Construction		300	19-Nov-26	27-Jan-28
Construction		285	19-Nov-26	06-Jan-28
Foundation & Structure		95	19-Nov-26	06-Apr-27
COM1260	Mobilization - Trailers, SWPPP, Survey	5	19-Nov-26	25-Nov-26
COM1270	Clear Site	3	30-Nov-26	02-Dec-26
COM1280	Excavation & Prep Bldg Pad	20	30-Nov-26	28-Dec-26
COM1290	Site Demo	20	30-Nov-26	28-Dec-26
COM1630	Erect structure phase 1-3	15	19-Feb-27	11-Mar-27
COM1660	Detailing phase 1-3	10	05-Mar-27	18-Mar-27



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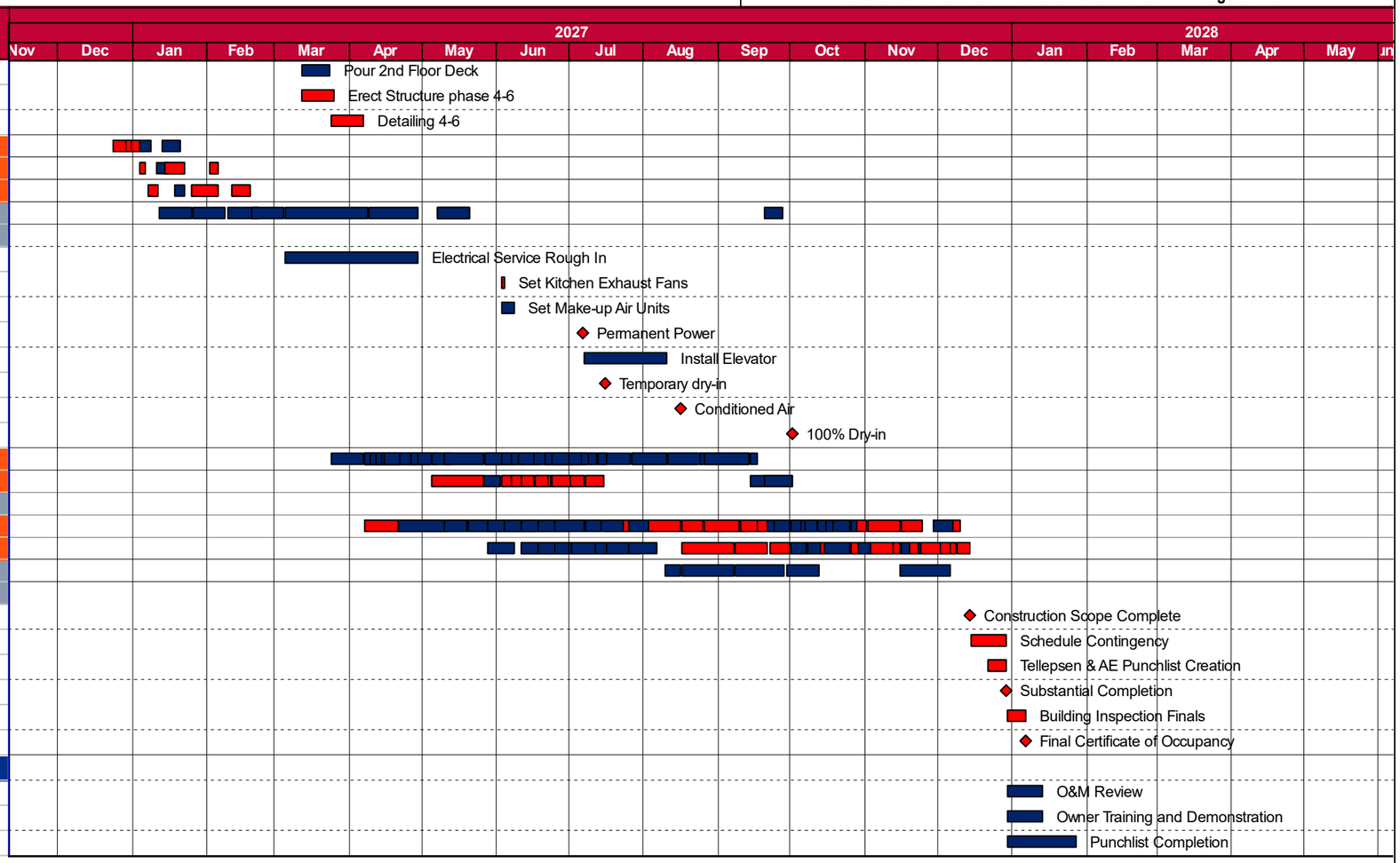
Existing PSC Additions and Renovations

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Actual Work | Early Start Bar | Critical Remaining Work | Milestone

Data Date 10-Nov-26 Run Date 12-Nov-26 Page 2 of 2

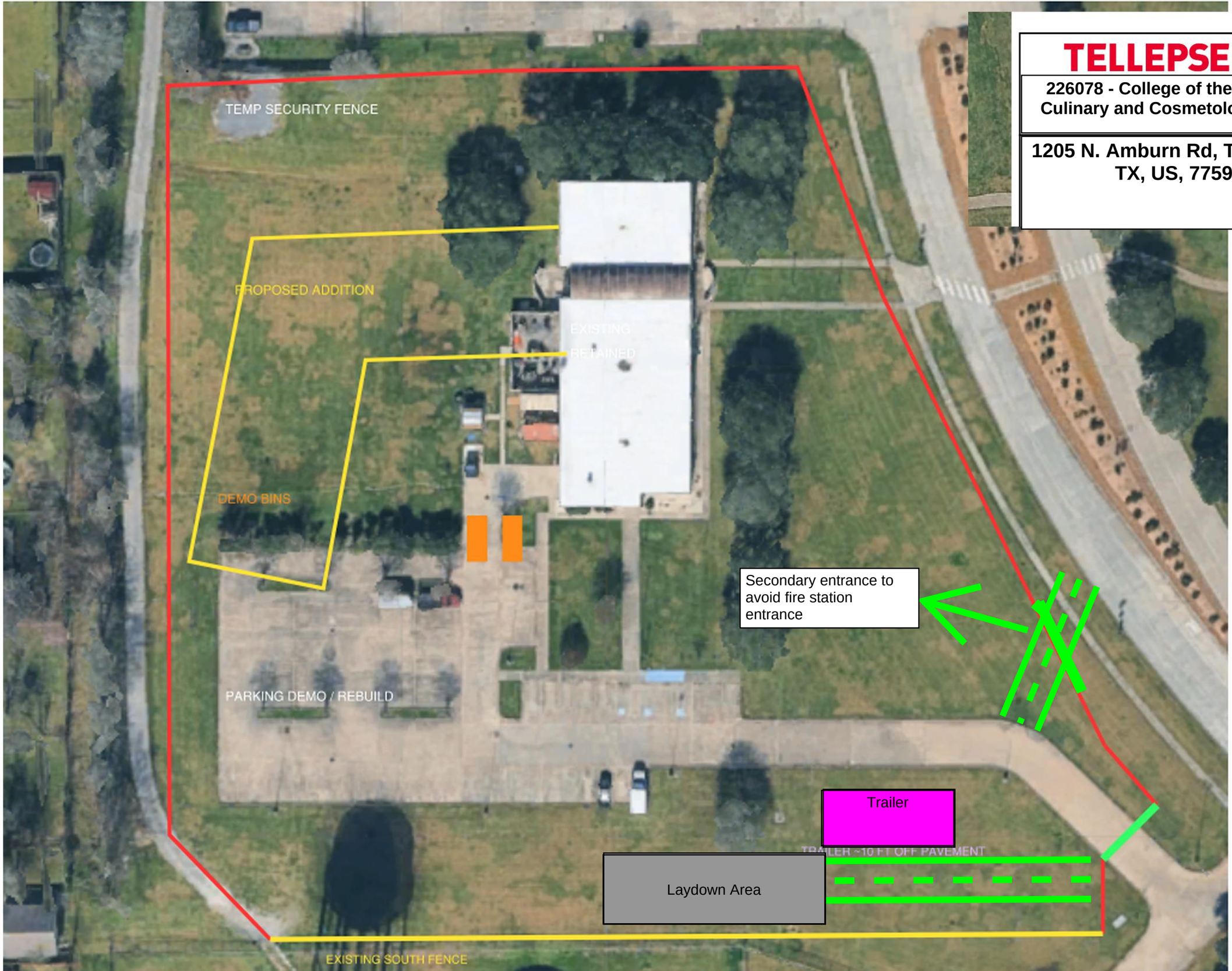
Activity ID	Activity Name	Dur	Start	Finish
COM1680	Pour 2nd Floor Deck	8	12-Mar-27	23-Mar-27
COM1690	Erect Structure phase 4-6	10	12-Mar-27	25-Mar-27
COM1730	Detailing 4-6	10	24-Mar-27	06-Apr-27
SOG pour 1		18	24-Dec-26	20-Jan-27
SOG pour 2		25	04-Jan-27	05-Feb-27
SOG pour 3		31	07-Jan-27	18-Feb-27
Sitework		182	12-Jan-27	27-Sep-27
Core and Shell		148	05-Mar-27	01-Oct-27
COM1620	Electrical Service Rough In	40	05-Mar-27	29-Apr-27
COM2190	Set Kitchen Exhaust Fans	2	03-Jun-27	04-Jun-27
COM2200	Set Make-up Air Units	4	03-Jun-27	08-Jun-27
COM2460	Permanent Power	0		06-Jul-27
COM2520	Install Elevator	25	07-Jul-27	10-Aug-27
COM2580	Temporary dry-in	0	16-Jul-27	
COM2660	Conditioned Air	0		16-Aug-27
COM3070	100% Dry-in	0		01-Oct-27
Exterior Skin		125	24-Mar-27	17-Sep-27
Roofing		105	05-May-27	01-Oct-27
Buildout		175	07-Apr-27	14-Dec-27
1st Floor		173	07-Apr-27	10-Dec-27
2nd Floor		139	28-May-27	14-Dec-27
Commissioning - Life Safety Systems		82	10-Aug-27	06-Dec-27
Completion		15	14-Dec-27	06-Jan-28
COM3470	Construction Scope Complete	0		14-Dec-27
COM3410	Schedule Contingency	10	15-Dec-27	29-Dec-27
COM3380	Tellepsen & AE Punchlist Creation	5	22-Dec-27	29-Dec-27
COM3430	Substantial Completion	0		29-Dec-27
COM3390	Building Inspection Finals	5	30-Dec-27	06-Jan-28
COM3400	Final Certificate of Occupancy	0		06-Jan-28
Owner Occupancy		20	30-Dec-27	27-Jan-28
COM3440	O&M Review	10	30-Dec-27	13-Jan-28
COM3450	Owner Training and Demonstration	10	30-Dec-27	13-Jan-28
COM3460	Punchlist Completion	20	30-Dec-27	27-Jan-28



TELLEPSEN

226078 - College of the Mainland Culinary and Cosmetology Center

1205 N. Amburn Rd, Texas City, TX, US, 77591



TELLEPSEN

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College of the Mainland

PRESIDENT'S OFFICE

Possible Action on Agenda Items, Including Closed Session Matters

Consideration of and Possible Action on any items discussed in closed session.