



# MEETING OF THE BOARD OF TRUSTEES MEETING AS A COMMITTEE OF THE WHOLE

TUESDAY, AUGUST 9, 2022  
6:00 PM

Alamo Colleges District  
Multipurpose Conference Center/Board Room  
2222 N. Alamo St.  
San Antonio, TX 78215

NOTICE IS HEREBY GIVEN THAT THE COMMITTEE OF THE WHOLE MEETING OF THE BOARD OF TRUSTEES OF THE ALAMO COMMUNITY COLLEGE DISTRICT WILL BE HELD AT THE PHYSICAL LOCATION REFERENCED ABOVE ON TUESDAY, AUGUST 9, 2022. FEWER THAN A QUORUM OF TRUSTEES MAY ATTEND REMOTELY BY VIDEOCONFERENCE AS AUTHORIZED BY TEXAS GOVERNMENT CODE SECTION 551.127. THE COMMITTEE OF THE WHOLE MEETING OF THE BOARD WILL CONVENE IN OPEN SESSION AT 6:00 PM.

This Meeting as a Committee of the Whole of the Board of Trustees, being held for the reasons listed below, is authorized in accordance with the Texas Government Code, §§ 551.001 - 551.146. Verification of Notice of Meeting and Agenda are on file in the Office of the Chancellor. Executive Session, if required, is authorized by Chapter 551 and will be conducted prior to the conclusion of the meeting. If it is decided during the course of the meeting that discussion of any item listed on the agenda should be held in Executive Session, the Committee will convene in Executive Session in accordance with Tex. Govt. Code §§ 551.071 - 551.094. In order to vote on items discussed in Executive Session, the Board of Trustees must take action in the open portion of the meeting on items discussed in the Executive Session. The Committee will consider, discuss, and take appropriate action regarding the following items:

## AGENDA

- 1. **CALL TO ORDER**
- 2. **CERTIFICATION AND POSTING OF NOTICE**
- 3. **ROLL CALL**
- 4. **PLEDGE OF ALLEGIANCE**
- 5. **CITIZENS TO BE HEARD**
  - 5.A. Registration: 5:00 PM - 5:55 PM
- 6. **STUDENT SUCCESS COMMITTEE, *Anna U. Bustamante, Chair***
  - 6.A. Palo Alto College (PAC) Performance Update  
**Presenter:** Dr. Robert Garza
  - 6.B. AlamoADVISE, Data Point Follow up  
**Presenter:** Dr. Adelina Silva
- 7. **WORKFORCE DEVELOPMENT COMMITTEE, *Dr. Gene Sprague, Chair***
  - 7.A. Workforce Development Committee Report

**Presenter:** Xavier Urrutia

7.B. Discussion and Possible Action to Authorize the Chancellor or his Designee to Execute a Lease of the Central Texas Technology Center Facility from the City of New Braunfels

8. **AUDIT, BUDGET AND FINANCE COMMITTEE**, *Dr. Yvonne Katz, Chair*

8.A. Discussion and Possible Action on Setting a Tax Rate for Fiscal Year 2022-2023

**Presenter:** Dr. Diane Snyder and Lisa Mazure

8.B. Discussion and Possible Action on Fiscal Year 2022-2023 All Funds Budget

**Presenter:** Shayne West

8.C. Discussion and Possible Action on the Purchase of Medical Lab Supplies for Student Instruction

**Presenter:** Mr. Gary O'Bar

8.D. Discussion and Possible Action on the 2022 Annual Risk Assessment and the Proposed Fiscal 2023 Internal Audit Plan

**Presenter:** Frank Cortez

8.E. **CONSENT AGENDA FISCAL SERVICES REPORTS**

8.E.1) Discussion and Possible Action on Monthly Contracts Report

8.E.2) Discussion and Possible Action on Monthly Grants and Contracts Report

8.E.3) Discussion and Possible Action on Approval of Construction Reports

8.E.4) Discussion and Possible Action on Approval of Financial Reports

8.E.5) Discussion and Possible Action on Approval of Monthly Report on Cooperative Purchases in Excess of \$100,000

8.E.6) Capital Improvement Program (CIP) Executive Summary

9. **BUILDING, GROUNDS AND SITES SELECTION COMMITTEE**, *Gloria Ray, Chair*

9.A. Overview of Construction Minute Order Actions

**Presenter:** Lacy Hampton

9.B. Discussion and Possible Action on Amending the Guaranteed Maximum Price for the Alamo Colleges District - San Antonio College (SAC) Physical Plant, Capital Improvement Project (CIP), Construction Manager-at-Risk Contract with J.T. Vaughn Construction, LLC. (CSP 18C-005)

**Presenter:** Lacy Hampton

9.C. Discussion and Possible Action on Amending the Guaranteed Maximum Price for the Alamo Colleges District - San Antonio College (SAC) Parking Garage/Added Scope San Pedro Improvements, Capital Improvement Project (CIP), Construction Manager-at-Risk Contract with J.T. Vaughn Construction, LLC. (CSP 18C-005)

**Presenter:** Lacy Hampton

9.D. Discussion and Possible Action on Amending the Guaranteed Maximum Price and Extending the Construction Time Schedule for Alamo Colleges District – San Antonio College (SAC) Early Child Care and Micronaut Center, Capital Improvement Project (CIP), Construction Manager-at-Risk Contract with J.T. Vaughn Construction, LLC (CSP 18C-005)

**Presenter:** Lacy Hampton

9.E. Discussion and Possible Action on Amending the Guaranteed Maximum Price and Extending the Construction Time Schedule for Alamo Colleges District – Westside Education and Training Center (WETC), Capital Improvement Project (CIP), Construction Manager-at-Risk Contract with Joeris General Contractors Ltd. (CSP 18C-005)

**Presenter:** Lacy Hampton

9.F. Discussion and Possible Action on Amending the Guaranteed Maximum Price and Extending the Construction Time Schedule for Alamo Colleges District – Northeast Lakeview College (NLC) Paluxy Hall (STEM), Capital Improvement Project (CIP), Construction Manager-at-Risk Contract with Turner Construction Company (CSP 18C-

005)

**Presenter:** Lacy Hampton

9.G. Discussion and Possible Action on the Purchase of Construction Services for Alamo Colleges, Northeast Lakeview Parking Lot Surveillance Repair and Upgrade

**Presenter:** Greg McClure

**10. POLICY AND LONG-RANGE PLANNING COMMITTEE, *Dr. Lorraine Pulido, Chair***

10.A. Discussion and Possible Action on Revisions to Policies to Raise the Spending Threshold Requiring Board Approval of Procurements and Change Orders

**Presenter:** Dr. Diane Snyder and Mr. Gary O'Bar

**11. EXECUTIVE SESSION**

11.A. The Committee of the Whole may go into Executive Session to deliberate on any item referenced in this agenda for open session or executive session based on the following potential exceptions under the Act.

11.B. Pursuant to §551.071, Texas Government Code, the Committee of the Whole may consult with its attorneys to seek their advice on matter(s) in which the duty of the attorney(s) to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, including, without limitation, amending the terms of a promissory note payable by ACCD Public Facility Corporation to the College District.

11.C. Pursuant to § 551.071, Texas Government Code, the Committee of the Whole may consult with its attorneys about pending and threatened litigations.

11.D. Pursuant to § 551.071, Texas Government Code, the Committee of the Whole may consult with its attorneys about pending EEOC charges.

11.E. Pursuant to §551.072, Texas Government Code, the Committee may deliberate the purchase, exchange, lease or value of real property.

11.F. Pursuant to §551.073, Texas Government Code, the Committee of the Whole may deliberate regarding a negotiated contract for prospective gift or donation.

11.G. Pursuant to §551.074, Texas Government Code, the Committee may deliberate the appointment, employment, evaluation, reassignment, duties, performance of duties, discipline, or dismissal of a public officer or employee(s), including, without limitation, the Chancellor and the District Director of Internal Audit.

11.H. Pursuant to §551.076, Texas Government Code, the Committee of the Whole may deliberate the deployment, or specific occasions for implementation, of security personnel or devices, or a security audit, including, without limitation, a safety and security internal audit of the multi-hazard emergency program.

11.I. Any action on these matters will be taken in Open Session.

**11.J. RECONVENE OPEN MEETING**

11.J.1) Discussion and Possible Action on Items Discussed in Executive Session.

**12. ADJOURNMENT**

POSTED AT THE  
ALAMO COMMUNITY COLLEGE DISTRICT  
2222 N. Alamo St.; San Antonio, TX 78215 at  
POSTED AT 5:45 PM ON THIS 5th DAY OF AUGUST 2022

This meeting site is wheelchair accessible. The accessible entrance is located at the side entrance of Multipurpose Conference Center/Board (Building D). Accessible parking spaces are located in front of Building C, located in the parking lot that faces N. Alamo Street. Auxiliary aids and services are<sup>3</sup>

available upon request (interpreters for the hearing impaired must be requested twenty-four hours prior to the meeting) by contacting the Board of Trustees Office at [dst-board@alamo.edu](mailto:dst-board@alamo.edu).

“The following notices apply to this meeting.

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

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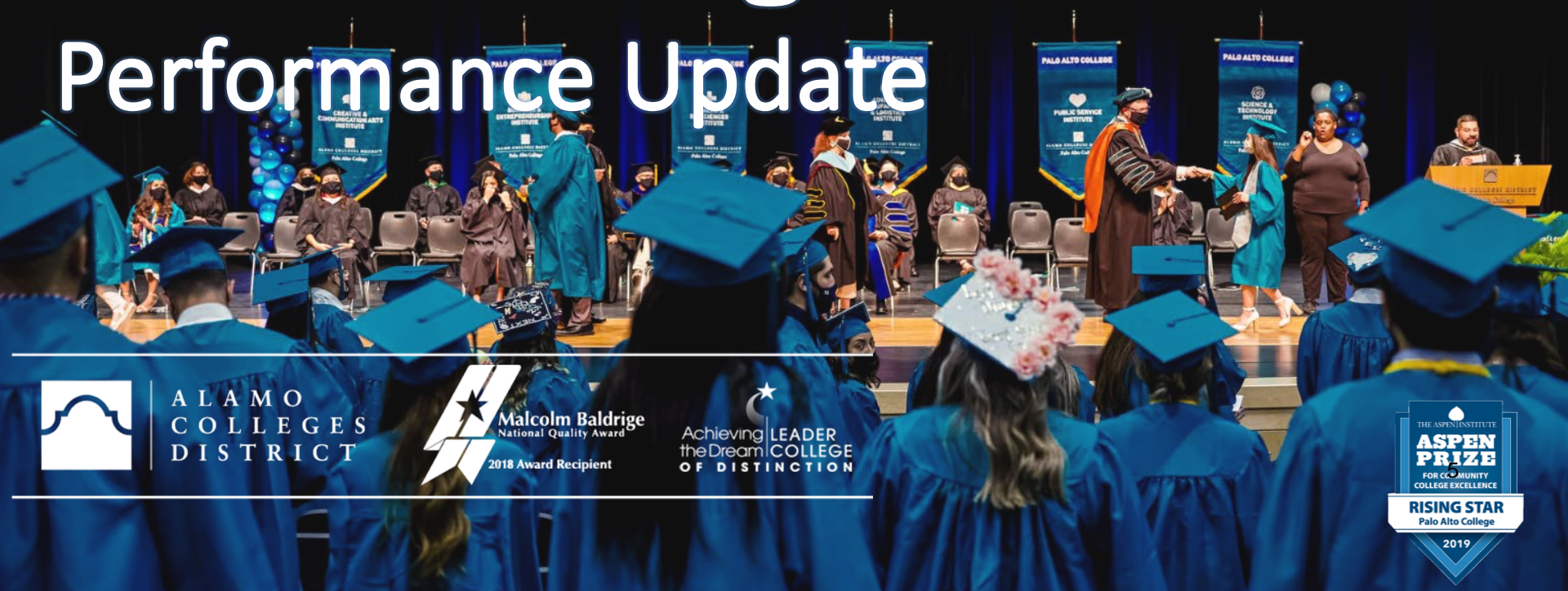
Dr. Mike Flores  
Chancellor



ALAMO COLLEGES DISTRICT  
Palo Alto College



# Palo Alto College: Performance Update



ALAMO  
COLLEGES  
DISTRICT



Malcolm Baldrige  
National Quality Award  
2018 Award Recipient

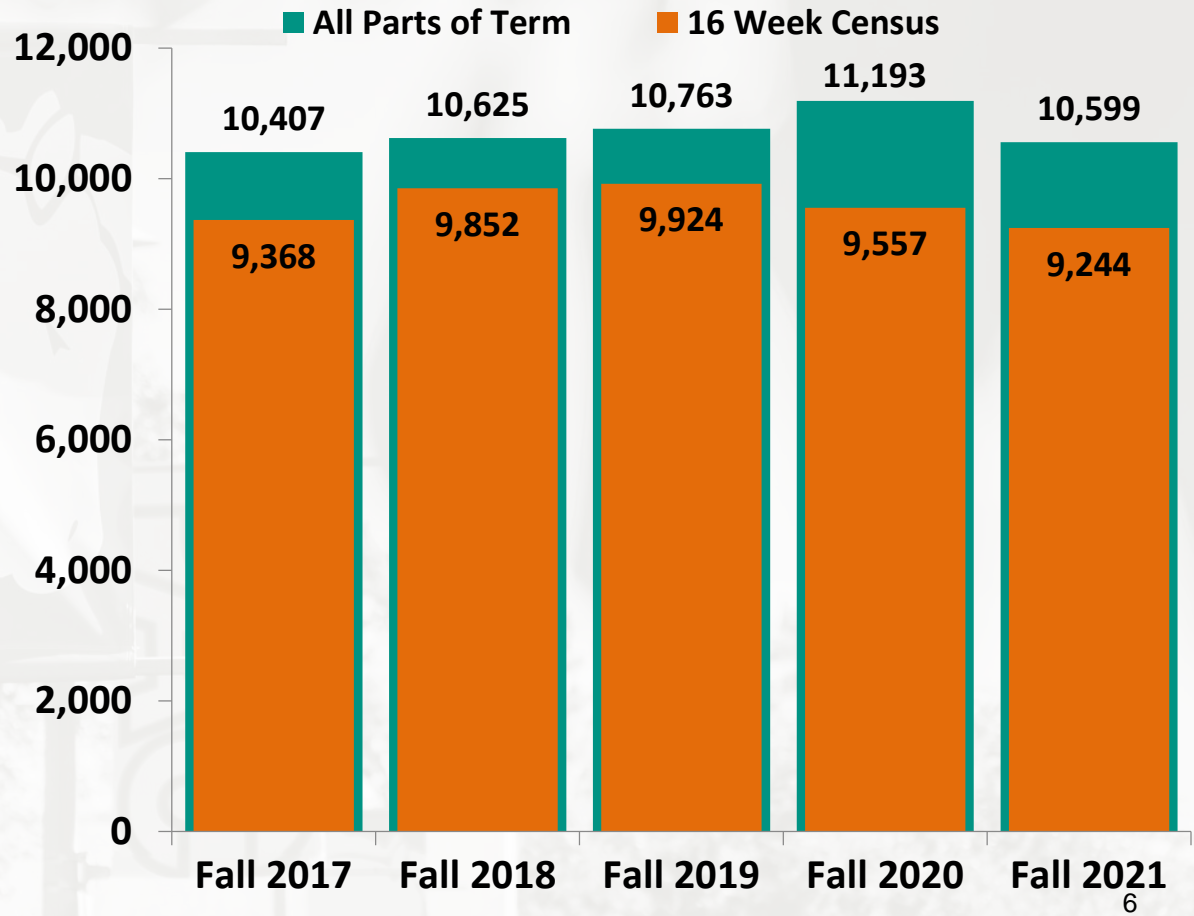


Achieving the Dream  
LEADER COLLEGE  
OF DISTINCTION





# Fall Headcount Enrollment

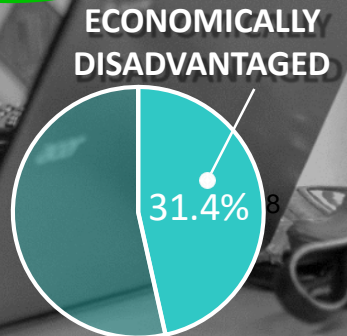
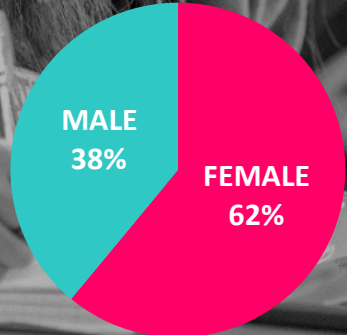
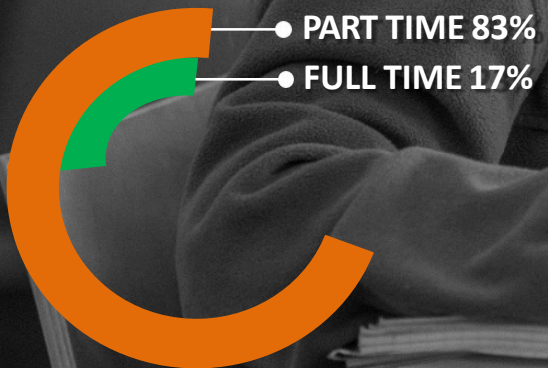
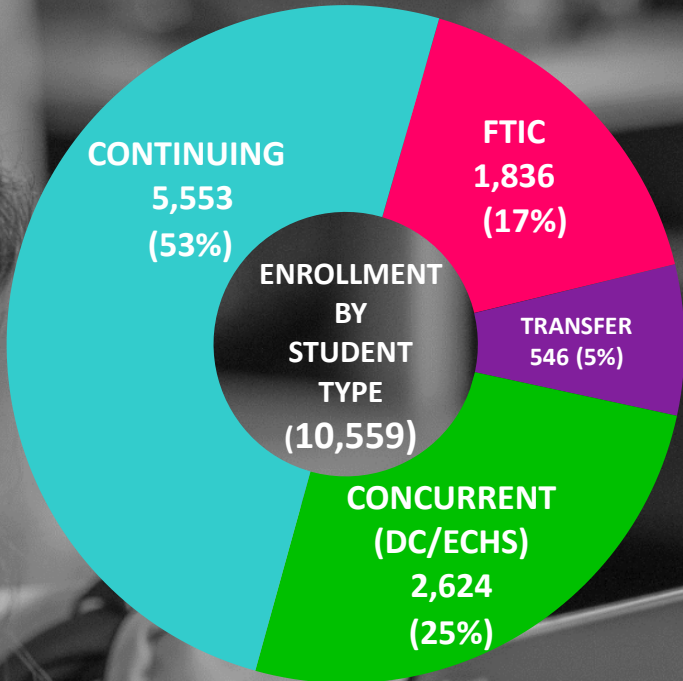
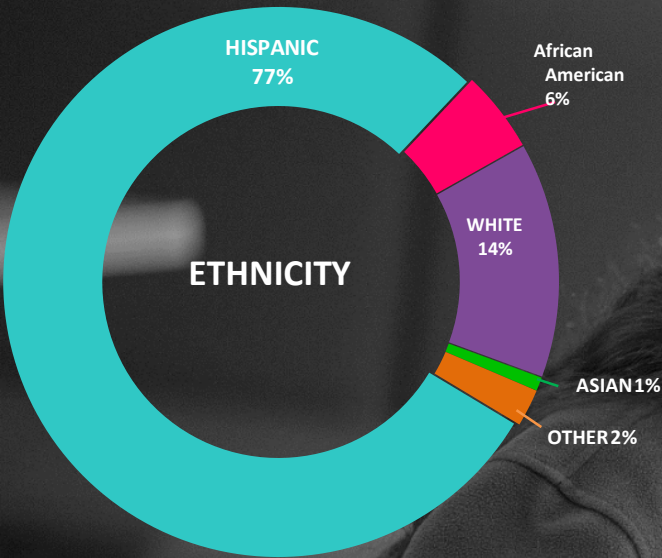


# Enrollment by Student Type (All Parts of Term)

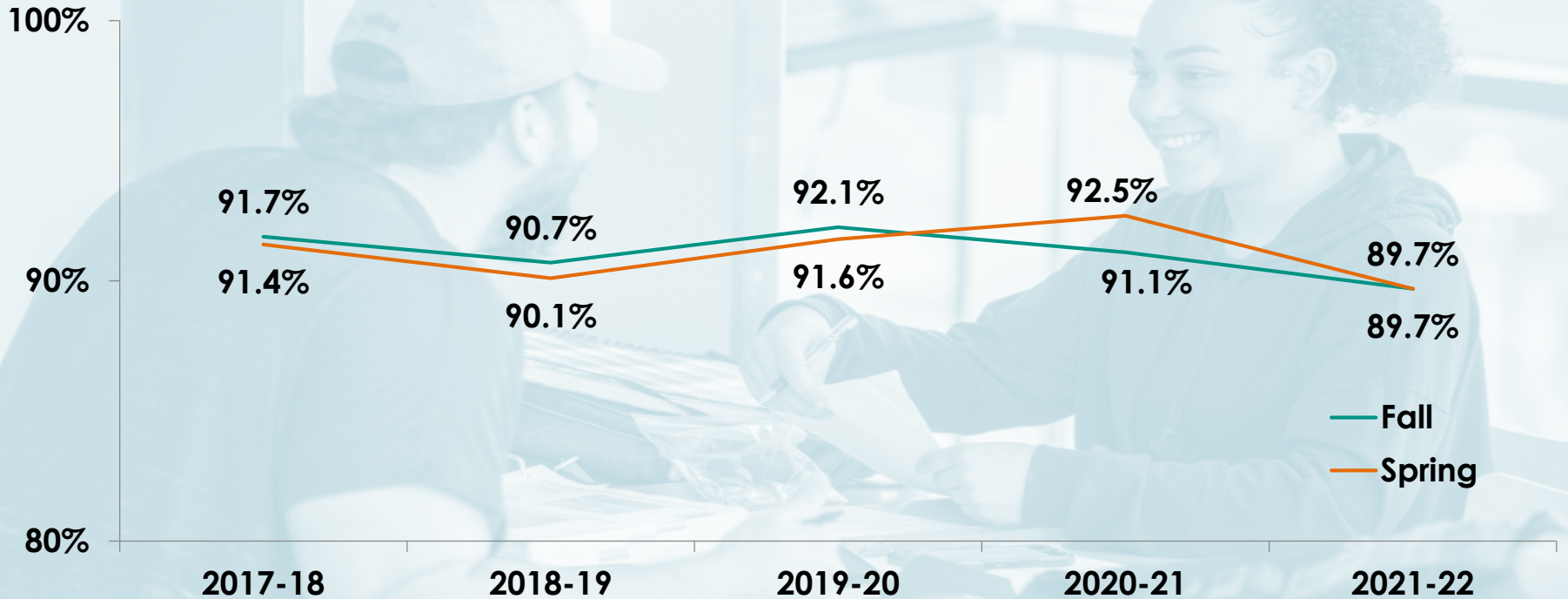
Student Type	Fall 2020	Fall 2021	% Change
FTIC	2,045	1,836	-10.8%
Transfer	405	546	+34.8%
Dual Credit	2,876	2,624	-8.8%
Continuing	5,876	5,553	-5.1%
<b>Total</b>	<b>11,193</b>	<b>10,559</b>	<b>-5.7%</b>



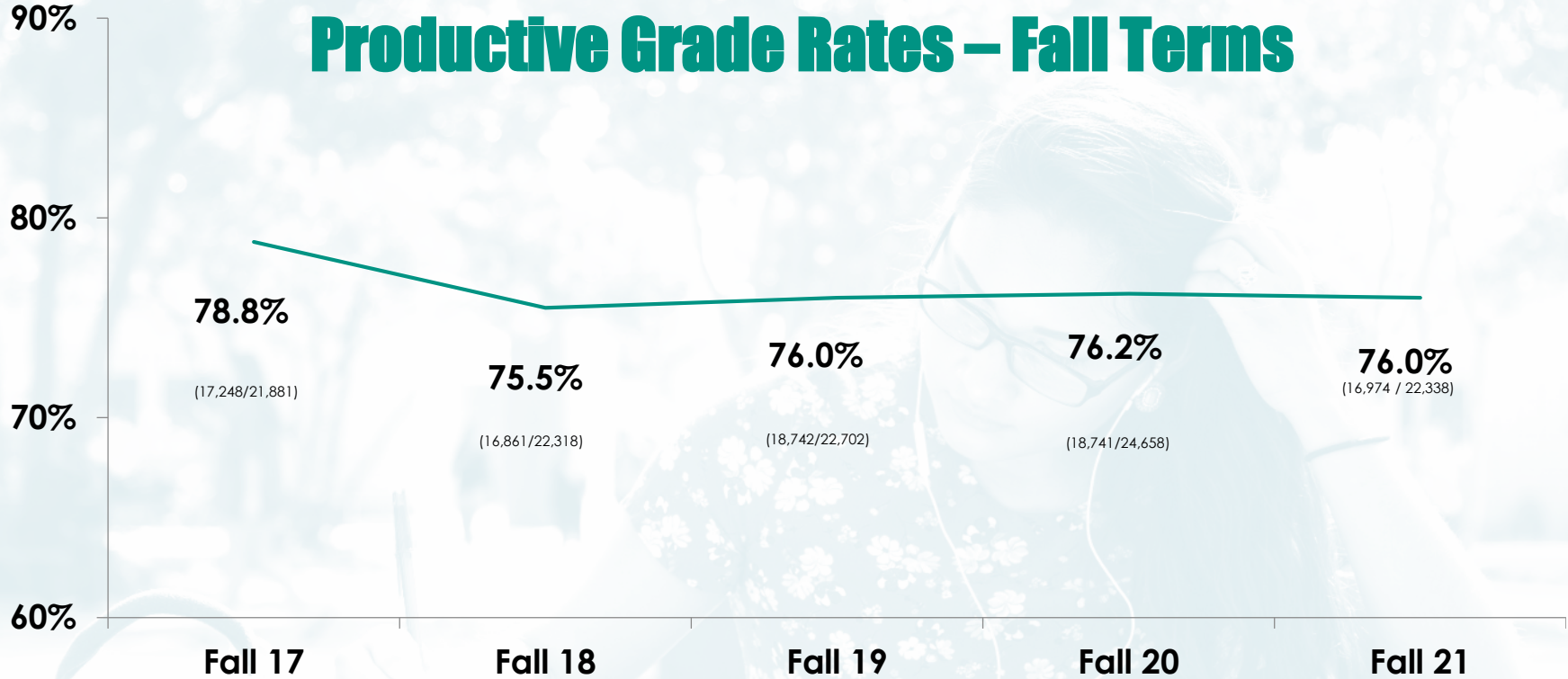
# Student Profile Fall 2021



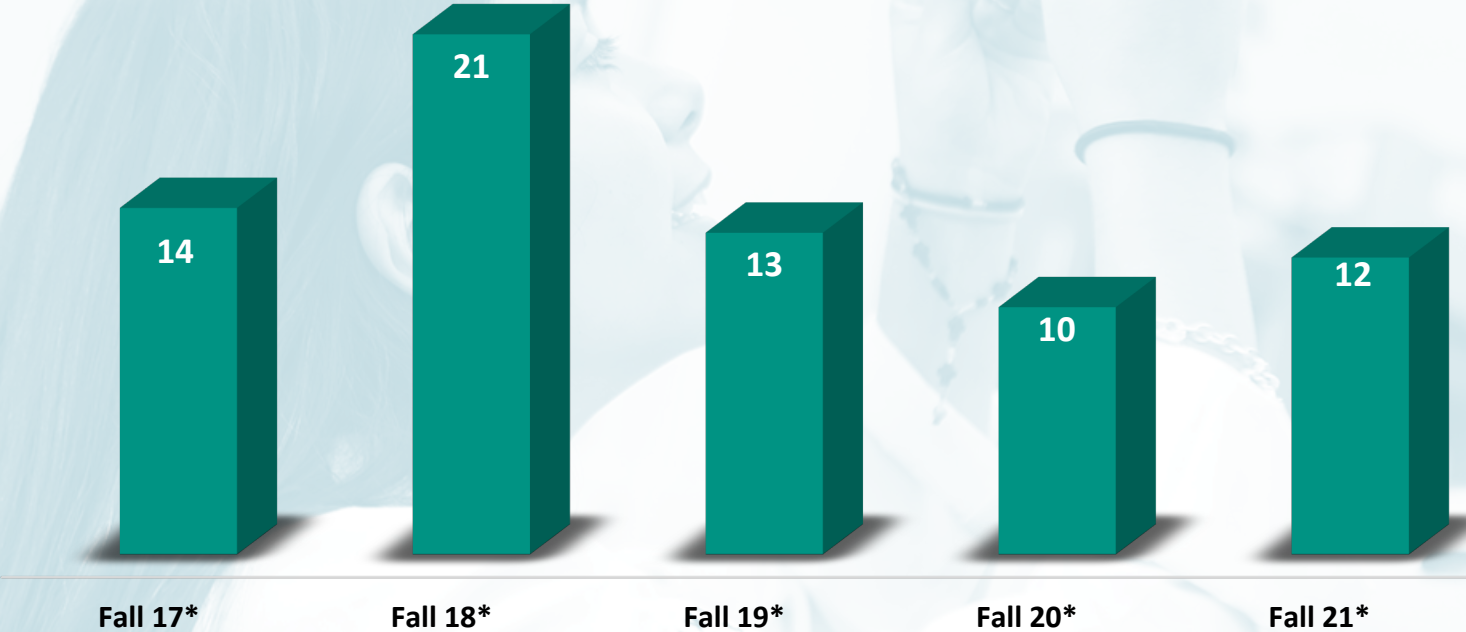
# Course Completion Rates



# Productive Grade Rates – Fall Terms



# Number of High-Challenge Courses



\* Terms do not include Corequisite Lab courses



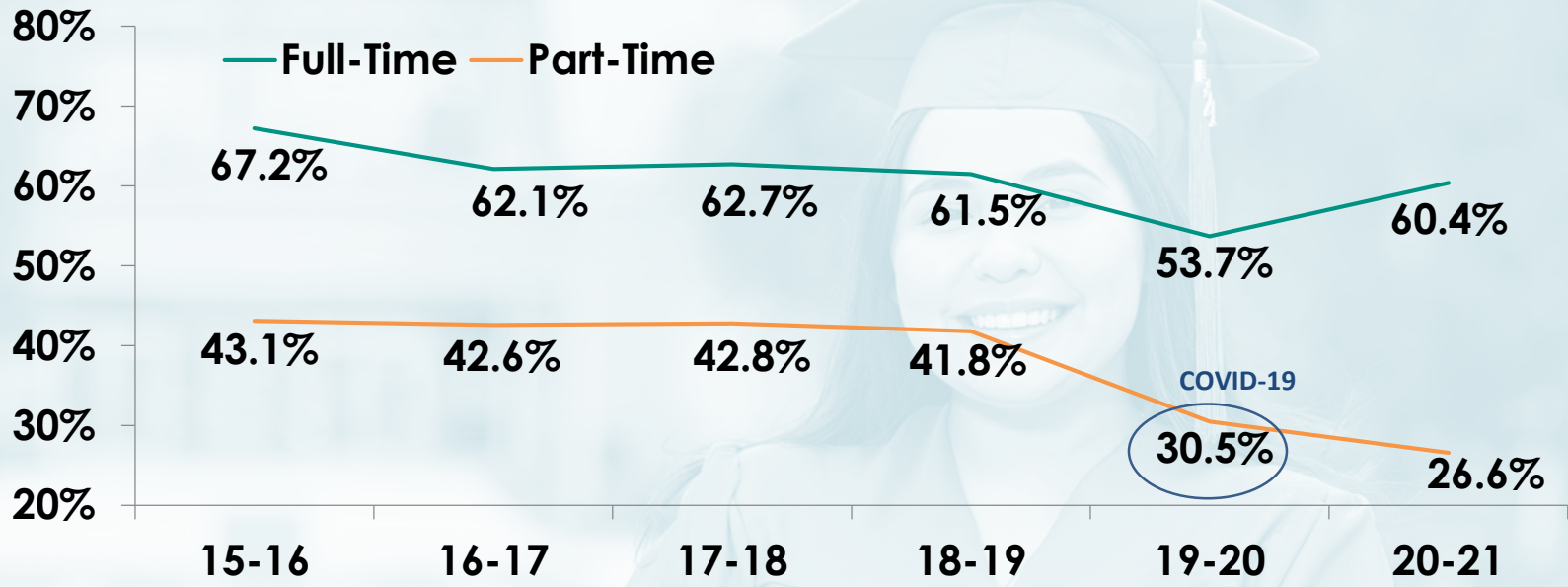
# Current High Challenge Courses

- ACCT 2301
- BIOL 2401
- CHEM 1411
- GEOG 1301\*
- HUMA 1301\*
- INRW 0420
- MATH 0410
- MATH 1314
- MATH 1342
- MATH 2412
- SPCH 1311\*
- SPCH 1315\*

\* Indicates a new HC Course

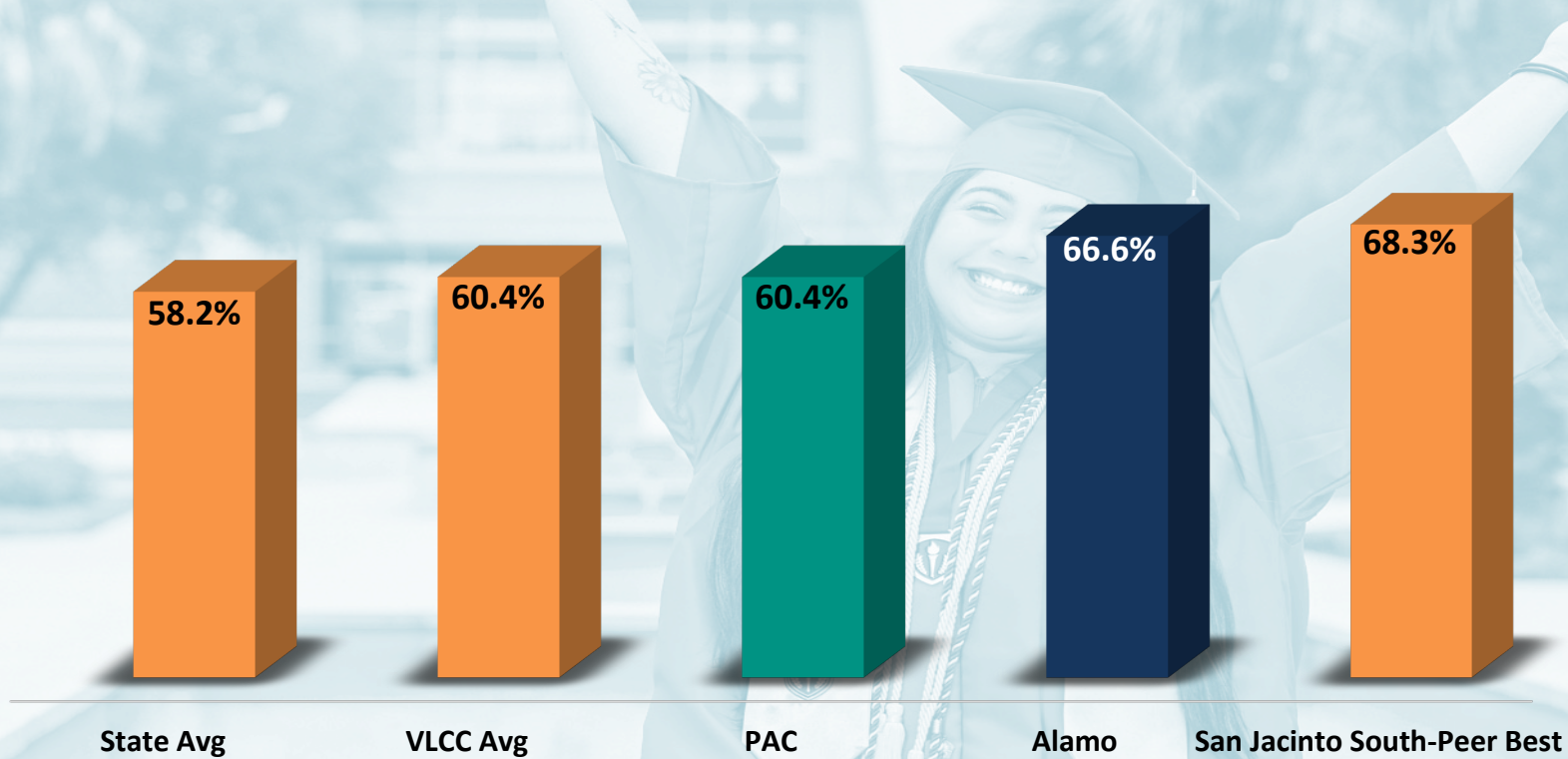


# Fall-to-Fall FTIC Persistence Rates

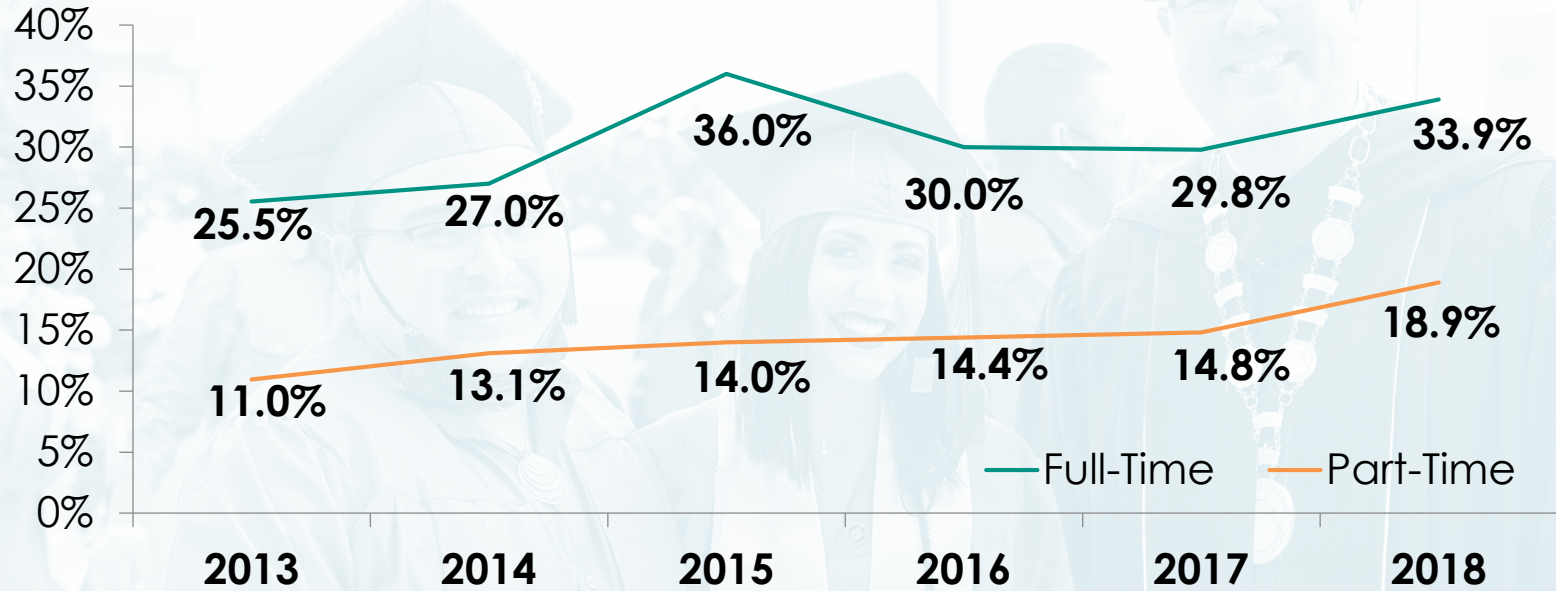


	15-16		16-17		17-18		18-19		19-20		20-21	
	FTIC	Persisted	FTIC	Persisted	FTIC	Persisted	FTIC	Persisted	FTIC	Persisted	FTIC	Persisted
FT	479	322	494	307	668	419	711	437	944	507	740	447
PT	893	385	877	374	983	421	825	345	813	248	1294	344

# FT FTIC Comparative Persistence Rates

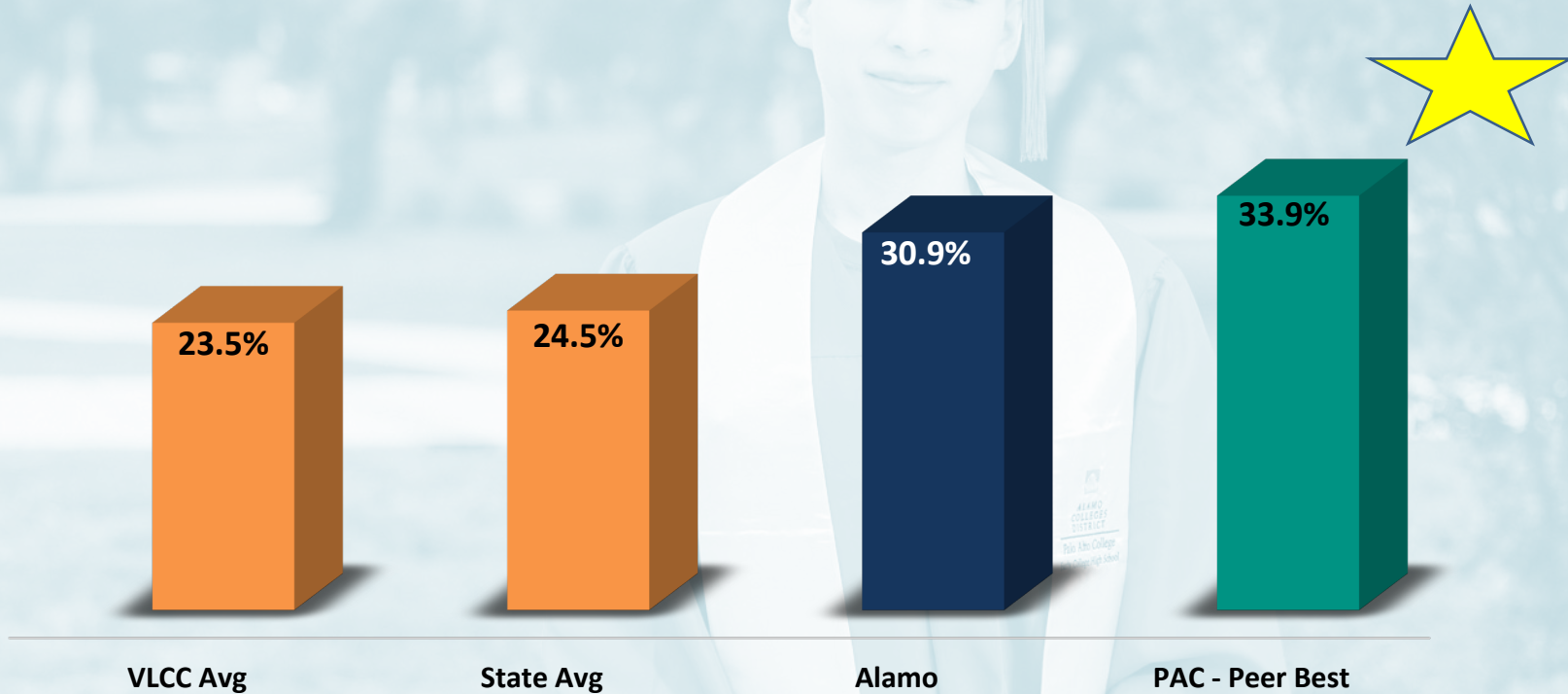


# 3-Year FTIC Graduation Rates

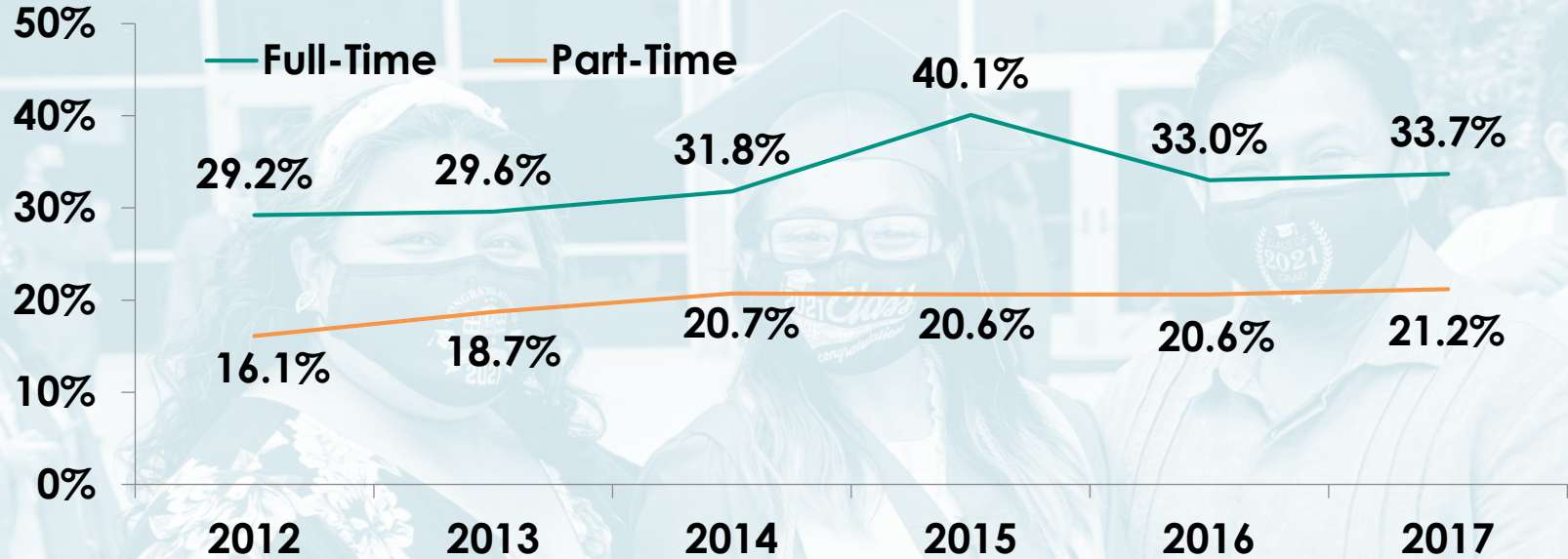


	2013		2014		2015		2016		2017		2018	
	FTIC	Grads	FTIC	Grads	FTIC	Grads	FTIC	Grads	FTIC	Grads	FTIC	Grads
FT	419	107	497	134	479	172	494	148	670	200	713	242
PT	931	102	881	115	894	125	880	127	986	146	832	157

# 3-Year FT FTIC Graduation Rates



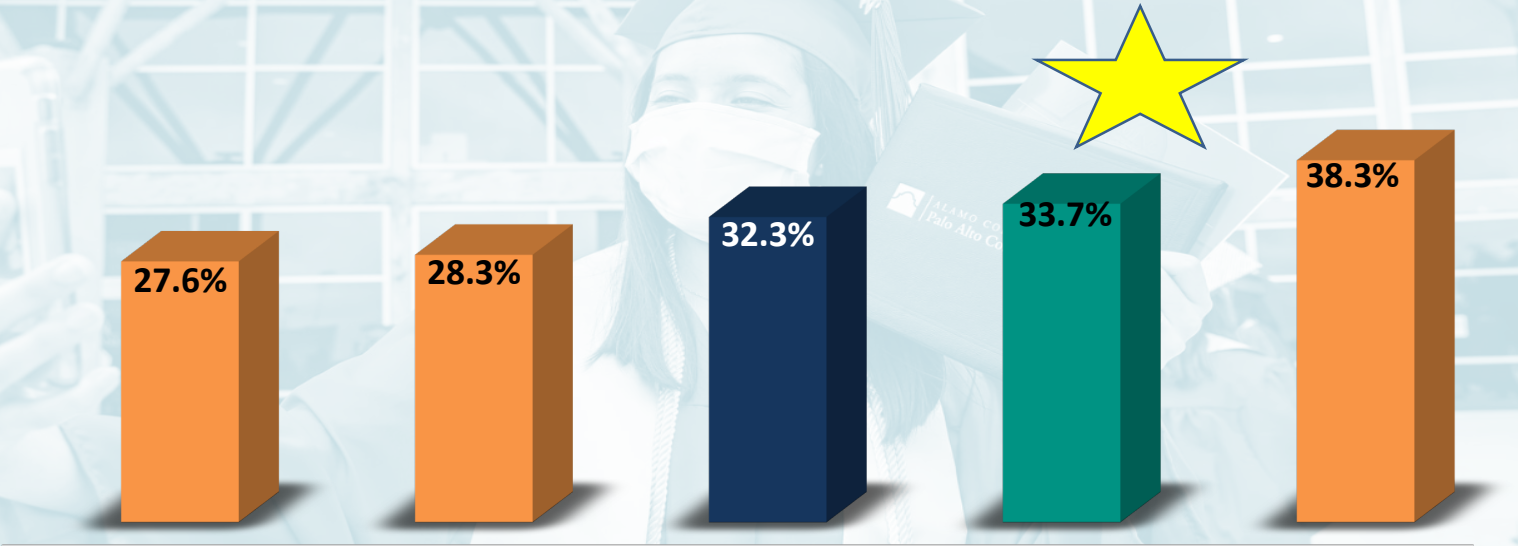
# 4-Year FTIC Graduation Rates



	2012		2013		2014		2015		2016		2017	
	FTIC	Grads	FTIC	Grads	FTIC	Grads	FTIC	Grads	FTIC	Grads	FTIC	Grads
FT	339	99	419	124	497	158	479	192	494	163	670	226
PT	1004	162	931	174	881	182	894	184	880	181	986	209



# 4-Year FT FTIC Graduation Rates



State Avg

VLCC Avg

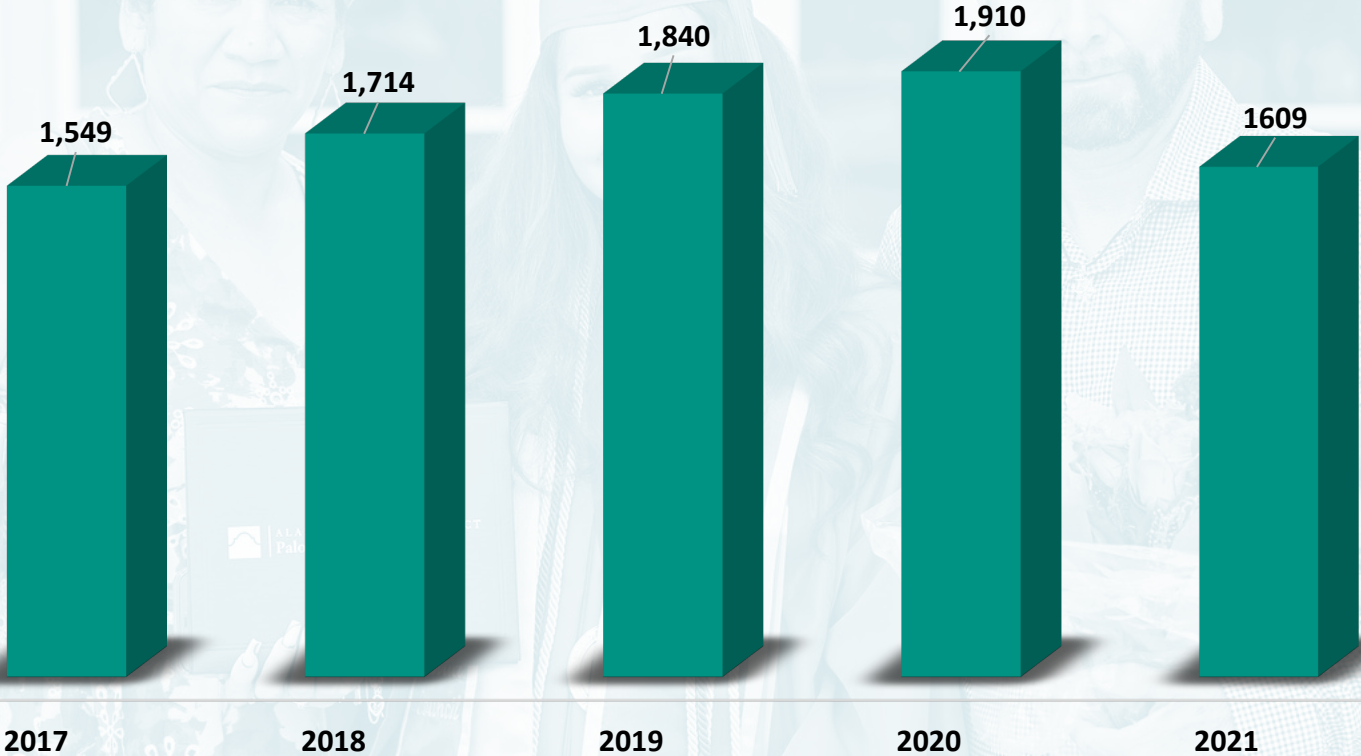
Alamo

PAC

San Jacinto Central-Peer Best



# Degrees and Certificates Awarded

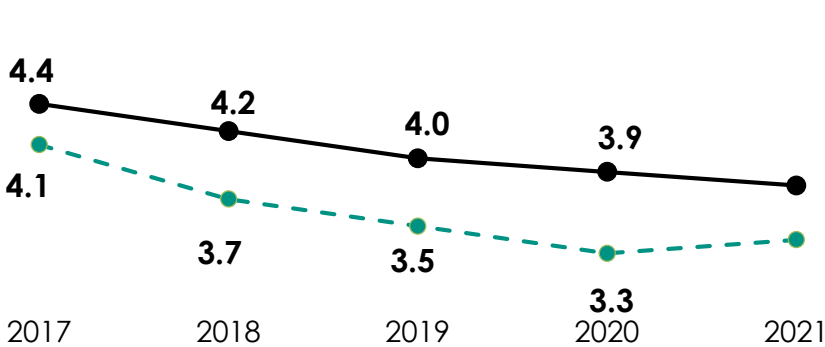



# Graduates as a % of FTE Enrollment


Institution	Percentage
South Texas College	44.3%
San Jacinto CCD	43.7%
<b>PAC</b>	<b>42.0%</b>
El Paso CCD	39.8%
<b>Alamo</b>	<b>39.1%</b>
Dallas County CCD	35.1%
Tarrant County CCD	33.4%
Lone Star College System	31.8%
Austin Community College	29.2%
Collin County CCD	28.7%
Houston Community College	26.6%



# Average Time to Associate Degree






**3.8**  
YEARS



**3.4**  
YEARS

# Average SCH to Associate Degree

	90	86	84	81	80
	84	78	76	71	72
Native Students	69.8	65.3	63.2	62.0	60.9
	2017	2018	2018	2020	2021

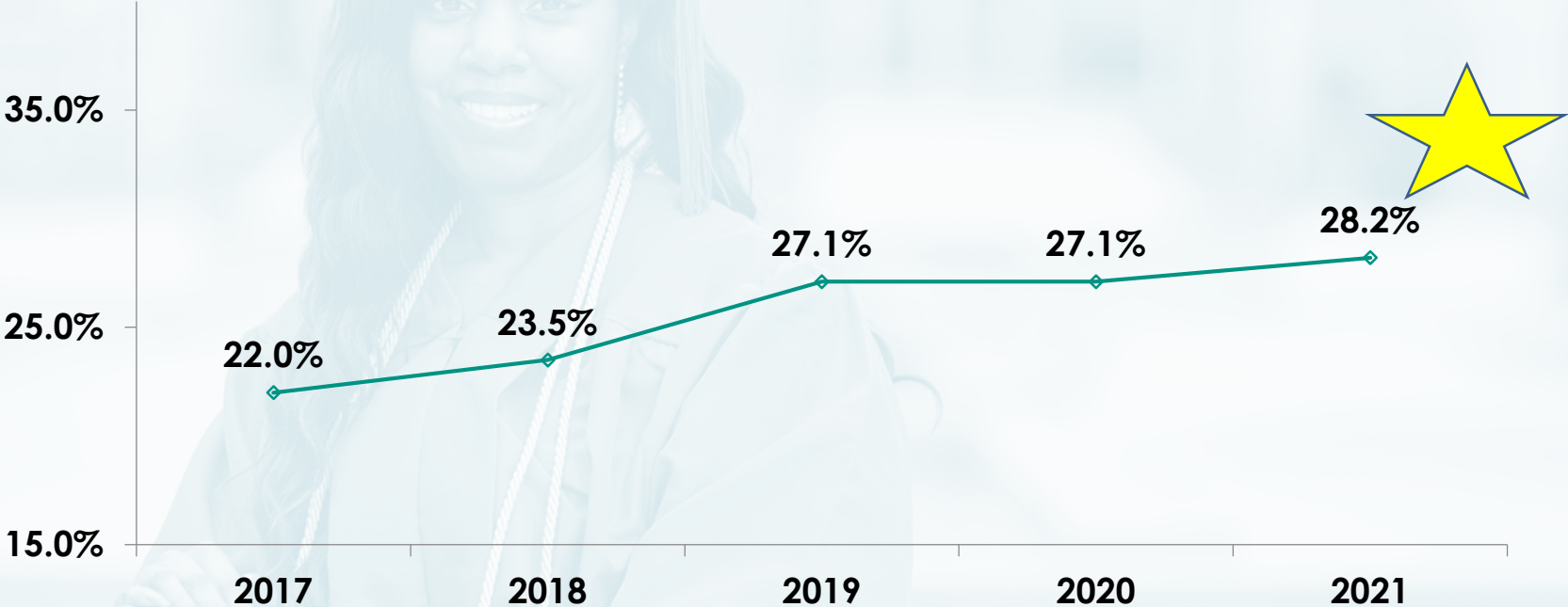


**2021**  
**60.9**  
Hours average  
SCH to  
Associate  
Degree

Palo Alto  
College  
Native  
Students



# 6-Year FTIC Transfer Rates (NSC Data)



# Where PAC Students Transfer (AY '21)

1. Texas A&M SA (464)
2. UTSA (425)
3. University of the Incarnate Word (97)
4. Texas State University (93)
5. Texas A&M University (86)



# Success at Transfer Institutions

## Fall 16 Transfers Graduating Fall 17-Fall 20

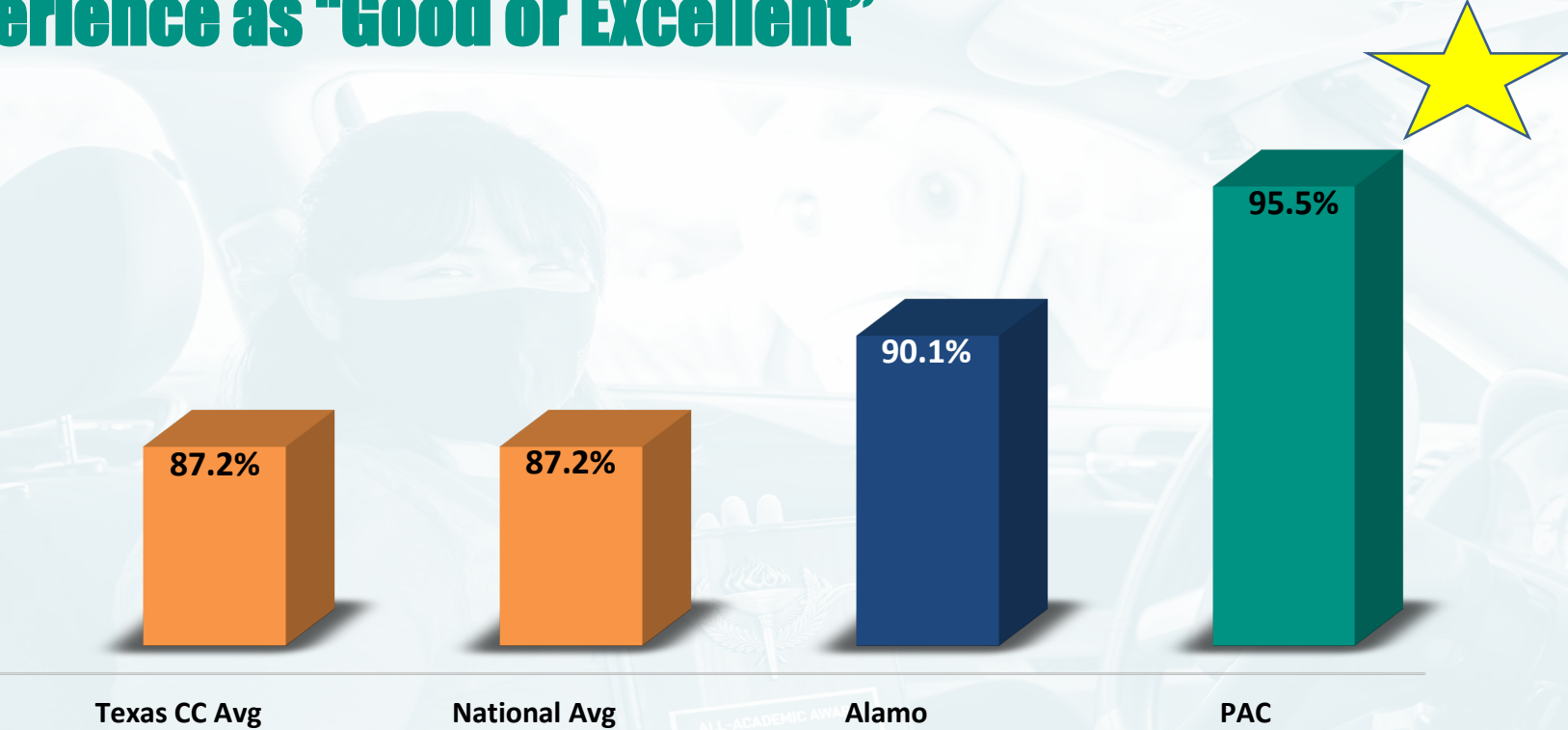
Institution	% Graduating
Alamo	67.40%
<b>PAC</b>	<b>64.20%</b>
State Avg.	63.60%
Peer Group Avg.	63.10%



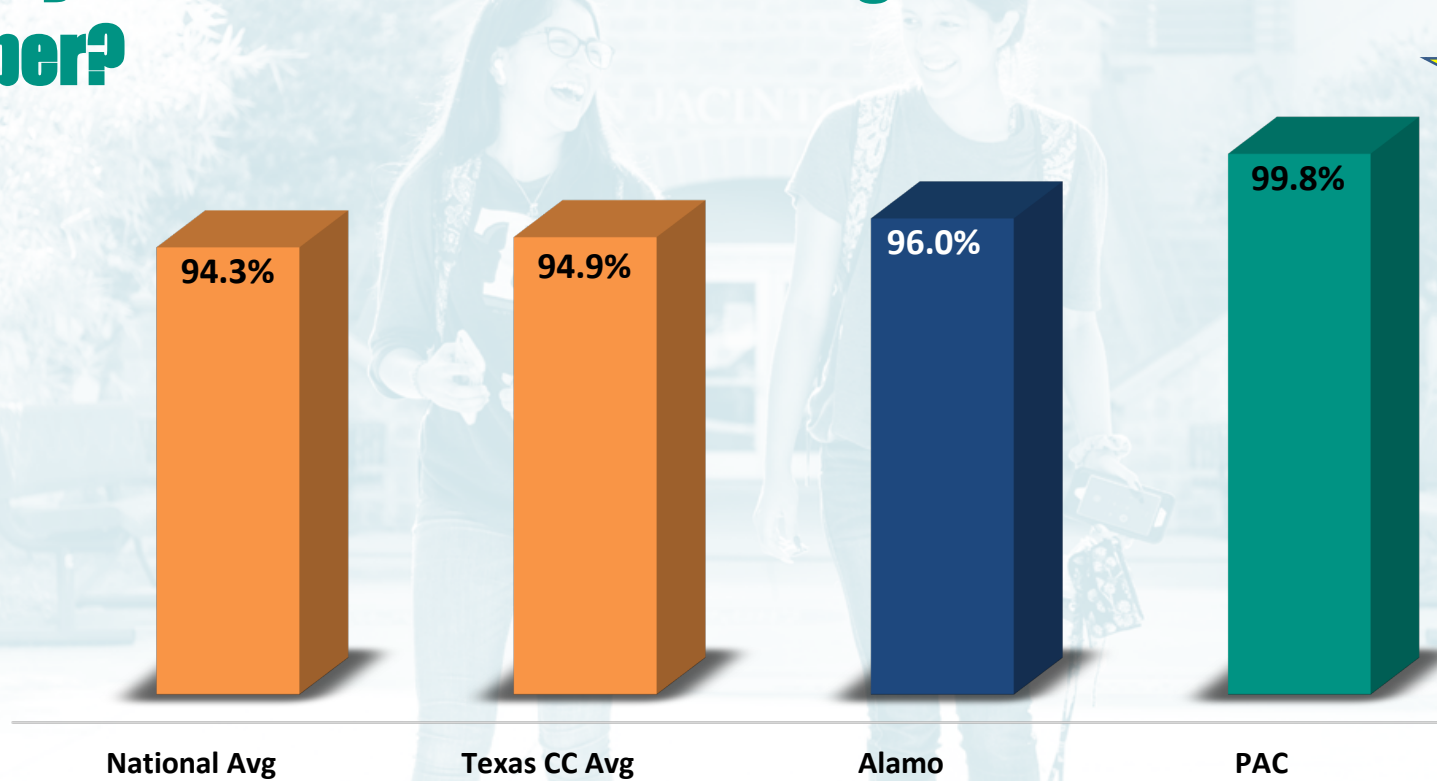
# CCSSE Results | Student Engagement

Student Engagement Domain	2013	2015	2017	2019	2021
Active & Collaborative Learning	49.4	48.2	49.4	48.2	46.2
Student Effort	49.3	50.6	55.8	52.1	50.0
Academic Challenge	46.7	46.5	51.6	47.5	49.6
Student/Faculty Interaction	50.1	48.3	53.0	46.6	52.1
Support for Learners	53.9	51.7	58.2	55.7	53.1

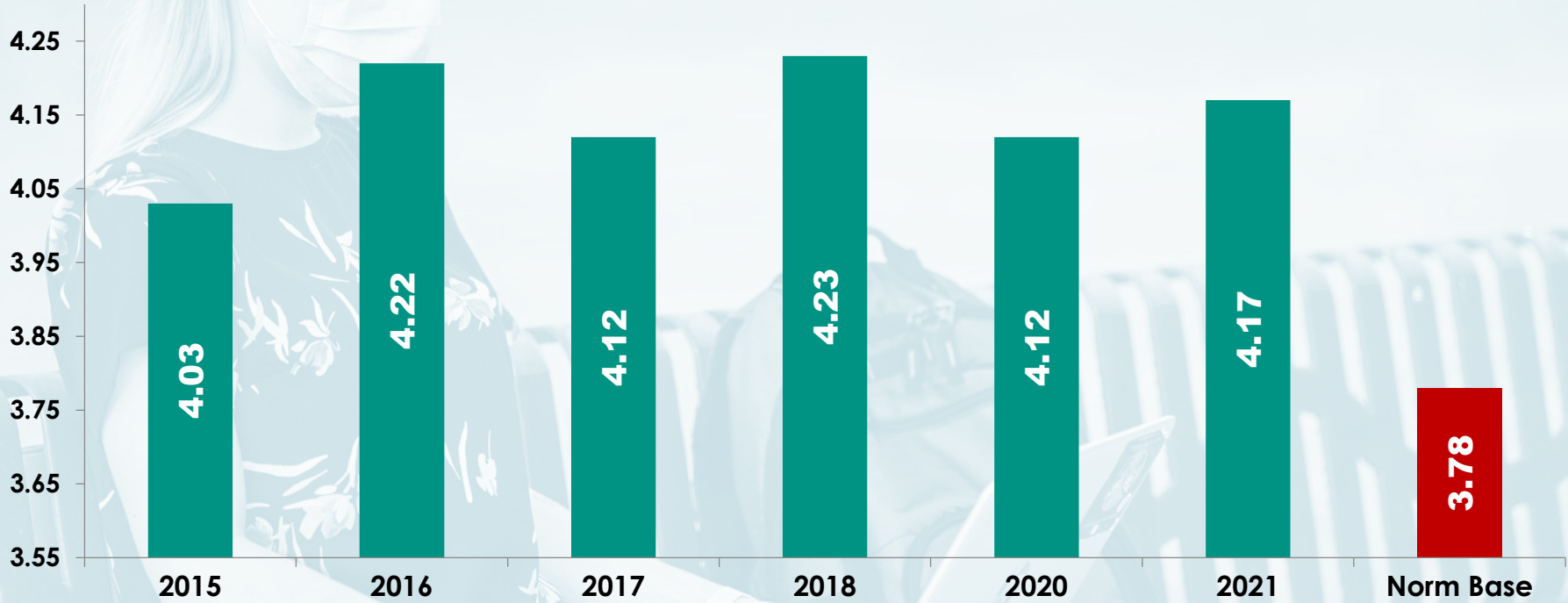
# Percentage of Students Rating their Entire Educational Experience as “Good or Excellent”



# Would you Recommend this College to a Friend or Family Member?



# PACE Results – Palo Alto College

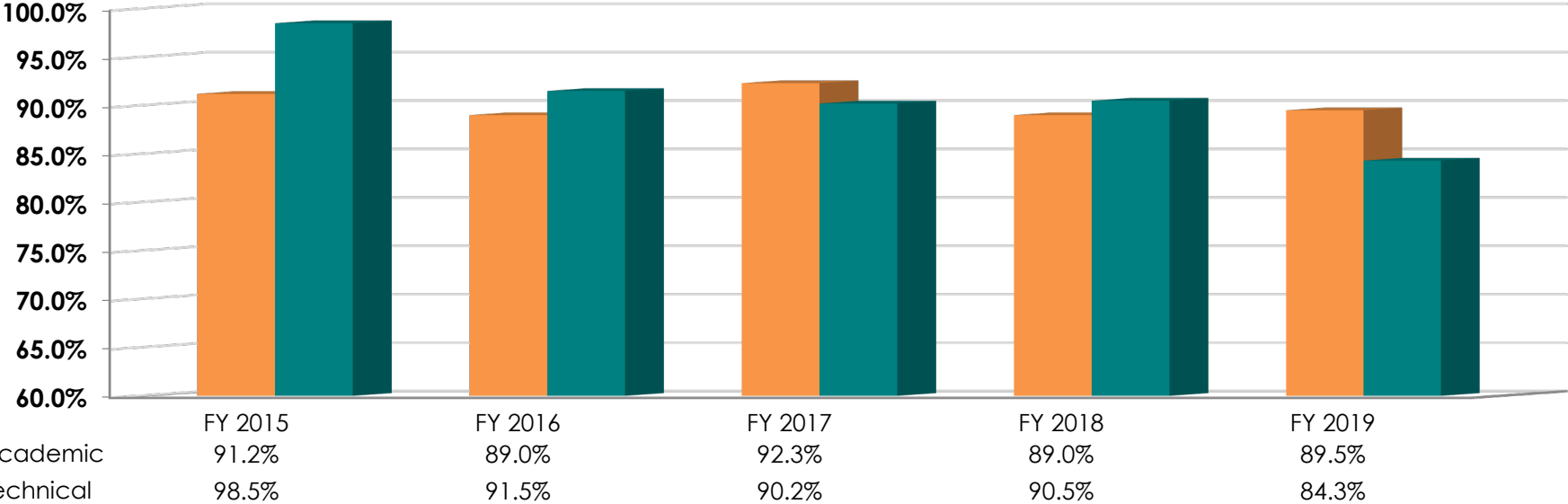


# PACE Four Climate Factors – Palo Alto College

Factor	2017	2018	2020	2021
Institutional Structure	4.0	4.1	3.9	3.9
Supervisory Relationship	4.1	4.2	4.1	4.2
Teamwork	4.2	4.2	4.2	4.3
Student Focus	4.3	4.4	4.4	4.4



# Students Employed and/or Enrolled Within 6 Months of Graduation





# Highlights and Priorities



# **PALO ALTO COLLEGE**

awarded reaffirmation  
of accreditation by SACSCOC



# Student Success Priorities

## Enrollment Strategies

- Strategic Course Scheduling
- “Give Yourself More Credit” Campaign
- 24-hour Register & Rave Event

## Student Success Strategies

- QEP: Embedded Tutoring for High Challenge Courses
- Communities In Schools
- Increased Student and Parent Support

## Career Technical Strategies

- New Programs: Dental Hygiene, Nursing, AMT
- Educate South Movement



# #PACF❤️MILY



ALAMO COLLEGES DISTRICT

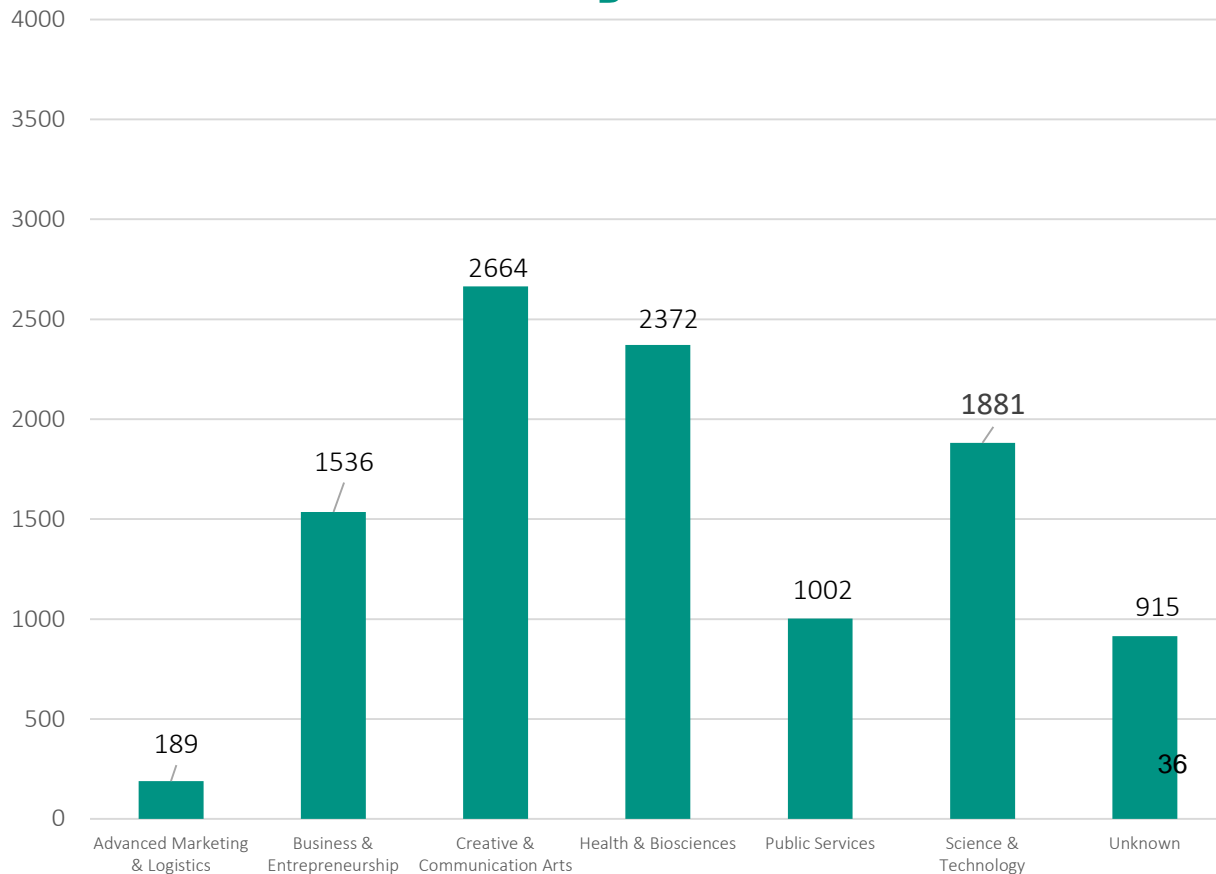
Palo Alto College

# Appendices





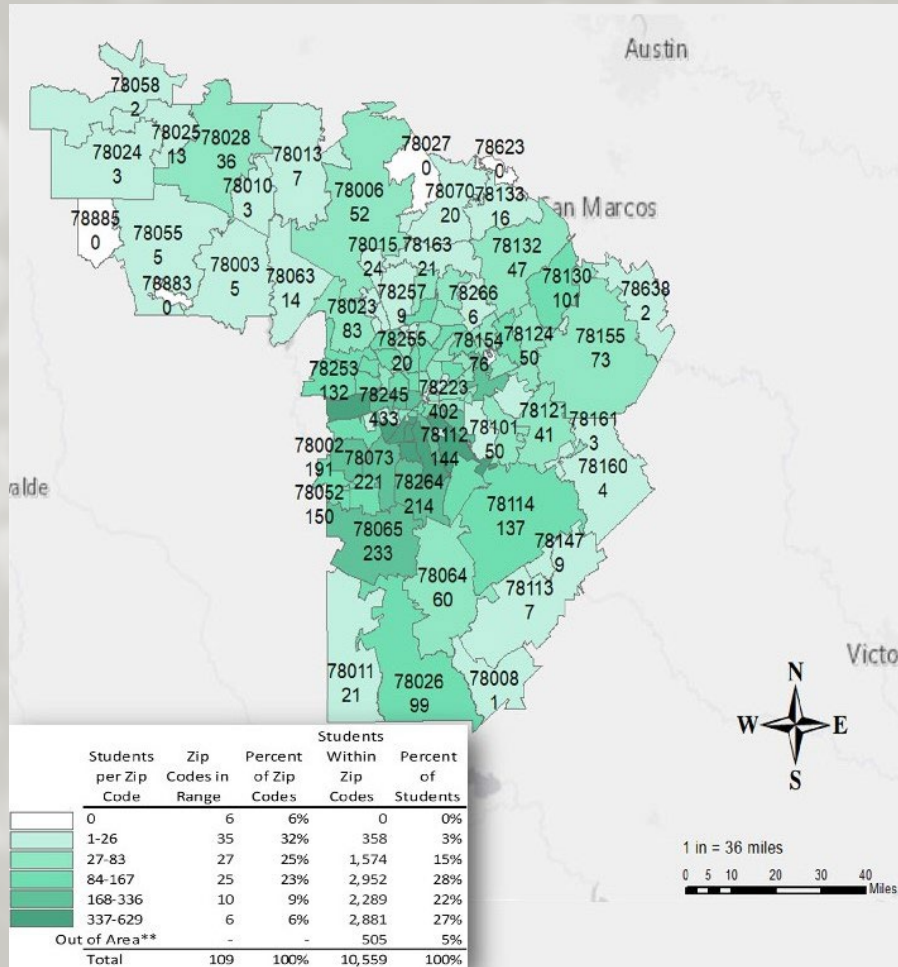
# Fall 2021 Headcount by Institute



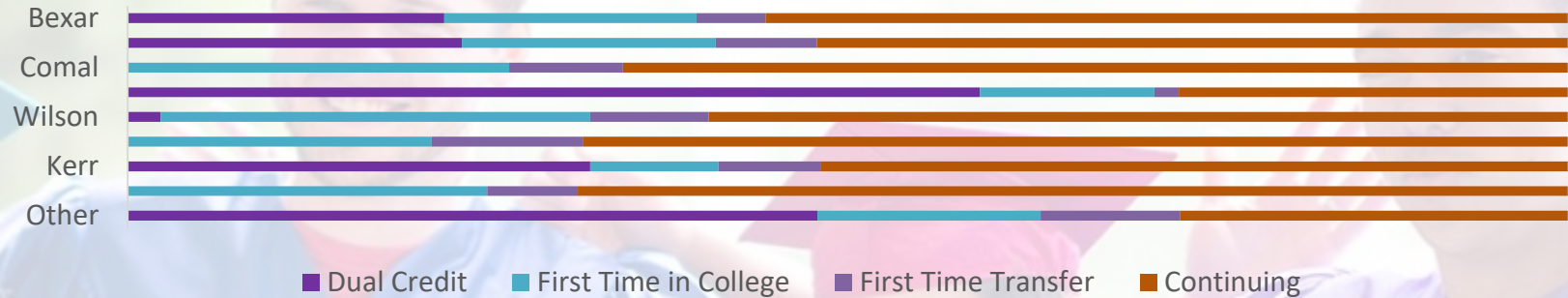
# Enrollment by Modality

	Fall 2019	Fall 2020	Fall 2021
Exclusively Online	2,387	2,742	3,124
Some Online (hybrid)	3,284	3,878	3,570
No Online (f-2-f)	5,092	4,573	3,865
Total	10,763	11,193	10,559

# Fall 2021 Headcount by Zip Code



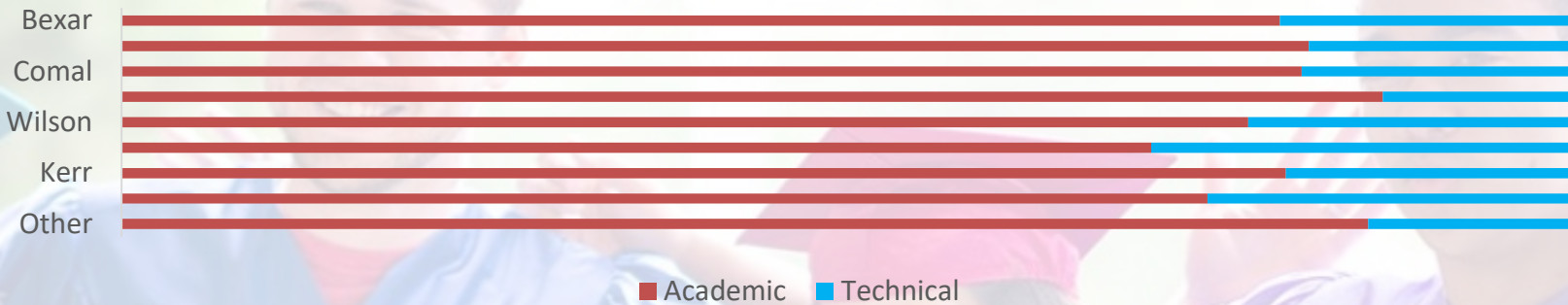
# Fall 2021 Credit Enrollment County by Student Type



	Dual Credit	First Time in College	First Time Transfer	Continuing
Bexar	22.0%	17.5%	4.8%	55.7%
Guadalupe	23.2%	17.6%	7.0%	52.1%
Comal	0.0%	26.5%	7.9%	65.6%
Atascosa	59.2%	12.1%	1.7%	27.0%
Wilson	2.3%	29.8%	8.2%	59.6%
Kendall	0.0%	21.1%	10.5%	68.4%
Kerr	32.1%	8.9%	7.1%	51.8%
Bandera	0.0%	25.0%	6.3%	68.8%
Other	47.9%	15.5%	9.7%	26.9%



# Fall 2021 Credit Enrollment County by Major Type



	Academic	Technical
Bexar	80.0%	20.0%
Guadalupe	82.0%	18.0%
Comal	81.5%	18.5%
Atascosa	87.1%	12.9%
Wilson	77.8%	22.2%
Kendall	71.1%	28.9%
Kerr	80.4%	19.6%
Bandera	75.0%	25.0%
Other	86.1%	13.9%

# Fall 2021 Credit Enrollment County by Online Status



	Online Only	Some Online	No Online
Bexar	28.3%	34.4%	37.3%
Guadalupe	44.4%	34.5%	21.1%
Comal	44.4%	29.1%	26.5%
Atascosa	34.6%	28.9%	36.5%
Wilson	41.5%	27.5%	31.0%
Kendall	44.7%	31.6%	23.7%
Kerr	33.9%	35.7%	30.4%
Bandera	37.5%	43.8%	18.8%
Other	27.4%	30.7%	42.0%



# Productive Grade Rates by Equity Subgroup

Demographic	Fall 2017	Fall 2018	Fall 2019	Fall 2020	Fall 2021
Asian	87.79%	87.94%	91.94%	83.44%	83.62%
Black AFR Amer	75.18%	72.57%	69.66%	73.84%	70.14%
Hispanic	78.29%	74.57%	75.32%	75.08%	75.05%
White	91.62%	81.07%	81.08%	82.77%	83.05%
Other	82.22%	79.58%	79.34%	82.74%	79.64%
Female	79.96%	77.14%	77.29%	77.86%	76.91%
Male	77.15%	72.98%	73.86%	73.49%	74.44%
Non-Vet	79.03%	75.77%	76.01%	76.05%	76.05%
Vet	76.39%	72.90%	75.96%	79.34%	75.02%
<b>Overall</b>	<b>78.83%</b>	<b>75.55%</b>	<b>76.00%</b>	<b>76.24%</b>	<b>75.99%</b>

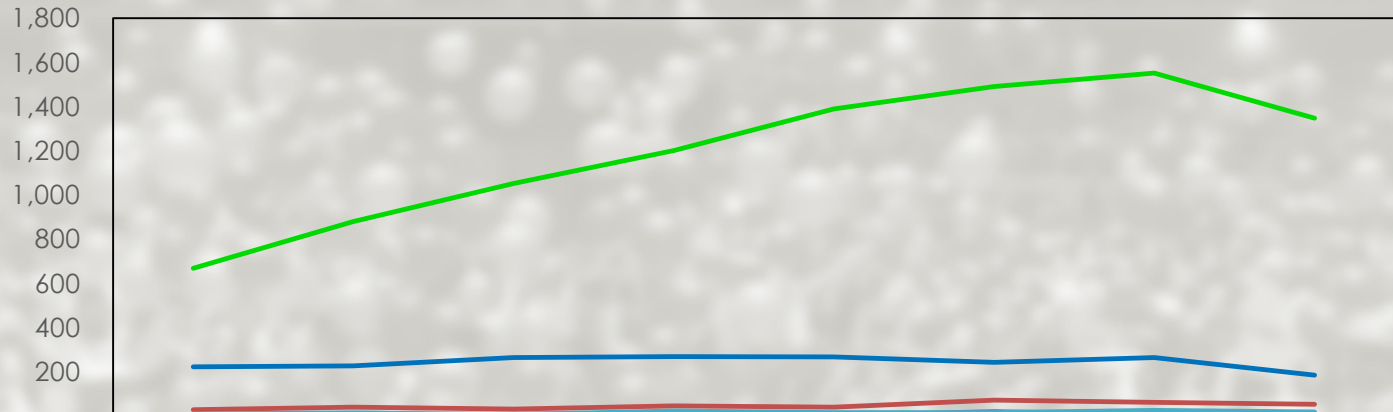


# High-Challenge Courses

- ACCT 2301
- BIOL 2401
- CHEM 1411
- GEOG 1301
- HUMA 1301
- INRW 0420
- MATH 0410, 1314, 1342, 2412
- SPCH 1311, 1315



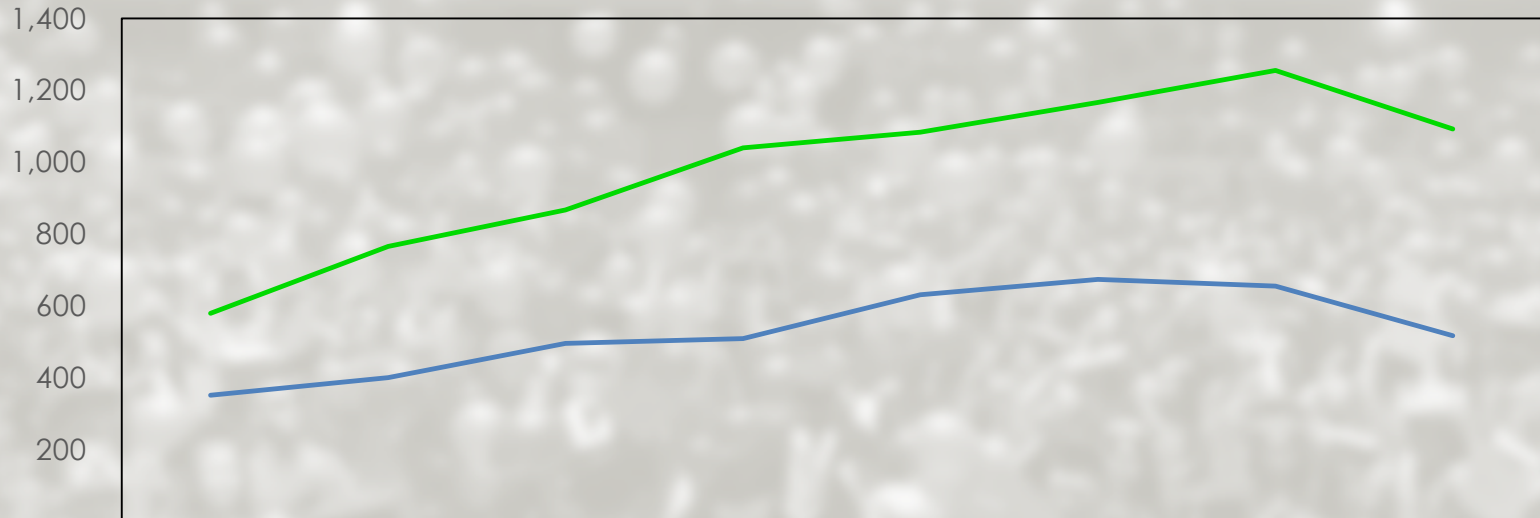
# Degrees & Certificates Awarded by Ethnicity



	2014	2015	2016	2017	2018	2019	2020	2021
White	222	227	265	268	267	243	265	185
African American	28	40	31	46	40	72	62	53
Hispanic	668	880	1,052	1,201	1,390	1,491	1,551	1,348
Asian	3	4	8	11	2	19	7	5
Other	9	14	7	23	15	15	25	18



# Degrees & Certificates Awarded by Gender



	2014	2015	2016	2017	2018	2019	2020	2021
Male	351	400	496	509	631	674	655	517
Female	579	765	867	1,040	1,083	1,166	1,255	1,092

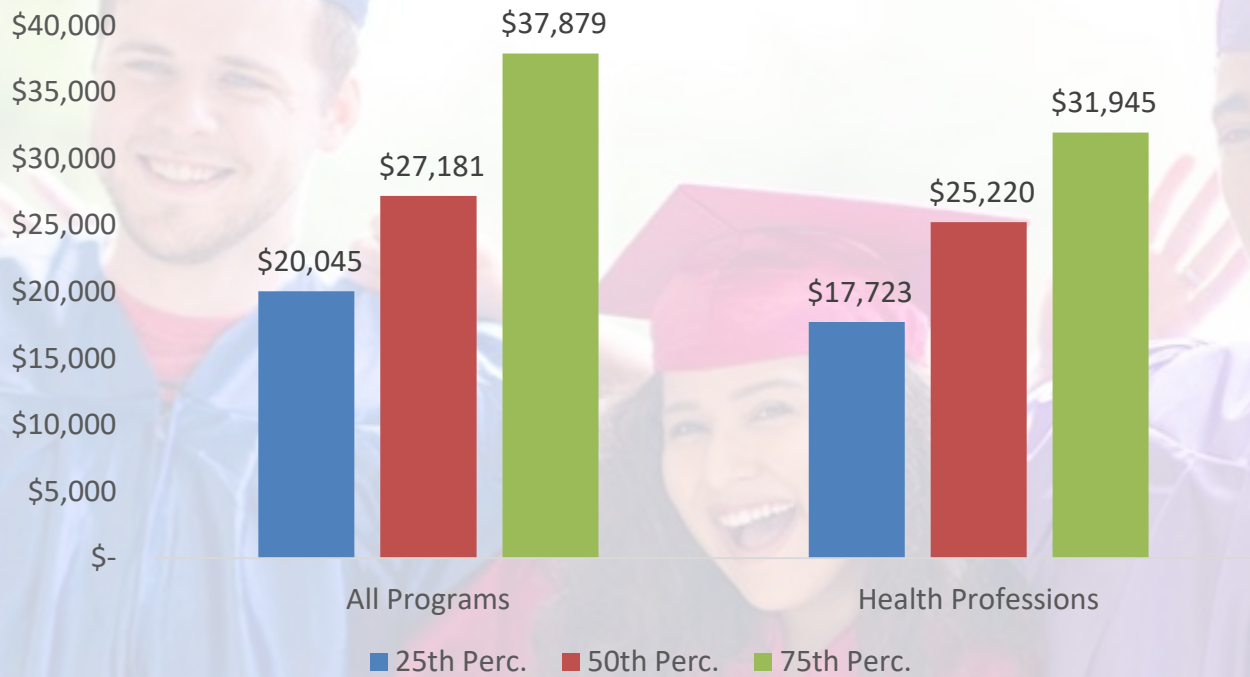


# 3-Year Graduation Rates by Equity Subgroup

Demographic	Fall 2014 Cohort			Fall 2015 Cohort			Fall 2016 Cohort			Fall 2017 Cohort			Fall 2018 Cohort		
	FT	PT	THI	FT	PT	THI	FT	PT	THI	FT	PT	THI	FT	PT	THI
Male	18.2%	11.0%	13.6%	31.0%	12.5%	18.9%	24.9%	11.7%	16.3%	22.7%	13.7%	17.1%	29.2%	13.0%	20.3%
Female	31.6%	14.4%	20.6%	39.0%	15.0%	23.5%	34.7%	16.6%	23.2%	34.9%	15.6%	23.7%	36.8%	22.6%	29.2%
Vet	26.3%	33.3%	30.0%	37.5%	45.5%	42.1%	33.3%	38.1%	36.7%	45.5%	11.1%	30.0%	22.2%	36.8%	32.1%
Non-Vet	26.2%	12.6%	17.4%	35.6%	13.2%	21.0%	30.5%	13.9%	19.9%	29.9%	14.8%	20.9%	34.1%	18.5%	25.7%
Pell	26.5%	11.4%	17.1%	37.3%	14.4%	22.3%	27.1%	14.0%	18.7%	29.1%	15.1%	20.8%	34.1%	20.2%	27.2%
Non-Pell	25.2%	16.4%	19.3%	32.7%	13.1%	20.2%	37.7%	15.4%	23.5%	32.8%	14.1%	21.6%	33.5%	16.7%	22.8%
African-American	12.5%	11.5%	11.8%	25.0%	14.3%	16.0%	33.3%	13.3%	20.8%	0.0%	13.8%	11.4%	29.4%	12.1%	18.0%
Asian	0.0%	0.0%	0.0%	50.0%	0.0%	20.0%	33.3%	50.0%	42.9%	50.0%	0.0%	33.3%	33.3%	25.0%	28.6%
Hispanic	26.3%	11.6%	17.0%	35.7%	13.9%	21.5%	31.5%	14.2%	20.3%	30.6%	13.3%	20.4%	33.7%	17.9%	25.3%
White	32.9%	19.1%	23.6%	36.8%	16.3%	23.9%	23.9%	15.5%	19.2%	34.3%	25.5%	29.1%	34.3%	28.6%	31.3%
Other	14.3%	16.7%	15.7%	25.0%	0.0%	9.1%	50.0%	9.1%	15.4%	5.9%	27.8%	17.1%	55.6%	25.0%	36.0%



# Palo Alto College's Graduate Wages



Source: PSEO (1 Year Post-Graduation)

# New Programs in Development



- **Dental Hygiene AAS and Nursing AAS** are in development, and we hope to start first classes in fall of 2023. These will add to our allied health programming, which started with our recently opened **Healthcare Administrator AAS**.



- We have the **Advanced Manufacturing Technology AAS** which aligns with Toyota requirements as well as many other arenas of the modern, robotic based manufacturing process.



- We have additional programs in development and exploratory phases such as **Cybersecurity, Data Science, Artificial Intelligence, and Robotics**



Advising TouchPoints are an integral part of student engagement efforts at Alamo Colleges. Statistical results are shown as odds ratios which explain how the presence of a factor (i.e. a TouchPoint) affects an outcome (i.e. Fall-to-Fall persistence). In this case, the presence of each additional touchpoint increases the likelihood of persistence incrementally compared to not having the additional touchpoint.

# What is the affect of advising on student persistence?

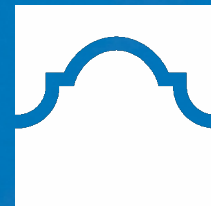
Each additional **TouchPoint** increases the likelihood of persistence by

# 17%



# Alamo Colleges District Workforce Committee Report

**Xavier Urrutia**  
Interim Vice Chancellor



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DISTRICT

Economic and Workforce Development



# Partner Updates:

## Workforce Solutions Alamo - Andrea Guajardo, Ph.D.

- 4% unemployment for San Antonio
- Top 10 job opportunities with most online job ads with wages \$31,000 or higher:
  - Registered Nurses
  - Software Developers, Applications
  - Medical and Health Services Managers
  - Information Security Analysts
  - Management Analysts
  - Managers, All Other
  - Critical Care Nurses
  - Auditors
  - Risk Management Specialist
  - Computer Systems Engineers/ Architects
- Hosting an employer collaborative for construction – August 11<sup>th</sup>
- Opened new Career Center at the Food Bank



# Partner Updates:



## Greater SATX - Paul Rodriguez and Romanita Matta-Barrera

- **Talent Pipeline Management Project** - Hosted a Skilled Trades and Construction session with over 10 employers in attendance
- **Highschool Summer Internship Program** – Has completed with the celebration scheduled for August 12
- **Digital Badging Project with ACD** - 1<sup>st</sup> Cohort are all Alamo Colleges Students, 61 students



## Goodwill San Antonio – David Meadows

- **Reconnection Services for Opportunity Youth** – Next-Level second location in conjunction with NISD at John Jay H.S. is open

# Partner Updates:

## Project Quest – David Zamiello

- **Annual Awards Luncheon** - scheduled for December 14<sup>th</sup> and are announcing their inaugural inductees into the Project Quest Wall of Honor
- **SA Ready to Work** - Quest continues to ramp and have 103 enrollments
- **Talent Finance Network Design** – Quest has been invited to join the work with a consortium of partners creating financial strategies and options for programs like Quest



# Alamo Colleges Program Highlights :

## Ready to Work

- Total of 1,174 applicants
- We have processed 1,156 and have been assigned an enrollment coach
- 930 are under review
- Still seeing about 16.7% ineligible
  - Top reason for being ineligible is that they live outside the city limits
- ACD Ready to Work webpage is live
- Hiring and training of staff continues



# Alamo Colleges Program Highlights :

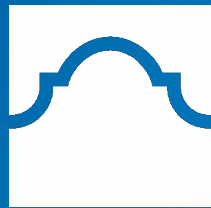
## For ACD Board Consideration at Regular Board Meeting August 16 Lease Agreement w/ City of New Braunfels

### Central Texas Technology Center - CTTC

- Term: 9/01/2022 – 8/31/2027; 5 year term
- Premises: Building B - 27,454 sqft building and use of appropriate number of parking spaces
- Lease Payment: \$109,816 annually; paid quarterly
- Facility Maintenance & Repairs
  - ACD responsible for preventive maintenance and individual repairs up to \$5,000 w/ total cap \$50,000 annually
  - City of New Braunfels responsible for individual repairs over \$5,000 and all repairs beyond ACD's cap
- CTTC workforce training activities and emphasis:
  - Expand Health Care and IT program offerings
  - Adult Education & Workplace Literacy
  - Integrated Education and Training (IET) with employers



Thank you.



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## Discussion and Possible Action to Authorize the Chancellor or his Designee to Execute a Lease of the Central Texas Technology Center Facility from the City of New Braunfels.

Presented to the Board for approval on August 16, 2022.

### MINUTE ORDER

**“The Board of Trustees authorizes the Chancellor or his designee to execute a lease of the Central Texas Technology Center from the City of New Braunfels, substantially in the form presented and as acceptable to District counsel.**

### PURPOSE

To authorize execution of a lease of the Central Texas Technology Center - Building B from the City of New Braunfels to facilitate continued delivery of on-site instruction and training to the Comal and Guadalupe County region.

### BACKGROUND

Alamo Colleges District for a number of years has operated a regional education and training center at the City of New Braunfels (City of NB) Central Texas Technology Center (CTTC). This facility provides higher education and technical skills training to promote employment opportunities in high-demand occupations to the Comal and Guadalupe County region. The City of New Braunfels has requested the District enter into a formal lease agreement for use of the facility which includes a lease payment and delineates maintenance and repair responsibilities. The District wishes to consolidate operations to one building at the CTTC site and continue to provide education and training opportunities to the region.

The following are the key business points of the agreement:

- Term: 9/01/2022 – 8/31/2027; 5-year term
- Premises: Building B - 27,454 sq. ft building and use of appropriate number of parking spaces
- Lease Payment: \$109,816 annually; paid quarterly
- Facility Maintenance & Repairs
  - ACD responsible for preventive maintenance and individual repairs up to \$5,000 w/ total cap \$50,000 annually
  - City of New Braunfels responsible for individual repairs over \$5,000 and all repairs beyond ACD's cap

### IMPLICATIONS

**Financial:** Lease amount of **\$109,816** annually, paid in quarterly instalments to the City of NB

**Strategic Plan:** Goals 1 – Student Success

**Human Resources:**

**Attachments:** Draft Lease Agreement Between the City of NB and College District

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Dr. Mike Flores  
Chancellor

Date

---

Xavier Urrutia  
Interim Vice Chancellor, EWD

Date

**LEASE AGREEMENT**

**STATE OF TEXAS**  
**COUNTY OF COMAL**

§  
§  
§

**KNOW ALL MEN BY THESE PRESENTS:**

**WHEREAS**, the CITY OF NEW BRAUNFELS, TEXAS (“Lessor”), is the Owner of a 27,454 square foot building located on an approximate 10.21-acre portion of 816.82 acres out of the A.M. Esnaurizar Survey, Abstract No. 20, City of New Braunfels, Texas, commonly referred to as the New Braunfels National Airport (the “Property”). Said building is more particularly depicted the attached Exhibit “A” (the “Premises”).

**WHEREAS**, \_\_\_\_\_ (“Lessee”) is a non-profit educational services provider, who seeks to lease the Premises to provide educational opportunities to the community particularly in the areas of industrial and technological services.

**WHEREAS**, the Lessor, acting by and through its City Manager, Robert Camareno, hereinafter referred to as, and, \_\_\_\_\_, acting by and through its \_\_\_\_\_, \_\_\_\_\_, have entered into the following lease agreement (the “Lease”) effective as of the date indicated below:

WITNESSETH:

**Section I  
Leased Premises**

The Lessor, in consideration and subject to the conditions set forth herein, agrees to lease to the Lessee, the Premises, together with all rights, privileges, easements and appurtenances belonging to or in any way pertaining to the Premises. This shall extend to a right to use an appropriate number of parking spaces to be designated on Exhibit A, including for temporary programmatic use of mobile training units such as recreational vehicles or wheeled trailers, but excluding unwheeled portable buildings to be used on the portion of the parking lot designated for use by this Premise. The above described mobile training units must comply with all City of New Braunfels codes.

**Section II  
Lease Term**

The term of this Lease shall be for a period of five (5) years commencing on the 1<sup>st</sup> day of \_\_\_\_\_, 2022 and ending on the 31<sup>st</sup> day of \_\_\_\_\_, 2027, unless sooner terminated or extended as provided in this Lease.

### **Section III Consideration**

As consideration for this Lease, the Lessee agrees, and the Lessor accepts the payment of one hundred nine thousand eight hundred sixteen dollars (\$109,816) annually to be paid in advance in equal quarterly installments of twenty-seven thousand four hundred fifty-four dollars (\$27,454.00) beginning upon the commencement of this Lease and on September 1, January 1, March 1 and June 1 each year thereafter. Payment shall be made directly to Lessor, attention Real Estate Manager at 550 Landa Street, New Braunfels, TX 78130, or to the attention of City Manager wherever City Hall maybe located.

### **Section IV Terms and Conditions**

The Lessor agrees to lease the Premises to the Lessee and the Lessee agrees to lease the Premises from the Lessor pursuant to the following terms and conditions:

- A. The Lessee shall obey all laws, ordinances, orders, rules, regulations, and covenants applicable to the use, condition, and occupancy of the Premises, provided that Lessor shall pass no ordinances reducing the rights or increasing the obligations of Lessee hereunder other than such of general applicability;
- B. The Lessee shall not use, or permit the use of, the Premises in any manner that results in waste of the Premises or constitutes a nuisance. Nor shall Lessee use, or permit the use of, the Premises for any illegal purpose.
- C. Lessor shall not incur any expenses under this Lease other than its costs of ownership and as otherwise specified herein. All expenses, shall be the sole responsibility of the Lessee;
- D. Lessor represents that the Premises are fully served by an HVAC system limited to the Premises. Lessor shall insure separate metering of utilities at Lessor's expense. Lessee, at its sole cost and expense, shall obtain all utility services necessary for its operation. Lessee shall promptly pay all charges for electricity, water and sewer, telephone service, and other utilities used on the Premises. Lessor shall not be liable for any interruption or impairment whatsoever in utility services.
- E. Lessee shall be solely responsible for all Federal, State and Local Taxes as a result of Lessee's use and/or occupancy of the Premises. The term "taxes" shall mean all Federal, State and Local Taxes which may be levied or assessed upon or with respect to all or any part of the Premises by the County of Guadalupe or any taxing authority having jurisdiction of the Premises.
- F. Lessee shall maintain the Premises in a clean, well-kept conditions at all times;

- G. Lessee shall have the sole usage and control of the Premises at all times. Upon request, Lessor shall be granted access to the Premises to conduct necessary inspections;
- H. Lessor shall maintain appropriate signage identifying the Property and wayfinding within. Lessee shall maintain appropriate signage identifying the Premises as being operated and maintained by Lessee. All signage must be in compliance with all applicable ordinances of the City.
- I. Lessee agrees that, unless approved by the Lessor in Writing, shall not operate any commercial business on the Premises, which prohibition shall not be construed to prohibit temporary use of all or a portion of the Premises for community events or work training or workforce events. All operations on the Premises must be in the interest the Lessee's educational mission and programs and any proceeds received must be for the benefit of Lessee or their beneficiaries.
- J. During the term of this lease, Lessee shall not discriminate against any person on the basis of race, color, religion (creed), gender, gender expression, age, national origin (ancestry), disability, marital status, sexual orientation, or military status, in any of its activities or operations.
- K. No debt, lien, or encumbrance of any kind shall be allowed to be placed against the Premises.
- L. Lessee agrees to provide meeting space for the Central Texas Technological Center ("CTTC") meetings at the designated time selected by the CTTC up to 15 times per year on the Premises at no charge to CTTC.

#### **Section V**

#### **Acceptance of Premises, Improvements, Maintenance and Repairs**

- A. The Lessee accepts the Premises in its present condition "AS IS".
- B. Lessee shall be responsible for and conduct all necessary preventative maintenance and repairs to the Premises and all building systems including but not limited to interior and exterior maintenance, roof, structural, electrical, HVAC, plumbing and life safety systems. Preventative maintenance activities will be at the sole cost of Lessee and shall not be subject to any annual caps. Any necessary repairs to the Premises shall be the responsibility of Lessee up to \$5,000 per individual repair and capped at \$50,000 total per Lease term year. Lessee shall keep records of all maintenance and repairs conducted on the Premises and provide to Lessor immediately upon request.
- C. Lessor shall be responsible for any repairs to the Premises and building systems in excess of \$5,000 per individual repair and any maintenance above and beyond the annual \$50,000 cap. However, should repair that Lessor is obligated to perform

under this paragraph be demonstrated by clear and convincing evidence to have been caused primarily by Lessee's failure to perform a clear maintenance and repair obligation of Lessee under Paragraph B of this section, Lessee shall be responsible for the total amount of the repair or replacement, less depreciation. Lessor shall also be responsible for the landscape maintenance on Lessor's other property adjoining the Premises.

- D. Lessee shall be responsible for the removal of all garbage, refuse, grease and other rubbish from the Premises during the term of this Lease and any extensions.
- E. Lessee may not make any improvements, additions or material alterations to the Premises without first having obtained prior written consent of Lessor, which consent shall not be unreasonably withheld or delayed.
- F. Lessee agrees that all repairs, alterations, additions or improvements on the property shall be done in accordance with all City Codes and shall have the appropriate permits issued by the City whenever applicable.
- G. Upon termination of this lease, all improvements, with the exception of Lessee's personal property, shall remain and become the property of Lessor.

#### **Section VI Insurance**

The Lessee shall maintain and keep in force the following insurance coverages for claims which may arise out of or in connection with Lessee's use of the Premises:

- A. Commercial property insurance written on a causes of loss—special form (formerly known as “all risks” form) covering Lessee's personal property, fixtures, and leasehold improvements on the Premises, and naming Lessor as “Building Owner Loss Payable.”
- B. Commercial general liability insurance written on an occurrence basis, including contractual liability, covering Lessee's operations on the Premises, naming Lessor, as “additional insured,” and having limits of not less than \$1,000,000 each occurrence and \$2,000,000 general aggregate.
- C. Business auto liability insurance written on an occurrence basis and having a combined single limit of not less than \$1,000,000.
- D. Workers' compensation insurance in the statutory amount and employer's liability insurance having limits of not less than \$500,000 each accident for bodily injury by accident, \$500,000 each employee for bodily injury by disease, and \$500,000 bodily injury by disease for entire policy.

- E. Lessor shall have the obligation to carry commercial property insurance covering the replacement cost of the Premises but will not insure its contents.
- F. All coverages set forth above must contain a waiver of subrogation in favor of the Lessor.
- H. All coverages set forth above shall not exclude sexual abuse or sexual molestation of underage children.

The required insurance shall be written so that the Lessor will be notified in writing, in the event of cancellation, restrictive amendment or non-renewal at least thirty (30) days prior to action. Certificates of Insurance, and copies of additional insured and waiver of subrogation in favor of Lessor endorsements shall be filed with the Lessor at the annual commencement date of this Lease. All required insurance shall be written with the Lessor as an additional insured. In any event, the Lessee is fully responsible for all losses arising out of, resulting from or connected with its (and by extension the public's) use of the Leased Premises under this Lease whether or not the losses are covered by insurance. All insurance required under this section shall be primary over any other insurance coverage the City may have. The burden of maintaining proper insurance coverage and compliance with this subsection lies solely with the Lessee.

## **Section VII Property Damage or Destruction**

- A. *Notice:* In the event that any portion of the Premises should be damaged or destroyed by fire, tornado, or other casualty, Lessee shall immediately give written notice of the damage or destruction to Lessor, including a description of the damage and, as far as known to Lessee, the cause of the damage.
- B. *Total Destruction:* In the event that the Premises should be totally destroyed by fire, tornado, or other casualty, or if it should be so damaged by such a cause that rebuilding or repairs cannot reasonably be completed within one (1) year or at a cost not to exceed available funds, this Lease shall terminate at the option of Lessee, and rent shall be abated for the unexpired term of this Lease, effective as of the date of written notification as provided in Section VII-A.
- C. *Partial Destruction:* In the event that the Property should be damaged by fire, tornado or other casualty, but not to such an extent that rebuilding or repairs cannot reasonably be completed within one (1) year or at a cost not to exceed available funds, Lessee shall commence with necessary repairs as soon as practicable from the date of written notification as provided in Section VII-A.
- D. *Obligation to Rebuild:* If the Premises is damaged by an insured event, the parties will mutually agree if the Premises should be restored, repaired or rebuilt and if they agree, Lessor will, utilizing proceeds from Lessor's insurance, restore the Premises to as good or better condition as before the loss.

## **Section VIII Default**

In the event of default by the Lessee of any condition set out herein, the Lessor will notify the Lessee of such default and the Lessee will have thirty (30) days to correct the default. In the event the Lessee fails or refuses to correct the default or if the particular default is repeated, the Lessor may immediately terminate the Lease. Upon termination of the Lease, the Lessee agrees to immediately surrender possession of the Property to the Lessor without further notice.

Any termination of this agreement as herein provided, does not relieve Lessee from the payment of any sum or sums that are due and payable or become due and payable to Lessor hereunder, or any such claim for damages then or theretofore accruing against Lessee hereunder, or any such sum or sums or claim for damages by any remedy provided for by law, or prevent Lessor from recovering damages from Lessee for any default there under.

## **Section IX Binding Effect**

The terms, conditions and covenants contained in this Lease shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

## **Section X Lease Extension**

No less than ninety (90) days prior to expiration of initial term of the Lease, Lessee may request this Lease be extended for an additional five (5) year term which is subject to approval by City Council. Said extension may be subject to modification in consideration, insurance requirements and other terms.

## **Section XI Lease Termination**

This lease may be terminated by written agreement of Lessor and Lessee

## **Section XII Notices**

All notices required to be furnished in writing via USPS First Class Mail under the terms of this Lease shall be furnished to the Lessor at the following address:

City of New Braunfels  
550 Landa Street  
New Braunfels, TX 78130

Attention: City Manager

and shall be provided to Lessee at the following address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Attention: \_\_\_\_\_

Notices will be deemed furnished when deposited in the United States mail postage prepaid, or to such other address as may have been designated in writing during this Lease.

**Section XIII  
Miscellaneous**

- A. *Venue.* Venue is in Comal County, the county in which the Premises are located.
- B. *Entire Agreement.* This Lease is the entire agreement of the parties, and there are no oral representations, warranties, agreements, or promises pertaining to this Lease.
- C. *Amendment of Lease.* The Lease may be amended only by an instrument in writing approved and signed by the Lessee and the Lessor.
- D. *Sub-Lease Provision.* Lessee may sub-lease a portion of this building to an additional tenant so long as the additional tenant has a compatible use to Lessee and said sub-lease is approved in writing by Lessor. Lessee shall be solely responsible for any additional tenants and a sub-lease in no way relieves Lessee from any obligations to the entire Premises as stated herein.
- E. *Assignment of Lease.* This Lease may not be assigned without the prior written consent of Lessor.
- F. *Quiet Enjoyment.* Lessor covenants that Lessee, provided that it is in substantial compliance with this Lease, shall have quiet enjoyment of its leasehold of the Premises. The foregoing is qualified by the condition that the Premises is located on The New Braunfels National Airport which is an active airport to which Lessee acknowledges as a former tenant. Lessee further acknowledges that the Premises and surrounding Property is zoned M-1 Light Industrial under the City's zoning ordinance and all uses allowed under this zoning classification are permitted to operate on the Premises and such use shall not violate this quiet enjoyment provision.

**EXECUTED** on this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**CITY OF NEW BRAUNFELS, LESSOR**

By: \_\_\_\_\_  
Robert Camareno, City Manager

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Valeria M. Acevedo, City Attorney

\_\_\_\_\_, **LESSEE**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

EXHIBIT "A"

Building B Floorplan

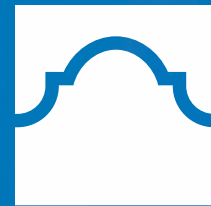
DRAFT

# FY 2023 Property Taxes – A Balanced Approach

August 16, 2022

Diane Snyder, Ph.D. CPA  
Vice Chancellor for Fin. & Admin.

Lisa L. Mazure, MSA, CPA  
Assoc. Vice Chancellor for  
Finance and Fiscal Services



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Malcolm Baldrige  
National Quality Award  
2018 Award Recipient

Achieving the Dream | LEADER COLLEGE

# Agenda

- Overview of Property Taxes & Calculated Rates
- FY23 Balanced Approach:
  - Providing Sustainable Revenues for Talent, AlamoBOOKs+, and AlamoADVISE enhancements, and
  - Taxpayer Relief
- FY23 Proposed Tax Rate options for discussion
- Next Steps



# Two Parts to the Tax Rate/Revenue

## “M&O”

- Maintenance and Operations
- Covers salaries, utilities, day-to-day operations
- ½ of M&O revenues support Student Success Strategies AND mitigate for past decade of State Funding cuts

## “Debt”

- Covers Principal and Interest on bonds issued and secured by the property tax revenues
- Includes Capital Improvement Program (CIP Gen. Oblig. Bonds and Maint. Tax Notes)

Alamo Colleges District's current Tax Rate of \$0.149150  
\$0.107760 M&O + \$0.04139 Debt



# Debt Management Strategy

## M&O

- Covers the cost to operate new buildings in the CIP

*Strategy of targeting a stable tax rate since 2013 has allowed ACD to maintain 5.5M gsf and construct CIP facilities **without increasing the tax rate***

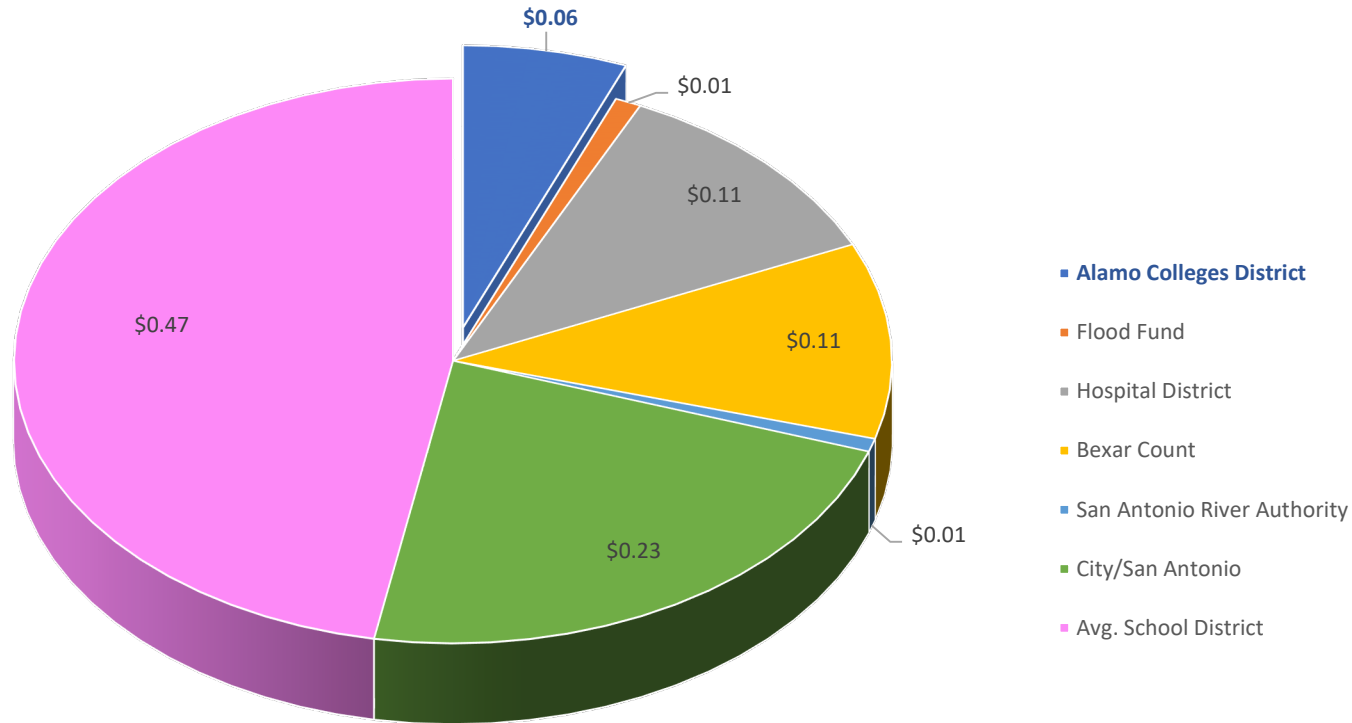
However in unusual situations such as this year's 14% Taxable Asset Value property increases, Taxpayers need relief

## Debt

- Flexibility to pay down debt for interest savings and create additional capacity
- Funded \$770 million for CIP and maintenance without having to raise the rate (\$450M CIP, \$50M MTN for CIP, and 8/2022 new \$270M MTN)



# Allocation \$1 of Taxes of a “Typical” Bexar County Homeowner 2021(FY 2022)



Assume average home of \$244,249  
\$6,015 in taxes, \$364 came to ACD

Compiled from information from Bexar Appraisal District- assumes COSA resident with composite school district, average price home



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# “Truth In Taxation”

- ▶ A concept embodied in the Texas Constitution and the Tax Code
- ▶ Requires taxing entities to make taxpayers aware of tax rates and proposals and affords taxpayers the opportunity to limit tax increases
- ▶ Very strict rules on timing and information for public hearings and published notices
  - 86<sup>th</sup> Legislative Session increased transparency for taxpayers with additional publications/disclosure



# Truth-in-Taxation Tax Rates: No-New-Revenue Tax Rate

Calculated Tax Rate that will produce the same amount of taxes to a Taxing Unit if applied to the same properties taxed both years; formerly called “effective rate”

# Truth-in-Taxation Tax Rates: Voter-Approval Tax Rate

M&O No-New-Revenue Rate plus 8% (a)

**+** Debt Tax Rate sufficient to pay this year’s debt

**=** Voter-Approval Rate (formerly called “Roll-back Rate”)

*If the taxing unit adopts a tax rate that exceeds the Voter-Approval rate, the taxing unit must automatically hold an election on the next uniform election date*

(a) Note: Community Colleges were exempted in 2019 when other agencies threshold lowered to 3 – 3.5%; each biennium, the State may remove exemption.



# Timeline

DATE	ACTION
Tuesday, August 16	Board votes to proceed with Tax Rate. Requires quorum and roll-call vote. Announce date, time and place of meeting (Public Hearing) at which will vote on Tax Rate.
Tuesday, September 13 (prior to Committee of the Whole Board Meeting)	Public Hearing. Board adopts Tax Rate. Requires a quorum, special language and a roll-call vote. Must take place in a public building inside taxing boundaries.
Friday, September 30	Deadline to adopt Tax Rate.



# No-New-Revenue and Voter-Approval Rate Calculations

Fiscal Year	Rate Type	Combined	Average Home Value	ACD Taxes on "Average" Home
2022	Actual (current)	\$0.149150	\$244,249.00	\$364
2023	No-New-Revenue	\$0.135309	\$271,336.00	\$367
2023	Voter-Approval	\$0.150322	\$271,336.00	\$408
<b>2023</b>	<b>Proposed: ¼ to ½ cent reduction</b>			

Average Home tax year 2021 (FY22) was \$244K with ACD taxes of \$364 out of \$6,015

Average Home tax year 2022 (FY23) was \$271K; at Current tax rate equates to \$405 of ACD taxes. Required Tax Notices would cite ACD tax increase of \$41 on an average home as > No New Rev. Rate and Public Hearing required.



# FY23 Balanced Approach and Operation Budget Impacts



# FY23 Balanced Strategy to Leverage Tax Revenues for Critical Needs

Taxable Asset Valuation increased 14% (lower than orig. estimate 17 – 20%)

## Debt Mgmt. Plan (Approved May '22)

- Issue CIP \$52M
- New \$270M MTN for old facilities' maintenance backlog
- Refund 2012 Revenue bonds

**Current Rate: \$0.04139; FY23 Debt Service \$88.6M restricted budget**

## M&O Needs (July Oper. Budget)

- Operations (Utilities, Facilities, etc.)
- Advising
- Talent
- AlamoBOOKS+

**FY23 \$220.1 to \$225.4M After lowering M&O rate ¼ - ½ cent**

## Lower M&O Rate with high Taxable Asset Val. (Sept.)

- Received Tax Assessor report
- While current tax rate is lower than “rollback rate” (voter approval tax rate), provide taxpayer relief by lowering M&O ¼ - ½ cent (saving avg. taxpayer \$5 - \$10 for every \$100,000 home value)

M&O = Maintenance & Operations

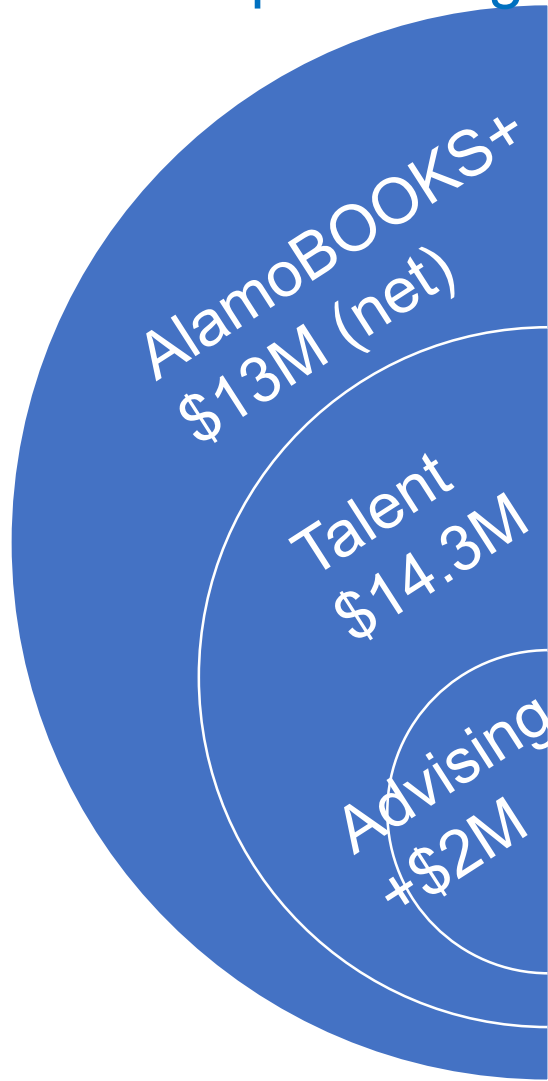


# Aug. Update to FY23 Oper. Budget

## 7/16/22 Budget w/ 1-time funds

## Aug. Budget w/ Sustainable funding

With ¼ cent tax rate reduction



<p><b><u>1-Time Funds:</u></b>                  * \$5M HEERF                  * \$3M Fund Bal. Bookstore commissions                  * \$8M Prev. Mtn. reduced</p>	<p><b><u>1-Time Funds:</u></b>                  • \$5M HEERF                  • \$3M Fund Bal. Bookst commissions  <b><u>Sustainable:</u></b> \$5M Taxes</p>
<p><b><u>1-Time Funds:</u></b>                  * Prior Yr. Savings</p>	<p><b><u>Sustainable:</u></b>                  • \$14.3M Taxes</p>
<p><b><u>1-Time Funds:</u></b>                  * Prior Yr. Savings</p>	<p><b><u>Sustainable:</u></b>                  • \$2M Taxes</p>

***AND Future Proof the Budget*** with \$17M\* Prior Year savings (1-time add to Fund Balance):

- FY24 BOOKS+ (\$8M 1-time funds cease)
- Potential State Approp. Cuts FY24 & FY25

\* @1/2 cent, \$12M avail.



# Options for Discussion

All options provide: a) revenue for debt service pymts. and b) sustainable recurring revenues for our key strategies and future proof the budget (FY24+) inflationary pressures or State Appropriations risks

- A. Stable Tax Rate, as current rate < Voter Approved Rate; home taxable value increase would equate to \$41 higher
- B. Lower ¼ cent, providing savings of \$7 on average home value
- C. Lower ½ cent, providing savings of \$14 on average home value



# No-New-Revenue and Voter-Approval Rate Calculations

<u>FY</u> <u>Year</u>	<u>Rate Type</u>	<u>Combined</u>	<u>ACD Taxes on</u> <u>“Average” Home</u>
2022	Actual (current)	\$0.149150	\$364
2023	No-New-Revenue	\$0.135309	\$367
2023	Voter-Approval	\$0.150322	\$408
<b>2023</b>	<b>If reduced ½ cent</b>	<b>\$0.144150</b>	<b>\$391</b>
	<b>If reduced ¼ cent</b>	<b>\$0.146650</b>	<b>\$398</b>
	<b>Stable rate</b>	<b>\$0.149150</b>	<b>\$405</b>

At an average home price of \$271,433 a homeowner will pay additional \$27 - \$41 to ACD due to increased property value

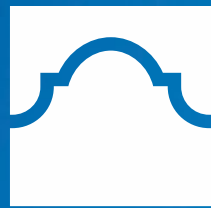


# Next Steps

DATE	ACTION
Tuesday, August 16	Board votes to proceed with Tax Rate. Requires quorum and roll-call vote. Announce date, time and place of meeting (Public Hearing) at which will vote on Tax Rate.
Tuesday, September 13 (prior to Committee of the Whole Board Meeting)	Public Hearing. Board adopts Tax Rate. Requires a quorum, special language and a roll-call vote. Must take place in a public building inside taxing boundaries.
Friday, September 30	Deadline to adopt Tax Rate.



Thank you.



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National Quality Award  
2018 Award Recipient



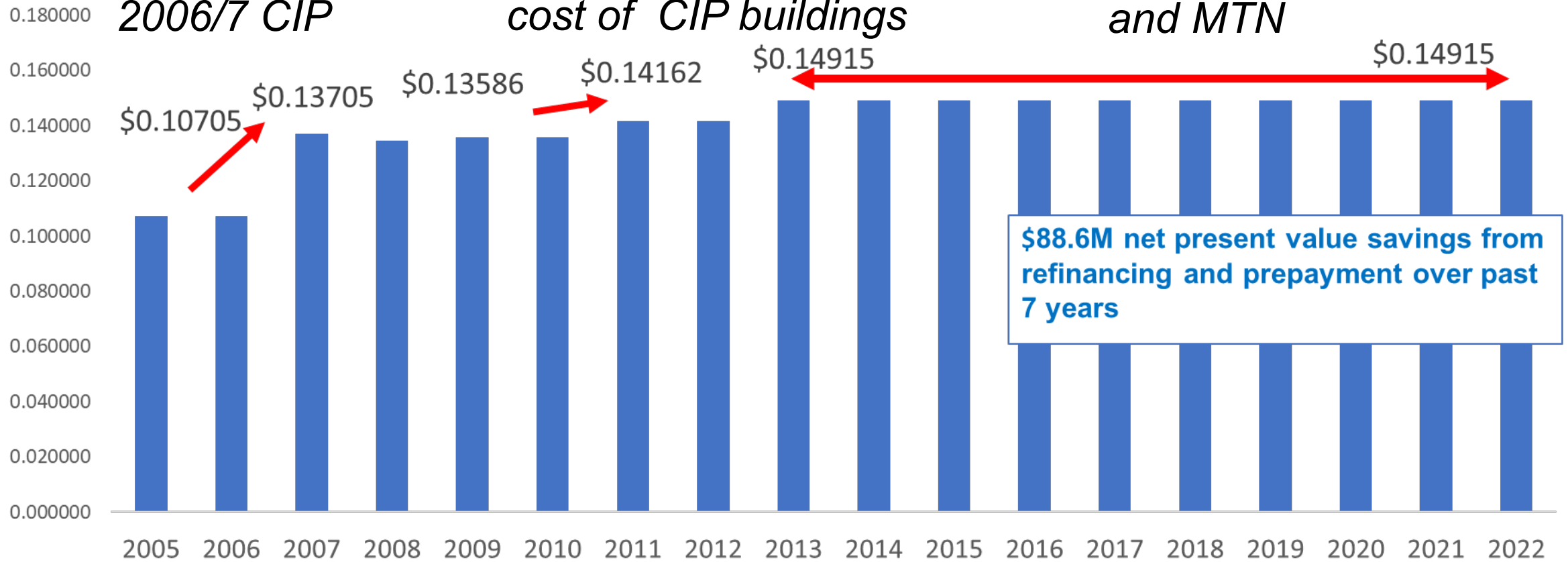
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# Manage Debt to Maintain a Stable Tax Rate

2007: 3 cent tax hike for \$450M 2006/7 CIP

2011: half cent M&O tax hike to cover operating cost of CIP buildings

2017-2022: no tax hike for \$500M CIP and MTN



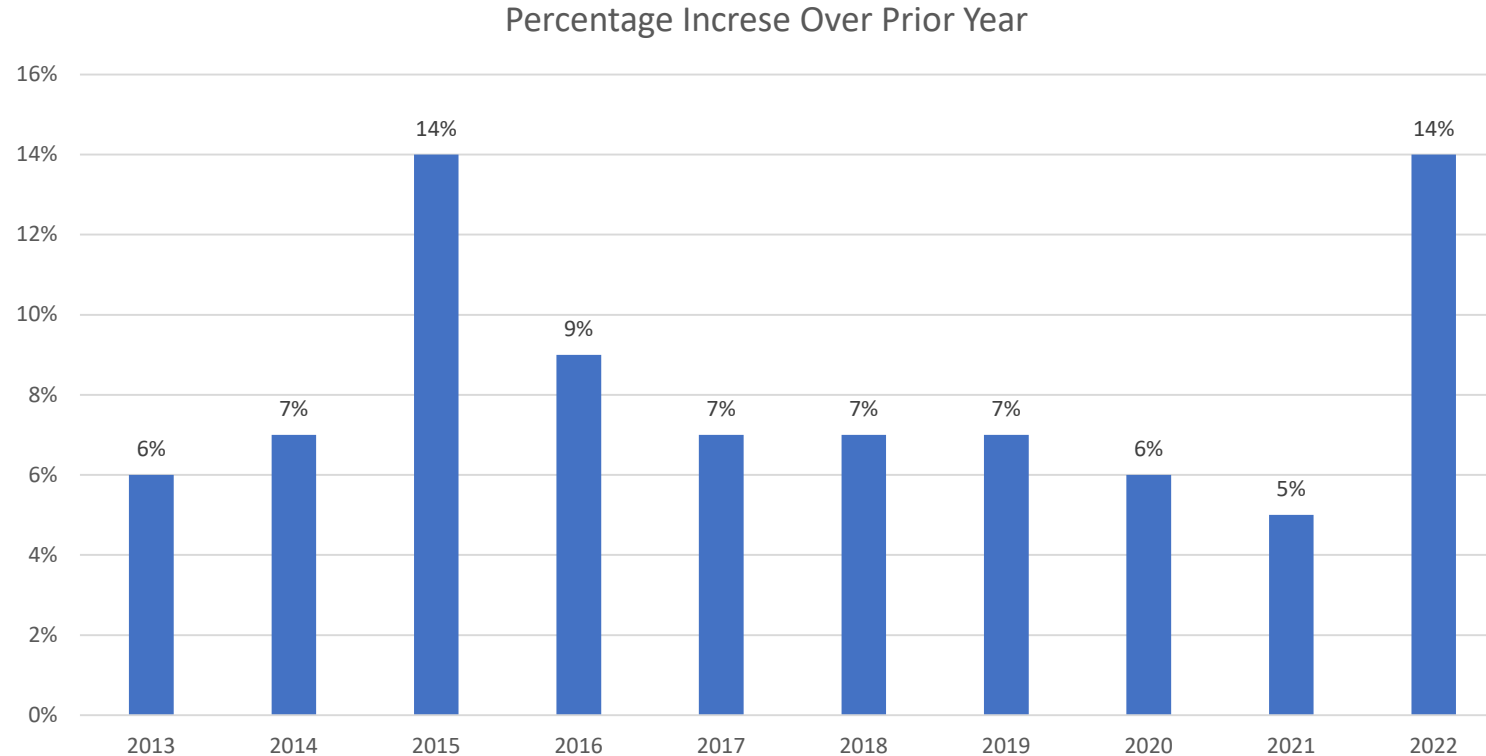
CIP= Capital Improvement Plan MTN = Maintenance Tax Notes



ALAMO COLLEGES DISTRICT



# History of Taxable Value Growth



14% growth is based on the Certified Totals as of July 24, 2022 from the Bexar County Appraisal District.



# Property Tax Exemptions that ACD Offers

## Tax Exceptions:

- Everyone who is age 65 or older or a surviving spouse of an over 65 person receives a \$30,000 reduction in appraised value before the tax rate is applied. (Surviving spouse must be 55 or over when the spouse died).
- Disabled persons are granted an exception of \$5,000.
- Other exemptions include that for disabled veterans from \$5,000 - \$12,000. (according to the disability rating).

## Tax Freeze:

- A Tax Freeze option is available at age 65 or for disabled.  
Applications for taxing exceptions are available through the Bexar County Appraisal District, not through ACD. Taxpayers can either visit the Appraisal District's website or contact them directly, and they will mail the taxpayer the form.

Future Board Consideration – Homestead Exemption: Alamo Colleges District may allow a flat amount for local optional exemptions for Disabled Persons and Over 65 property owners. The minimum homestead exemption is \$5,000 and the maximum homestead exemption allowable is 20%. Implementation of local exemptions must be approved by the Board prior to July 1.



**Final Rates to be inserted for regular board meeting.**

**Discussion and Possible Action on Setting a Tax Rate for Fiscal Year 2022-2023**

Presented to the Board Acting as Committee of the Whole August 9, 2022, and now presented with Committee-requested revisions to the Board for approval on August 13, 2022.

**MINUTE ORDER**

“The Board of Trustees hereby approves, orders and adopts a Maintenance and Operations (M&O) tax rate of \$0.XXXXX/\$100 of assessed valuation and a Debt levy tax rate of \$0.04139/\$100 of assessed valuation, for a Combined tax rate of \$0.XXXXX/\$100 of assessed valuation for FY 2022/23 which is greater than the No-New-Revenue tax rate of \$0.135309/\$100 of assessed valuation but less than the Voter-Approval tax rate of \$0.150322/\$100 of assessed valuation. The Board hereby ratifies its implied delegation to the Vice Chancellor for Finance and Administration or delegate to calculate the no-new-revenue tax rate and the voter-approval tax rate relying on the Bexar County Tax Assessor-Collector and hereby authorizes and directs the Vice Chancellor or delegate to provide the public notices and to arrange the public hearing on appropriate dates as required by the Texas Tax Code for the proposed tax rate increase. Following such notice and hearing, the Board of Trustees shall deliberate and vote on the final tax rate increase, within the applicable time frame set out in the Texas Property Tax Code.”

**PURPOSE**

The Alamo Colleges District strives to make higher education readily affordable to its citizens, with a goal to make every effort to keep its tax rates as low as possible. For the 2022 tax rate, Alamo Colleges District has developed a three-pronged approach to balance the fiscal needs of the college with providing some taxpayer relief in this year of an unusually high increase in the taxable assessed valuation that its constituents experienced. The District’s three-pronged approach results in the following:

- Debt Tax rate: No change to the debt portion of the tax rate as revenues produced are sufficient for required FY23 Debt Service Payments on CIP G.O. Bonds and critical past due facilities renovations and repairs funded by Maintenance Tax Notes.
- Maintenance & Operations Tax rate: Set at levels necessary for a balanced operating budget funding inflationary cost pressure and strategic student success initiatives such as AlamoADVISE enhancements and continuing AlamoBOOKS+ which funds the costs of Instructional materials for students.
- Tax Payor relief: Provides some taxpayer relief by lowering the M&O tax rate by ½ cent, saving taxpayers approximately \$5 for every \$100,000 of appraised home value. Taxpayers can also apply on the Bexar County appraisal district website for the ACD exemptions and tax freeze options.

In accordance with the balanced strategy for property tax management, there is a recommendation to lower the property tax rate – the Combined rate will be set at \$0.XXXXX/\$100 of assessed valuation. Because of the increase in taxable assessed value, this proposed Combined tax rate is higher than the calculated No-New-Revenue tax rate, and there is a resultant requirement for public notices and a public hearing prior to final approval of the tax rate.

**BACKGROUND**

The proposed Combined tax rate is \$0.XXXXX/\$100 of assessed valuation. Because of the increase in property values, the calculated No-New-Revenue rate is now lower than current rate, requiring a public notice and hearing. The recommended M&O tax rate of \$0.XXXXX/\$100 of assessed valuation is higher than the current year calculated No-New-Revenue tax rate of \$0.098134/\$100 of assessed valuation, but lower than the Voter-Approval rate of \$0.105984/\$100 of assessed valuation. The Debt rate of \$0.04139/\$100 of assessed valuation will raise the revenue needed for FY 2022/23 debt service payments and other actions per the approved FY 2023 Debt Management Plan. The Combined tax rate of \$0.XXXXX/\$100 is higher than the No-New-Revenue tax rate of \$0.135309/\$100 of assessed valuation, but lower than the Voter-Approval rate of \$0.150322/\$100 of assessed valuation. Public notices and a public hearing are required prior to final



## Notice About 2022 Tax Rates

Property Tax Rates in ALAMO COMMUNITY COLLEGE DISTRICT

This notice concerns the 2022 property tax rates for ALAMO COMMUNITY COLLEGE DISTRICT. This notice provides information about two tax rates used in adopting the current tax year's tax rate. The no-new-revenue tax rate would impose the same amount of taxes as last year if you compare properties taxed in both years. In most cases, the voter-approval tax rate is the highest tax rate a taxing unit can adopt without holding an election. In each case, these rates are calculated by dividing the total amount of taxes by the current taxable value with adjustments as required by state law. The rates are given per \$100 of property value.

**This year's no-new-revenue tax rate:** \$0.135309/\$100

**This year's voter-approval tax rate:** \$0150322/\$100

To see the full calculations, please visit 233 N. Pecos-La Trinidad, San Antonio, TX 78207 for a copy of the Tax Rate Calculation Worksheet.

### Unencumbered Fund Balance

The following estimated balances will be left in the unit's accounts at the end of the fiscal year. These balances are not encumbered by a corresponding debt obligation.

Type of Fund	Balance
I&S	17,449,858

### Current Year Debt Service

The following amounts are for long-term debts that are secured by property taxes. These amounts will be paid from upcoming property tax revenues (or additional sales tax revenues, if applicable).

Description of Debt	Principal or Contract Payment to be Paid from Property Taxes	Interest to be Paid from Property Taxes	Other Amounts to be Paid	Total Payment
Limited Tax Series	19,600,000	21,511,638	0	41,111,638
Maintenance Tax Notes	34,620,000	9,257,325	0	43,877,325
Total required for 2022 debt service				\$84,988,963
- Amount (if any) paid from funds listed in unencumbered funds				\$0
- Amount (if any) paid from other resources				\$0
- Excess collections last year				\$0
= Total to be paid from taxes in 2022				\$84,988,963
+ Amount added in anticipation that the unit will collect only 99.54% of its taxes in 2022				\$392,755
= Total debt levy				\$85,381,718

This notice contains a summary of actual no-new-revenue and voter-approval calculations as certified on 7/23/2022 by The Office of the Bexar County Tax Assessor-Collector Albert Uresti, MPA, PCAC  
 Carlos Gutierrez, PCC  
 Property Tax Division Director  
 233 N. Pecos-La Trinidad, San Antonio, TX 78207  
 210-335-6600  
 taxoffice@bexar.org  
 home.bexar.org/tax

Subsequent to receipt of this document we estimate the total debt levy collected to be higher. The new \$270 million Maintenance Tax Note payments will include an additional principal payment in year one.

## EXHIBIT B TAX PLANNING CALENDAR

DATE	ACTION
Tuesday, August 16	Board votes to proceed with Tax Rate. Requires quorum and roll-call vote. Announce date, time and place of meeting (Public Hearing) at which will vote on Tax Rate.
Tuesday, September 13 (prior to Committee of the Whole Board Meeting)	Public Hearing. Board adopts Tax Rate. Requires a quorum, special language and a roll-call vote. Must take place in a public building inside taxing boundaries.
Friday, September 30	Deadline to adopt Tax Rate.

For Information Purposes Only - no change in tax rate option presented.

# NOTICE OF PUBLIC HEARING ON TAX INCREASE

A tax rate of \$0.149150 per \$100 valuation has been proposed by the governing body of ALAMO COMMUNITY COLLEGE DISTRICT.

PROPOSED TAX RATE	\$0.149150 per \$100
NO-NEW-REVENUE TAX RATE	\$0.135309 per \$100
VOTER-APPROVAL TAX RATE	\$0.150322 per \$100

The no-new-revenue tax rate is the tax rate for the 2022 tax year that will raise the same amount of property tax revenue for ALAMO COMMUNITY COLLEGE DISTRICT from the same properties in both the 2021 tax year and the 2022 tax year.

The voter-approval rate is the highest tax rate that ALAMO COMMUNITY COLLEGE DISTRICT may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that ALAMO COMMUNITY COLLEGE DISTRICT is proposing to increase property taxes for the 2022 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON September 13 AT 2222 N. Alamo Street, San Antonio, TX 78215 AT 6:00 p.m.

The proposed tax rate is not greater than the voter-approval tax rate. As a result, ALAMO COMMUNITY COLLEGE DISTRICT is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the of ALAMO COMMUNITY COLLEGE DISTRICT at their offices or by attending the public hearing mentioned above.

YOUR TAXES OWED UNDER ANY OF THE RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:

$$\text{Property tax amount} = (\text{tax rate}) \times (\text{taxable value of your property}) / 100$$

**FOR the proposal:**

**AGAINST the proposal:**

**PRESENT** and not voting:

**ABSENT:**

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by ALAMO COMMUNITY COLLEGE DISTRICT last year to the taxes proposed to be imposed on the average residence homestead by ALAMO COMMUNITY COLLEGE DISTRICT this year.

	2021	2022	Change
--	------	------	--------

**For Information Purposes Only - no change in tax rate option presented.**

<b>Total tax rate (per \$100 of value)</b>	\$0.149150	\$0.149150	No Change
<b>Average homestead taxable value</b>	\$244,249	\$271,336	increase of 27,087, or 9.98%
<b>Tax on average homestead</b>	\$364.30	\$404.70	increase of 40.40, or 8.45%
<b>Total tax levy on all properties</b>	\$261,372,422	\$319,439,169	increase of 58,066,747, or 22.22%

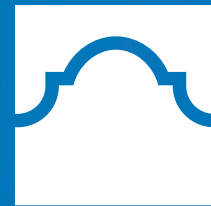
**For assistance with tax calculations, please contact:  
The Office of the Bexar County Tax Assessor-Collector Albert Uresti, MPA, PCAC  
Carlos Gutierrez, PCC  
Property Tax Division Director  
233 N. Pecos-La Trinidad, San Antonio, TX 78207  
210-335-6600  
taxoffice@bexar.org  
home.bexar.org/tax**

DRAFT

# Fiscal Year 2022-2023 All Funds Budget

Shayne A. West

AVC Financial Planning &  
Auxiliary Services



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# Alamo Colleges District “All Funds” Revenues > \$1 Billion

## General Operating (UNRESTRICTED)

- Maintenance & Operation (M&O)  
Property Tax
- Tuition & Fees
- State Funding
- All Other

\$427.4M approved 7/16/22  
To update 8/16<sup>th</sup> w/ impacts of  
final Tax Rev.

## RESTRICTED

- Capital Bond Funds & Debt Services
- Grants: Higher Education  
Emergency Relief Funds (HEERF)
- Grants: Financial Aid (Pell & State)
- Grants: Other (Title V STEM,  
National Science Foundation, Title  
III HBCU, etc.)

\$633.8M for approval August 16, 2022



# Unrestricted / Operating Budget REVISED

\$ in Millions

## REVENUE & 1-TIME RESOURCES

	FY23 Approved
M&O Property Tax Revenue	\$202.5
Tuition & Fees, including IM Fee	\$89.3
State Appropriations	\$89.2
All Other Revenue	\$21.7
1-time: HEERF	\$5.0
1-time: Designated Fund Balance	\$2.6
1-time: Prior Year Savings from Fund Balance	\$17.1
<b>TOTAL RESOURCES</b>	<b>\$427.4</b>

## EXPENSES

CORE	\$374.6
Prev. Maintenance	\$11.5
<u>ENHANCEMENTS</u>	
Advising Model	\$11.8
Talent	\$14.3
<u>INNOVATIONS</u>	
AlamoBOOKS+	\$15.2
<b>TOTAL EXPENSES</b>	<b>\$427.4</b>

Pending Board of Trustees decision on setting the tax rate, the fiscal year 2023 Unrestricted / Operating budget will be revised to reflect:

- An increase in M&O Tax Revenue providing sustainable funding for FY23 Enhancements and Innovations (Talent, Books+, Advising)
- Restoring Preventive Maintenance expense budget that was previously reduced by \$8M
- AND Future Proof the Budget with \$12 - 17M\* Prior Year savings (1-time add to Fund Balance) for FY24 potential State Appropriations reductions, inflation, and FY24 Books+ (\$8M 1-time funds cease)



# Federal and State Grants

	Revenues	Expenses
<b>Instruction and General Total</b>	<b>\$80.7</b>	<b>\$80.7</b>

- Usually revenues equal expenses
- Expected to be received from grants such as Title V STEM, National Science Foundation, Title III HBCU, etc.
- HEERF funds to be expended in FY23 (Sept. 1, 2022 – August 31, 2023)



# Financial Aid Refunds

	Revenues	Expenses
<b>Scholarships &amp; Fellowships</b>	<b>\$75.8</b>	<b>\$81.0</b>

- Pass through revenues from Pell and State Financial Aid (Texas Equalization Opportunity Grant (TEOG) and Texas Grant to refund to students (Note 1)
- Expenses are recorded for pass through from Pell, TEOG, Texas Grant and Texas Public Education Grant (TPEG) to students
- Transfer in – from Operating Budget, State Statute requires a minimum of 6% of Tuition & Fees to be used for TPEG.

**Note 1:** Amounts do not include all federal financial aid, such as direct loans and grant amounts used to pay tuition and fees.

# Capital Projects

	Revenues	Expenses
<b>Capital Projects</b>	<b>\$388.7</b>	<b>\$327.1</b>

- Revenue/Expense includes the 2017 CIP, 2019 MTN and new 2022 MTN.
- Revenues are fiscal year new issuances
- Expenses are multi-year in nature, including funds from prior year issuances

CIP = Capital Improvement Program

MTN = Maintenance Tax Notes

# Debt Service

	Revenues	Expenses
<b>Debt Service</b>	<b>\$88.6</b>	<b>\$95.9</b>

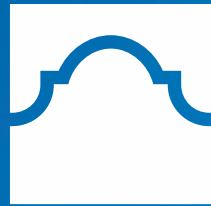
- Revenues from debt tax levy for GO Bonds and MTN
- Expenses are debt service payments for GO Bonds, MTN, Revenue Bonds and Other
- Transfer In – from Operating Budget for Revenue Bonds



# Board Actions Needed at Regular Board Meeting on 8/16/22

- Approve all-funds budget (> \$1 Billion), including:
  - Revised Unrestricted operating budget
  - Restricted Revenues and Expense Budget
- Based on the Board's input tonight regarding the tax rate, the All-Funds Budget dollar amounts will be updated to:
  - Increase tax revenue providing sustainable, recurring funds for FY23 Talent, AlamoBOOKS+, and Advising enhancements;
  - Restore Prev. Maintenance previously reduced; and
  - Set-aside Prior Year Savings in Fund Balance to Future Proof the Budget for potential State Funding Cuts, Inflation, etc.

# Questions



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## Discussion and Possible Action on Fiscal Year 2022 – 2023 All Funds Budget

Presented to the Board Acting as Committee of the Whole on August 09, 2022 and now presented to the Board for approval on August 16, 2022.

Pending Property Tax Rate discussion;  
will complete amounts for 8/16/2022

### MINUTE ORDER

“The Board of Trustees hereby approves the Fiscal Year 2022-23 total budget with projected revenues of \$\_\_\_; restricted and plant fund balance inflow of resources of \$\_\_\_; operating fund balance commitment of \$\_\_\_; and expenses of \$\_\_\_ (Exhibit I), and the All Funds Budget Report by Location (Exhibit III).”

### PURPOSE

Approval of the fiscal year 2022 – 2023 total budget including all restricted accounts and operating budgets for Alamo Colleges District - San Antonio College, St. Philip’s College, Palo Alto College, Northwest Vista College, Northeast Lakeview College and district-wide support operations.

### BACKGROUND

The Operating budget was approved by the Board of Trustees on July 16, 2022 to enable planning for the next academic year by the five colleges. This submission is for approval of the updated Total Budget including:

- a) Revision of Operating Budget for increased tax revenue, restoring preventive maintenance expense previously reduced, and restoring Fund Balance to establish reserves for potential FY24 State Appropriations reductions and inflation; and
- b) Adoption of Restricted and Plant fund Revenue and Expense budgets and related fund balance transfers. (NOTE: The commitment of fund balance for construction projects is spread over multiple years.

In December, Exhibit I will be amended for adjustments to the beginning fund balance to match the audited August 31, 2022 financial statements. Exhibit II is the Operating Budget that was approved by the Board of Trustees on July 16, 2022, as revised for final tax revenues.

### IMPLICATIONS

**Financial:** Fiscal Year 2022-23 Total Budget: Revenues of \$\_\_\_, Expenses of \$\_\_\_, Restricted and Plant Fund inflow of \$\_\_\_, Operating Fund Balance transfer of \$\_\_\_, resulting in a variance of \$\_\_\_ in fund balance

**Strategic Objective:** Objective I, II and III: Student Success, Leadership and Performance Excellence

**Employee Services:** N/A

**ATTACHMENTS:** (PENDING) All Funds Budget Report (Exhibit I); July 16, 2022 approved Operating Budget (Exhibit II); All Funds Budget Report by Location (Exhibit III)

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Shayne A. West Date  
Associate Vice Chancellor-Financial Planning  
& Auxiliary Services

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Diane E. Snyder, CPA, Ph.D. Date  
Vice Chancellor-Finance & Administration

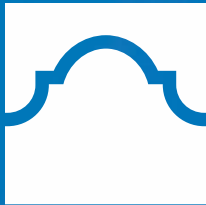
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Dr. Mike Flores Date  
Chancellor



# Overview for Purchase Contract Award – Medical Lab Supplies for Student Instruction

Gary O’Bar, C.P.M.  
Director, Purchasing & Contract Administration



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# Purpose

- This contract action provides for the purchase of Medical Lab Supplies for Student Instruction for use enterprise-wide on an as needed basis. The initial purchases are scheduled for the San Antonio College Natural Sciences, and the Allied Health and Kinesiology Programs.
- The items scheduled for purchase include equipment and supplies for minor surgery, infection control/sterilization, personal protection and intravenous therapy that will contribute to an updated preclinical room and laboratory, providing students a realistic opportunity to train safely using medical equipment that is mandated to be used in the workforce.
- These items will be used during in-class lectures on how to perform various medical procedures as well as during the hands-on demonstration and evaluation of students.



# Recommended Contract Action

**Type of Contract Action:** Awarding contracts for the purchase of Medical Lab Supplies for Student Instruction

**Vendors:** Medical Wholesale LLC, and Pocket Nurse Enterprises, Inc. DBA Pocket Nurse

**Award Amount:** Estimated \$350,000 annually

**Contract Term:** The contracts begin upon award and terminate August 31, 2026 and have three, one-year options for renewal upon mutual consent of the contractors and the Alamo Colleges District.

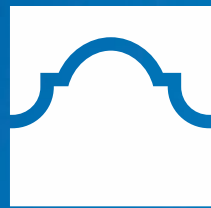
**Local Vendor:** Y

**SMWVBE:** Y

**Funding:** Funding is not encumbered with this action and will be provided with each purchase.



Thank you.



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# Appendix: Background

- A notice soliciting Competitive Sealed Proposals (CSP) was advertised in the San Antonio Express News and La Prensa de San Antonio twice over a 30-day period. Additionally, Purchasing & Contract Administration sent notices to 117 potential Offerors.
- Representatives from San Antonio College Natural Sciences, Allied Health and Kinesiology Programs evaluated the four proposals received by the CSP deadline.
- These proposals are recommended for award on a best value basis.
- An evaluation process to formally award multiple contracts to various Offerors was conducted to reduce the delays in repetitive bidding, expand the range of services, and to ensure services are available when needed.
- The amounts shown are the Alamo College District's best estimates for a one-year period. There is no guaranteed amount of purchase commitment. The actual amount paid will be determined by the amount of goods purchased.
- 



## Discussion and Possible Action on the Purchase of Medical Lab Supplies for Student Instruction

Presented to the Board Acting as Committee of the Whole on August 9, 2022 and now presented to Board for approval on August 16, 2022.

### MINUTE ORDER

**“The Board of Trustees hereby awards a contract to Medical Wholesale LLC and Pocket Nurse Enterprises, Inc. DBA Pocket Nurse providing for the purchase of Medical Lab Supplies for Student Instruction on an as needed basis for an estimated annual amount of \$350,000.00 as requested by the office of the President for San Antonio College.”**

### PURPOSE

This contract action provides for the purchase of Medical Lab Supplies for Student Instruction for use enterprise-wide on an as needed basis. The initial purchases are scheduled for the San Antonio College Natural Sciences, and the Allied Health and Kinesiology Programs. The items scheduled for purchase include equipment and supplies for minor surgery, infection control/sterilization, personal protection and intravenous therapy that will contribute to an updated preclinical room and laboratory, providing students a realistic opportunity to train safely using medical equipment that is mandated to be used in the workforce. These items will be used during in-class lectures on how to perform various medical procedures as well as during the hands-on demonstration and evaluation of students.

These Programs provide an environment for fostering excellence in technical achievement while remaining responsive to the needs of the community. The mission is fulfilled by providing education and training that assures demonstration of entry-level competencies, and prepares graduates to accomplish job functions at a number of healthcare facilities and providers.

### BACKGROUND

A notice soliciting Competitive Sealed Proposals (CSP) was advertised in the San Antonio Express News and La Prensa de San Antonio twice over a 30-day period. Additionally, Purchasing & Contract Administration sent notices to 117 potential Offerors. Representatives from San Antonio College Natural Sciences, Allied Health and Kinesiology Programs evaluated the four proposals received by the CSP deadline. As a result of this effort, the proposals submitted by Medical Wholesale LLC and Pocket Nurse Enterprises, Inc. DBA Pocket Nurse is recommended for award on a best value basis. Contracts awarded as a result of this action will begin upon award and terminate August 31, 2026 and have three, one-year options for renewal upon mutual consent of the contractors and the Alamo Colleges District. An evaluation process to formally award multiple contracts to various Offerors was conducted to reduce the delays in repetitive bidding, expand the range of services, and to ensure services are available when needed. The amounts shown are the Alamo College District's best estimates for a one-year period. There is no guaranteed amount of purchase commitment. The actual amount paid will be determined by the amount of goods purchased. The contract award to Medical Wholesale LLC will contribute to the Alamo Colleges District SMWVBE Aspiration Goals.

### IMPLICATIONS

Financial: Estimated \$350,000.00 annually; funding is not encumbered with this action and will be provided with each purchase.

Strategic Plan: Goal I – Student Success; Goal III - Performance Excellence

Employee Services: None

### Attachments: Price Tabulation and Evaluation Criteria

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Gary O'Bar, C.P.M.  
Director, Purchasing & Contract Administration

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Dr. Francisco Solis  
Interim President, San Antonio College

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Dr. Diane E. Snyder, CPA, Ph.D.  
Vice Chancellor, Finance & Administration

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Dr. Mike Flores  
Chancellor



Price Tabulation  
Purchase of Medical Lab Supplies for Student Instruction

ITEM NO.	DESCRIPTION	Ebisu Supplies LLC	Medical Wholesale LLC	Pocket Nurse Enterprises, Inc. DBA Pocket Nurse	Rubrix LLC
1	Discount Off Price List	10%	20-25%	20%	5%
	Price Ranking	3	1	2	4
	Technical Ranking	3	1	2	4
	Overall Ranking	3	1	2	4

Notes:

- 1) Purchases will be made on an as needed basis.
- 2) Product types will vary by Offeror.
- 3) The actual price quoted at the time of purchase to include discounts proposed by Offerors.

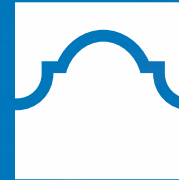


Evaluation Criteria  
Purchase of Medical Lab Supplies for Student Instruction

Criteria	Maximum Points
Purchase Price	30
Quality of Vendor's Goods or Services	35
Extent to Which the Goods or Services Meets the Alamo College District's Needs	35

# Summary of Internal Audit's FY 2022 Risk Assessment Results & Proposed FY 2023 Internal Audit Plan

August 9, 2022



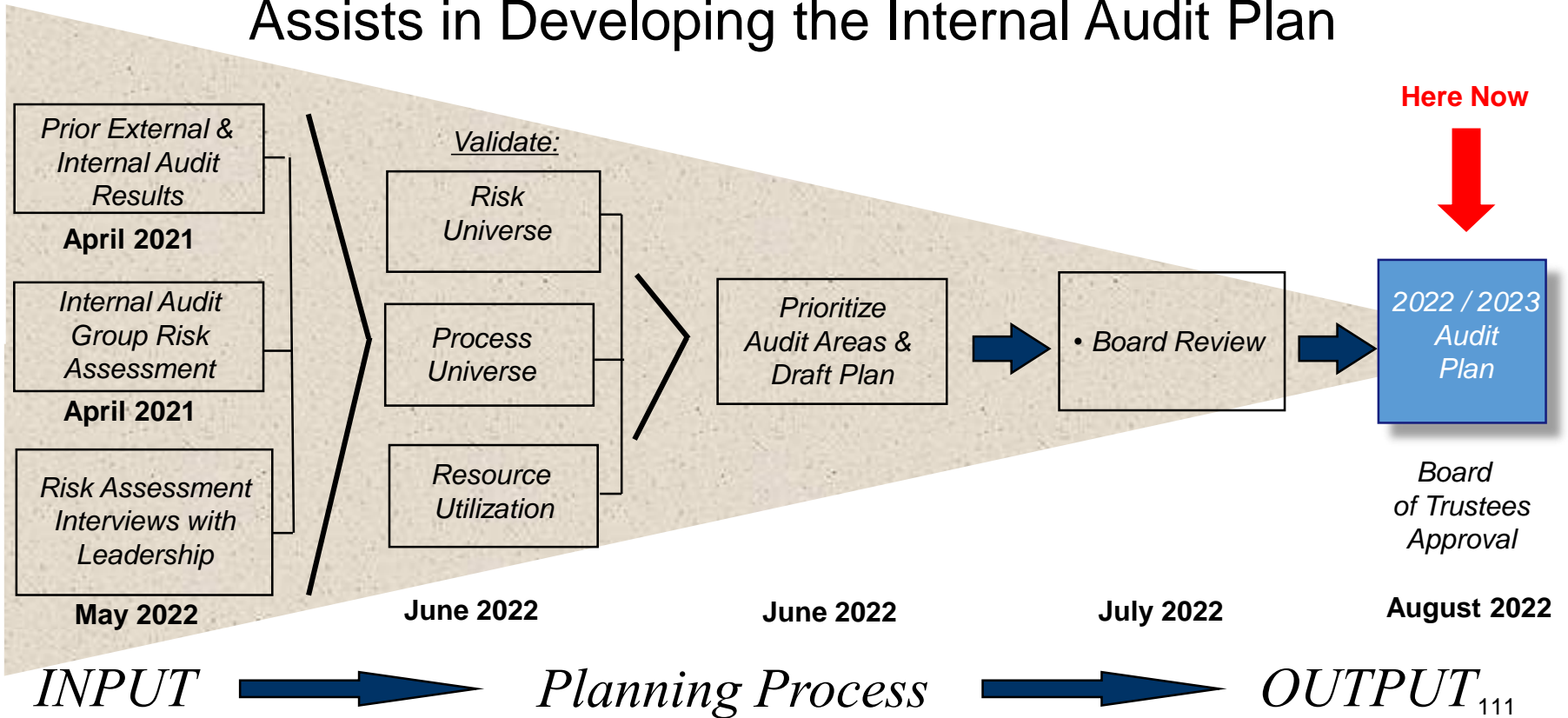
ALAMO  
COLLEGES  
DISTRICT



Malcolm Baldrige  
National Quality Award  
2018 Award Recipient

Achieving the Dream  
LEADER COLLEGE  
OF DISTINCTION

# Risk Assessment Identifies Key Areas of Risk and Assists in Developing the Internal Audit Plan



# Factors Considered for Risk Assessment

- Discussion with Board and Management (30%)
- Length of time since the last audit (20%)
- Number of substantiated hotline or investigations (15%)
- External and internal assurance providers (10%)
- Other factors such as financial, reputation, strategic risks, complexity, and number of students/employees (25%)



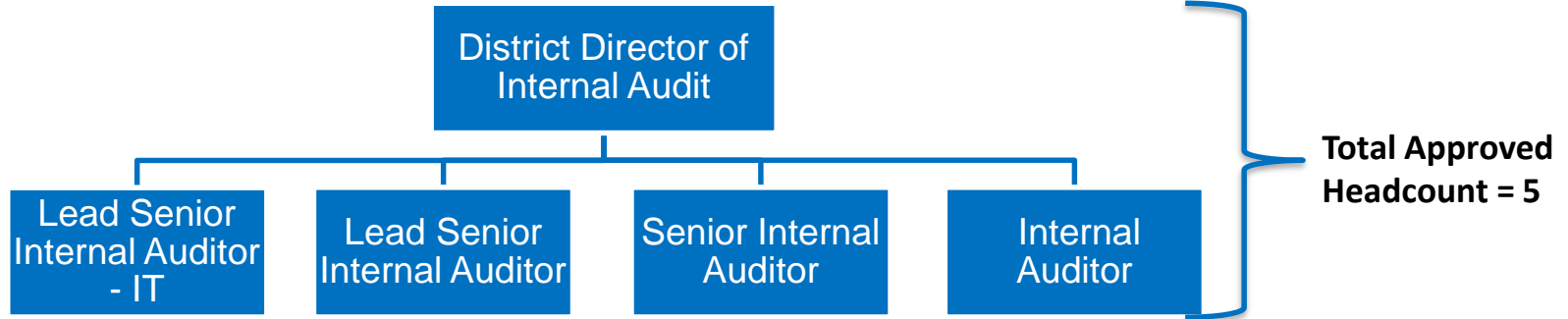
# Audit Subjects Ranked by Risk - 2022

Ranking	Highest Risk
1	HR – Employment
2	Fiscal Services – Grants and Contracts
3	Colleges – Grant Management
4	IT – Risk and Security Management
5	College – District-Wide Advising
6	Ethics and Compliance – Governance
7	HR – Compensation and Benefits Administration
8	Fiscal Services – Budgeting
9	Fiscal Services – Payroll (including Time & Attendance Rptg)
10	Colleges - Program Curriculum Review (workforce or academic)
11	Fiscal Services – Records Management
12	Admission and Enrollment
13	IT – Network & Infrastructure Support
14	Privacy Protection (Data)
15	ERM - Operational Risk Management & Safety

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# Internal Audit Resources



	Fiscal Year
Total Hours	10,400
Less Audit Director's Time	<u>(2,080)</u>
<b>Net Internal Audit Staff Time</b>	8,320
Holidays/Personal/Vacation/Sick	(1,588)
Training	(400)
Staff General Administration	(832)
<b>Total Time Available for Audits, Investigations, &amp; Consulting Engagements</b>	5,500

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# Proposed 2023 Internal Audit Plan (9/1/22 – 8/31/23)

	Project Type	Potential Audit Focus Description	Est. Hours
1	Hiring Process Audit	Evaluate Alamo Colleges hiring practices and identify opportunities to increase such practices' efficiency, effectiveness, and economy.	700
2	Grant Management Audit	Assess the adequacy and effectiveness of governance, risk management, and control processes in ensuring efficiency and effectiveness in the management of grants.	560
3	Texas Administrative Code (TAC) § 202 Compliance Audit	Evaluate the controls and processes in place to ensure compliance with Texas Administrative Code 202 Subchapter C Security Control Standards.	500
4	Ethics and Compliance Program Audit	Evaluate the design, implementation, and effectiveness of Alamo Colleges' ethics-related objectives, programs, and activities. (Mandatory Audit)	500
5	District-Wide Advising Audit	Evaluate the Alamo Colleges' academic and career advising practices to ensure they provide consistent student support levels.	600

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# Proposed 2023 Internal Audit Plan (9/1/22 – 8/31/23)

	Project Type	Potential Audit Focus Description	Est. Hours
6	Colleges – IT and Technical Services Audit	Determine the effectiveness of Information Technology General Controls at the Colleges. The potential areas include Access Management, Security Management, Network Management, Change Management, and Problem Management.	800
7	Investigations / Special Requests / External Quality Assessment	Perform and assist on EthicsPoint and other investigations, special requests, and the required External Quality Assessment Review	250
8	Internal Quality Assessment Review	Perform the annual self-assessment required by the Institute of Internal Auditors' International Standards for the Professional Practice of Internal Auditing.	170
9	Periodic Monitoring Program	Establish a data analytics and continuous monitoring program using ACL Analytics focus on identifying and mitigating fraud risks.	500
10	Follow-up Reviews	Follow-up on completion of audit observations action plans.	120
11	Carryforward	For completion of audits still outstanding from the FY 2022 Audit Plan	800
	Total		5,500 <sup>6</sup>



# Proposed Alternate and Future Projects

Project Type	Preliminary Audit Focus Description
Alamo Promise Audit	Audit of student eligibility, management of funds, and compliance with provisions of the Alamo Promise program.
Third-Party Vendor Audit	Determine whether Alamo Colleges has effective governance, risk management, and control framework for managing third-party risks for outsourced services.
Budgeting Audit	Evaluate Alamo Colleges' annual budget design and processes used for planning and forecasting.
Fiscal Services – Records Management	Evaluate the policies, processes, and controls over records and information management and assess departments' compliance with the Texas State Records Retention Schedule and other regulations.
Procurement Card (Pcard) Process Review	Evaluate the design of internal controls and the administration of the procurement card program.
Data Privacy Protection Audit	Assess Alamo Colleges' privacy protection processes and controls to ensure compliance with Alamo Colleges' policies and procedures, and applicable laws, rules, and regulations.

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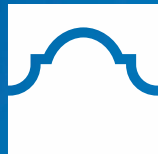


# Request for Approval

Discussion and Possible Action on the 2022  
Annual Risk Assessment and Proposed Fiscal  
Year 2023 Internal Audit Plan



Thank you.



ALAMO  
COLLEGES  
DISTRICT



Malcolm Baldrige  
National Quality Award  
2018 Award Recipient



Achieving the Dream LEADER  
COLLEGE  
OF DISTINCTION

## Discussion and Possible Action on the 2022 Annual Risk Assessment and Proposed Fiscal Year 2023 Internal Audit Plan

Presented to the Board Acting as Committee of the Whole on August 9, 2022, and presented to the Board for approval on August 16, 2022.

### MINUTE ORDER

**"The Board of Trustees hereby approves the 2022 Annual Risk Assessment and Proposed Fiscal Year 2023 Internal Audit Plan"**

### PURPOSE

The Board tasked the Audit, Budget, and Finance Committee with reviewing the annual risk assessment and audit plan. The Internal Audit Protocol requires these documents to be presented to Board of Trustees annually. The risk assessment helps identify and rank potential risk areas for Alamo Colleges District. This document was the basis for the Internal Audit Department to recommend the proposed project plan for the next fiscal year.

### BACKGROUND

The Board of Trustees has approved Audit Committee and Internal Audit Charters that require internal audit work to be risk-based. The International Standards for the Professional Practice of Internal Auditing also require that a risk analysis occur at least annually to determine the priorities for internal audit activities.

Alamo Colleges Internal Audit Department surveyed the Trustees, Chancellor, Presidents, Vice Chancellors, and selected Vice Presidents, Associate Vice Chancellors, and Directors to obtain their perspectives on risks for the District. Based on this information, a proposed project plan was prepared that considers the highest risk areas for Alamo Colleges District and other value-added services. This plan encompasses both audit and non-audit service projects, including investigations. The proposed internal audit plan reflects the prioritization of projects based on the department staff and available time.

### IMPLICATIONS

**Financial:** Funding Source: Account 119001-891031-5010  
Funded by the FY 2023 Internal Audit Department Budget

**Strategic Plan:** Strategic Objective III – Performance Excellence

**Employee Services:** None

**ATTACHMENT:** Internal Audit Risk Assessment Results and Proposed FY 2023  
Internal Audit Plan

\_\_\_\_\_  
Mr. Frank Cortez Date  
District Director of Internal Audit

\_\_\_\_\_  
Dr. Yvonne Katz Date  
Chairwoman, Audit, Budget, & Finance Committee



ALAMO  
COLLEGES  
DISTRICT

## Discussion and Possible Action on Monthly Contracts Report

Presented to the Board Acting as Committee of the Whole on August 9, 2022, and now presented to the ALAMO COLLEGES DISTRICT BOARD OF TRUSTEES on August 16, 2022.

### MINUTE ORDER

**“The Alamo Colleges District Board of Trustees hereby approves this report on non-grant contracts (public) made to the Alamo Colleges District for the period of September 1, 2021, through July 31, 2022.”**

### PURPOSE

To provide a monthly report on non-grant contracts received by the Alamo Colleges District.

### BACKGROUND

Contracts – Non-grant contracts are contracts in which Alamo Colleges District receives funds to provide special or negotiated services or training to private corporations. For the period ending June 30, 2022, there are a total of 18 contracts that total \$1,325,424.00 in external funding. This will allow services to be provided to 3,989 individuals.

### OBJECTIVE/FACT

To supplement activities not funded by Institutional Funds.

### IMPLICATIONS

**Financial:** Yes

**Strategic Plan:** Goal III. Performance Excellence

**Human Resources:** Yes

**ATTACHMENTS:** YTD Contract (Non-Grant) Summary Report.

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Linda Rivas, Interim Associate Vice Chancellor  
of Continuing Education

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Xavier Urrutia, Interim Vice Chancellor  
for Economic & Workforce Development

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Dr. Mike Flores, Chancellor

**ALAMO COLLEGES DISTRICT**  
**Year-To-Date Contract (Non-Grant) Summary Report**

Status: September 1, 2021 – July 31, 2022

**I. Current Month Contracts District Wide:**

No.	Contract Recipient (District Wide)	No. of Courses	Monthly No. Students to be Served	YTD No. Students to be Served
1	Workforce Training Network	267	438	3989
	<b>Total</b>	<b>267</b>	<b>438</b>	<b>3989</b>

**II. Year-to-Date Number of Contracts in Selected Dollar Ranges:**

No.	Contract Recipient	\$ .01-\$9,999.99	\$10,000- \$100,000	\$100,000 and Higher	Total
1	Workforce Training Network	4	11	3	18
	<b>Total</b>	<b>4</b>	<b>11</b>	<b>3</b>	<b>18</b>

Source: All data provided by Workforce Training Network-Continuing Education Department.



**ALAMO COLLEGES DISTRICT  
FY2022 MONTHLY (MTD) GRANT AWARD ACTIVITY REPORT**

June 01, 2022-June 30, 2022

Item No.	Grant Code	College	Funding Source/Grant	Description/Function	Date of Award Letter	Match Amount	Indirect Cost	Funding Amount	Students Served	No. of FTEs	
1	213105	Palo Alto College	Texas Workforce Commission; <u>Project Title:</u> "TWC Governors Summer Merit Program".	The purpose of this grant is to improve middle school and high school students familiarity and experience with post-secondary educational opportunities leading to STEM careers while developing collaboration among workforce development programs, colleges, universities and Texas middle and high schools. One of the goals is to relieve financial obstacles by awarding scholarships to eligible Texas middle and high school students who may not have had an opportunity to attend a summer camp.	3/10/2022	\$0	\$0	\$83,206	120	1.00	
	1		<b>Total PAC-MTD Single Year Grants</b>			\$0	\$0	\$83,206	120	1.00	
	1			<b>Total MTD Single Year Grants</b>		\$0	\$0	\$83,206	120	1.00	
				<b>Multi Year Grants</b>							
1	219358	District	Texas Workforce Commission; <u>Project Title:</u> "Adult Education and Literacy (AEL) Alamo Consortium". Year 2 of 8.	The AEL Alamo Consortium is a group of LEA's community based organizations, Institutes of Higher Education (IHEs), public or private non-profit entities who have come together to build systems of success for Adult Education and Literacy and English Literacy Civics at all levels. The AEL Consortium will lead the Adult Learner Success. <i>Additional funding in the amount of \$6,968.</i>	7/1/2021	\$0	\$0	\$6,968	0	0.00	
	1		<b>Total DIST.-MTD Multi Year Grants</b>			\$0	\$0	\$6,968.00	0.00	0.00	
	1			<b>Total MTD Multi-Year Grants</b>		\$0	\$0	\$6,968	0.00	0.00	
	2		<b>GRAND TOTAL-MTD SINGLE AND MULTI-YEAR GRANTS</b>				\$0	\$0	\$90,174	120	1.00

# ALAMO COLLEGES DISTRICT

## FY 2022 YTD Grant Award Summary Report

Includes All Single Year Grants and the Current Year of Multi-Year Grants

September 1, 2021 -June 30, 2022

No.	College	No. of Grants	Match Amounts	Indirect Cost Received	YTD Funding Amount	No. of Students Served	No. of FTEs
1	District Grants	12	\$ 242,210	\$ 59,645	\$ 5,236,505	14,397	18.50
2	San Antonio College	16	\$ -	\$ 1,184,623	\$ 5,162,501	32,466	36.00
3	St. Philip's College	10	\$ 21,240	\$ 155,582	\$ 6,805,618	28,818	3.00
4	Palo Alto College	13	\$ -	\$ 97,643	\$ 3,520,993	4,089	26.00
5	Northwest Vista College	5	\$ -	\$ 148,927	\$ 2,137,273	17,127	12.51
6	Northeast Lakeview College	1	\$ -	\$ -	\$ 416,523	6,587	0.00
<b>GRAND TOTAL</b>		<b>57</b>	<b>\$ 263,450</b>	<b>\$ 1,646,420</b>	<b>\$ 23,279,413</b>	<b>103,484</b>	<b>96.01</b>

**ALAMO COLLEGES DISTRICT**  
**FY 2022 Monthly & YTD Grant Award Funding Activity Report with Award Description**  
September 1, 2021 -June 30, 2022

Item No.	Grant Code	College	Funding Source/Grant	Description/Function	Date of Award Letter	Match Amount	Indirect Cost	Funding Amount	Students Served	No. of FTEs
1	219135	District	<b>Texas Higher Education Coordinating Board (THECB), Project Title: "Texas Reskilling and Upscaling for Education (TRUE)".</b>	Alamo College District will design and deliver 15 short-term non-degree micro-credentials to upskill and reskill nurses and allied health practitioners. Micro-credentials will be stacked and/or integrated into credit-bearing programs to create three to five health and Biosciences micro-pathways. Micro-pathways will serve those worker-learners who possess no experience in Nursing or Allied Health.	11/23/2021	\$125,000	\$0	\$500,000	150	0.0
2	219136	District Economic Workforce Development	<b>Texas Workforce Commission, Project Title: "Skills for Small Business Program".</b>	The Skills for Small Business (SSB) Program will provide training for small private businesses in the local area. Each participating business partner will select training courses for its new and/or existing employees that will contribute to the enhancement of the business operation.	11/1/2021	\$0	\$0	\$52,500	27	0.0
3	219167	District Economic Workforce Development	<b>AmeriCorps/Public Allies Inc. Project Title: "Public Allies San Antonio".</b>	The purpose of this grant is to develop our ability to meet the needs of the community by increasing our opportunity to work with community based organizations. The partnership with the organizations will help develop a cohort of young social service leaders who can facilitate transformational change, leading to the improvement of their communities.	9/1/2021	\$0	\$0	\$366,750	25	0.0
4	219168	District	<b>U.S. Department of Education thru Texas Higher Education Coordinating Board (THECB), Project Title: "Reporting Modernization Grant".</b>	Funds are dedicated to supporting data and reporting system needs for upcoming changes to the CBM report which includes: Census Student Schedule Report, Student End of Semester Report, Student Census Report.	6/2/2021	\$0	\$0	\$25,000	0	0.0
5	219169	District	<b>U.S. Department of Education thru Texas Higher Education Coordinating Board (THECB), Project Title: "Accelerating Credentials of Purpose and Value Grant Program".</b>	This project will expand high-value, short duration credential programs by prototyping a minimum of two career micro pathways in health care and biosciences within the larger career paths of (a) direct patient care and (b) diagnostic care. Micro-credentials which incorporate the skills and knowledge required in each micro-pathway will be developed after prototyping is completed and validated.	2/7/2022	\$0	\$0	\$500,000	0	0.0
6	219170	District	<b>U.S. Department of Education thru Texas Higher Education Coordinating Board (THECB), Project Title: "Texas Completion Repayment Grant Program".</b>	The requested funding to pay off holds on student accounts will provide an ideal complement to the comprehensive plan presented by an ACD task force on Stop-outs and Continuing Students to the Board of Trustees on 12/14/21.	1/5/2022	\$0	\$0	\$250,000	150	0.0
7	219173	District	<b>City of San Antonio, Project Title: "Student Homeless Youth Emergency Aid".</b>	The Student Homeless Youth Emergency Aid Program provides case managed resources to students who are facing food and housing insecurity and even homelessness. The Student Advocacy Centers currently have SNAP benefits Navigators that assist students to apply for food assistance programs as well as other emergency services such as clothes closets and transportation assistance. Food distribution is weekly in partnership with the San Antonio Food Bank and also ecards for food and groceries are provided.	9/1/2021	\$0	\$0	\$60,000	35	0.0

**ALAMO COLLEGES DISTRICT**  
**FY 2022 Monthly & YTD Grant Award Funding Activity Report with Award Description**  
September 1, 2021 -June 30, 2022

Item No.	Grant Code	College	Funding Source/Grant	Description/Function	Date of Award Letter	Match Amount	Indirect Cost	Funding Amount	Students Served	No. of FTEs
8	219876	District Economic Workforce Development	U.S. Department of Education thru Texas Higher Education Coordinating Board (THECB); <u>Project Title: "Career and Technical Education"</u> .	The Perkins Basic Grant Program supports Awarded Applicants in educating students who enroll in CTE courses and programs in preparation for high-skill, high-wage, or high-demand occupations. The success of an Awarded applicant in educating these students will be measured by its ability to meet state-determined, performance targets for each of three core indicators approved by the U.S. Department of Education/Office of Career Technical and Adult Education (OCTAE). <i>Additional funding in the amount of \$434,433.</i>	9/1/2021	\$0	\$0	\$2,500,714	11,260	5.00
	<b>8</b>		<b>Total Dist.- YTD Single Year Grants</b>			<b>\$125,000</b>	<b>\$0</b>	<b>\$4,254,964</b>	<b>11,647</b>	<b>5.00</b>
1	211426	San Antonio College	U.S. Department of Education, <u>Project Title: "San Antonio College's (SAC) CARES Emergency Fund-Hispanic/Minority-Serving Institutions"</u> .	To address the financial needs of students due to the disruption of campus operations from coronavirus; funds will be used for the sole and exclusive purpose of providing emergency financial aid grants to students for their expenses related to the disruption of campus operations due to coronavirus. <i>Additional Funding in the amount of \$1,719.515 from the American Rescue Plan (ARP).</i>	12/9/2020	\$0	\$0	\$1,719,515	19,000	2.00
2	241014	San Antonio College	Centers for Disease Control thru American College Health Association; <u>Project Title: "COVAC Initiative Mini Grant"</u> .	Project will utilize student peer ambassadors and mentors to help build awareness and brainstorm strategies surrounding student COVID-19 vaccinations. Project is rooted on empowering students to take an active role in their health literacy and to promote the resources they know about and share with others.	8/4/2021	\$0	\$0	\$3,000	1,000	2.00
	<b>2</b>		<b>Total SAC-YTD Single-Year Grants</b>			<b>\$0</b>	<b>\$0</b>	<b>\$1,722,515</b>	<b>20,000</b>	<b>4.00</b>
1	212094	St. Philip's College	U.S. Department of Transportation, <u>Project Title: "CMVOST Grant Program"</u> .	Project goal is to expand the number of individuals receiving commercial motor vehicle operator safety training in order to reduce the severity and number of crashes on U.S. roads involving commercial motor vehicles. Specifically to recruit current and former members of the United States Armed Forces and their spouses and provide them with superior safety focused training and provide placement services to assist them in becoming employed in the transportation industry.	8/1/2021	\$21,240	\$0	\$120,360	24	0.00
2	212636	St. Philip's College	Texas Workforce Commission, <u>Project Title: "Apprenticeship Training Program"</u> .	The purpose of the program is to provide classroom and technical training to apprentices in support of their on the job training in their fulltime employment. Grant Award will pay a portion of the cost for job-related in person classroom instruction. The program combines on the-job training under supervision of experienced journey workers with in person classroom instruction. <i>Additional funding in the amount of \$48,568.</i>	9/1/2021	\$0	\$0	\$109,952	182	0.00
	<b>2</b>		<b>Total SPC YTD Single-Year Grants</b>			<b>\$21,240</b>	<b>\$0</b>	<b>\$230,312</b>	<b>206</b>	<b>0.00</b>
1	213104	Palo Alto College	U.S. Department of Education thru Texas Higher Education Coordinating Board (THECB), <u>Project Title: "Work-Based Learning Opportunity Grants Internships"</u> .	Grant will cover the cost of student wages for student internships for up to 60 students. Will also provide financial aid for students enrolled in Business Management, Computer Science & Technology, Landscape and Horticulture and other CTE programs.	2/15/2022	\$0	\$0	\$225,000	90	0.00

**ALAMO COLLEGES DISTRICT**  
**FY 2022 Monthly & YTD Grant Award Funding Activity Report with Award Description**  
September 1, 2021 -June 30, 2022

Item No.	Grant Code	College	Funding Source/Grant	Description/Function	Date of Award Letter	Match Amount	Indirect Cost	Funding Amount	Students Served	No. of FTEs
2	213105	Palo Alto College	<u>Texas Workforce Commission; Project Title: "TWC Governors Summer Merit Program"</u> .	The purpose of this grant is to improve middle school and high school students familiarity and experience with post-secondary educational opportunities leading to STEM careers while developing collaboration among workforce development programs, colleges, universities and Texas middle and high schools. One of the goals is to relieve financial obstacles by awarding scholarships to eligible Texas middle and high school students who may not have had an opportunity to attend a summer camp.	3/10/2022	\$0	\$0	\$83,206	120	1.00
3	213426	Palo Alto College	<u>U.S. Department of Education, Project Title: "Palo Alto College-CARES HSI"</u> .	Grant funds will be used to defray expenses associated with coronavirus including lost revenue, reimbursement for expenses already incurred, technology costs associated with a transition to distance education and make additional emergency financial grants to students. Can also be used for student emergency costs that arise due to coronavirus such as tuition, food, housing, health care or child care (including Mental Health care). <i>Additional funding in the amount of \$823,190 from the American Rescue Plan (ARP).</i>	7/2/2020	\$0	\$0	\$823,190	2,000	0.00
<b>3</b>			<b>Total PAC-YTD Single Year Grants</b>			<b>\$0</b>	<b>\$0</b>	<b>\$1,131,396</b>	<b>2,210</b>	<b>1.00</b>
1	215426	Northeast Lakeview College	<u>U.S. Department of Education, Project Title: "Northeast Lakeview College COVID Assistance Project"</u> .	Supplementary funding for HEERF Funds for emergency aid grants to students.	7/31/2021	\$0	\$0	\$416,523	6,587	0.00
<b>1</b>			<b>Total NLC-YTD Single Year Grants</b>			<b>\$0</b>	<b>\$0</b>	<b>\$416,523</b>	<b>6,587</b>	<b>0.00</b>
<b>16</b>			<b>Total YTD Single Year Grants</b>			<b>\$146,240</b>	<b>\$0</b>	<b>\$7,755,710</b>	<b>40,650</b>	<b>10.00</b>
			<b>Multi-Year Grants</b>							
1	219121	District	<u>University of Texas at San Antonio, Project Title: "Bexar County Fostering Educational Success Pilot Program"</u> , Year 2 of 2.	The University of Texas at San Antonio, Texas A&M San Antonio, Alamo Colleges District, Bexar County Children's Court and Child Advocates San Antonio have partnered for the creation of the Fostering Educational Success for Students with a history of Foster Care Pilot Project.	9/1/2021	\$0	\$0	\$379,276	800	1.00
2	219124	District Economic Workforce Development	<u>U.S. Department of Labor, Project Title: "Apprenticeships: Closing the Skills Gap"</u> . Year 3 of 4.	The Healthcare Apprenticeship Partnership will convene key employer partners to develop new apprenticeship programs in key occupations in the healthcare sector to build an apprenticeship pathway and expand access to trainees.	2/18/2020	\$117,210	\$59,645	\$260,477.50	800	2.50
3	219166	District	<u>U.S. Department of Education; Project Title: "Alamo Colleges District Educational Opportunity Centers Program"</u> . Year 1 of 5.	This project will provide counseling and information on college admissions to eligible adults who want to enter or continue a program postsecondary education. Project will also offer services to improve the financial and economic literacy of participants, counsel participants on financial aid options and assist in the application process to increase the number of adults who enroll in post-secondary education institutions.	8/23/2021	\$0	\$0	\$232,050	850	3.00

**ALAMO COLLEGES DISTRICT**  
**FY 2022 Monthly & YTD Grant Award Funding Activity Report with Award Description**  
September 1, 2021 -June 30, 2022

Item No.	Grant Code	College	Funding Source/Grant	Description/Function	Date of Award Letter	Match Amount	Indirect Cost	Funding Amount	Students Served	No. of FTEs
4	219358	District	<b>Texas Workforce Commission; Project Title: "Adult Education and Literacy (AEL) Alamo Consortium"</b> . Year 2 of 8.	The AEL Alamo Consortium is a group of LEA's community based organizations, Institutes of Higher Education (IHEs), public or private non-profit entities who have come together to build systems of success for Adult Education and Literacy and English Literacy Civics at all levels. The AEL Consortium will lead the Adult Learner Success. <i>Additional funding in the amount of \$66,695.</i>	7/1/2021	\$0	\$0	\$109,737	300	7.00
	<b>4</b>		<b>Total Dist.-YTD Multi-Year Grants</b>			<b>\$117,210</b>	<b>\$59,645</b>	<b>\$981,541</b>	<b>2,750</b>	<b>13.50</b>
1	211137	San Antonio College	<b>U.S. Department of Education; Project Title: "Highlands Upward Bound Math and Science Project"</b> . Year 5 of 5.	Upward Bound Math an Science provides student services programs for individuals from disadvantage backgrounds, first generations, low-income individuals, etc. Provides up to four years of additional academic support through summer instruction in math, language arts, compositions, foreign language and lab sciences with the curricula that aligns with state exams and state readiness standards.	9/6/2017	\$0	\$0	\$297,584	65	3.00
2	211145	San Antonio College	<b>U.S. Department of Education; Project Title: "Edison Upward Bound Math and Science Project"</b> . Year 4 of 5.	Upward Bound Math and Science provides student services programs for individuals from disadvantaged backgrounds, first-generations, low-income individuals, etc. UBMS provides up to four years of additional academic support through summer instruction in Math, Language Arts, Compositions, Foreign language and lab sciences with the curricula that aligns with state exams and state readiness standards.	9/6/2017	\$0	\$0	\$297,518	56	3.00
3	211153	San Antonio College	<b>U.S. Department of Education; Project Title: "San Antonio College (SAC) Project R.I.S.E. (Ready, Inspired, Successful, Engaged) SSS Program"</b> . Year 2 of 4.	San Antonio College proposes to serve at least 120 low-income, first-generation and/or disabled STEM and Health Sciences majors each year through Project R.I.S.E. The program will increase students' chances of success by providing year round tutoring and prescribed tutoring plans, academic and college readiness instruction.	8/11/2020	\$0	\$16,769	\$261,879	120	5.00
4	211154	San Antonio College	<b>U.S. Department of Education, Project Title: "San Antonio College (SAC)'s Project Veterans Achieving Learning through Opportunity and Resilience (VALOR) SSS Program"</b> . Year 2 of 5.	San Antoni College a Hispanic Serving Institution proposes to serve at least 120 low-income, first generation and or/disabled veterans each year through Project Valor. The program will significantly increase eligible student's chances of success by providing year round tutoring and p prescribed tutoring places, academic and college readiness instruction, advice and assistance with postsecondary course selection.	8/11/2020	\$0	\$16,923	\$261,786	120	5.00
5	211158	San Antonio College	<b>National Security Agency, Project Title: "National Centers of Academic Excellence in Cybersecurity (NCAE-C)"</b> . Year 2 of 2.	Goal is to increase the number of transitioning military veterans, existing first responders, and criminal justice and finance earners who are prepared to defend our nations security and prosperity via cybersecurity-related positions in San Antonio, Texas and beyond.	7/1/2021	\$0	\$26,737	\$246,700	20	1.00
6	211159	San Antonio College	<b>Texas Higher Education Board (THECB), Project Title: "Nursing &amp; Allied Health Supporting Clinical Learning to Mitigate Impediments due to COVID 19"</b> . Year 2 of 2.	To support eligible initial RN licensure programs in their efforts to mitigate the impact on Texas students' clinical learning experiences from the Corona Virus 2019 (COVID-19) in anticipation that the impact could potentially be long lasting.	10/16/2020	\$0	\$0	\$73,926	350	1.00

**ALAMO COLLEGES DISTRICT**  
**FY 2022 Monthly & YTD Grant Award Funding Activity Report with Award Description**  
September 1, 2021 -June 30, 2022

Item No.	Grant Code	College	Funding Source/Grant	Description/Function	Date of Award Letter	Match Amount	Indirect Cost	Funding Amount	Students Served	No. of FTEs
7	211161	San Antonio College	<b>National Security Agency thru Dakota State University, Project Title: "Centers of Academic Excellence in Cybersecurity Program".</b> Year 2 of 2.	SAC is pleased to partner with Dakota State University and seven of its university and community college partners to improve postsecondary cybersecurity education across the U.S.	9/30/2021	\$0	\$28,728	\$205,024	25	1.00
8	211162	San Antonio College	<b>National Endowment for the Humanities, Project Title: "San Anto History GO!".</b> Year 2 of 3.	Project aims to improve outcomes including completion, retention and learning outcome and engagement in both college and middle school history classes by providing students the opportunity to connect with the history of their neighborhoods and communities.	1/30/2021	\$0	\$0	\$56,672	100	1.00
9	211163	San Antonio College	<b>National Security Agency thru California State University, Project Title: "2020 CAEC in Cyber security Education Innovation".</b> Year 2 of 2.	SAC will prepare at least 25 existing cybersecurity faculty to obtain Department of Defense IT industry certifications with a focus on Security to prepare them for leading their institution's CAE accreditation process. SAC will identify at least 10 veterans or active duty military members who are employed in cybersecurity roles and who have an interest in teaching cybersecurity.	9/1/2020	\$0	\$42,896	\$132,068	100	1.00
10	211164	San Antonio College	<b>City of San Antonio, Project Title: "Educational Access Channel".</b> Year 2 of 2.	The intent for this grant program is to distribute PEG funding amount qualifying educational institutions in exchange for producing programing that will air on TVSA Education.	10/11/2021	\$0	\$0	\$50,000	25	0.00
11	211167	San Antonio College	<b>National Security Agency, Project Title: "GenCyber Grant Program".</b> Year 1 of 3.	GenCyber 2022 Student Summer camp at San Antonio College will introduce students to Cybersecurity concepts, computer security skills and available certificate/degree programs. Recruitment will be conducted by the Project Director and camp staff at area schools.	9/15/2021	\$0	\$0	\$46,920	40	4.00
12	211168	San Antonio College	<b>U.S. Department of Education; Project Title: "San Antonio College (SAC) FY21 Title III, Part F HSI and Articulation Project Bolstering Undergraduate Inquiry, Learning, and Determination (BUILD)".</b> Year 1 of 5.	The HSI STEM and Articulation Project will significantly improve the College's capacity to provide academic support to Hispanic and otherwise under represented STEM majors students who are enrolled in high-challenge STEM Courses especially College Algebra and Calculus 1. This project will increase a students chances of progressing to on-time graduation and/or transfer in STEM.	9/20/2021	\$0	\$1,009,053	\$998,478	1,400	3.00
13	211169	San Antonio College	<b>U.S. Department of Education, Project Title: "San Antonio College's 2021 Child Care Access Means Parents in School (CCAMPIS) Program".</b> Year 1 of 4.	Many low-income student parents enter SAC underprepared for college-level study as a result of growing up in areas of the city where poverty is highly concentrated and school districts are resource poor. CCAMPIS will give them the time and support they need by providing academic support counseling for parents at risk for failure and by providing access to high-quality child care.	9/16/2021	\$0	\$43,517	\$311,432	45	4.00
14	211534	San Antonio College	<b>City of San Antonio, Project Title: "City of San Antonio Educational Access Channel".</b> Year 2 of 5.	The goal of the Educational Access Channel is to provide educational programming to the citizens of San Antonio and surrounding areas. Objectives: provide cable/video at least 8 hrs. of daily educational programming; provide transmissions of educational programming to cable/video providers in a manner that can be accepted and transmitted.	9/14/2021	\$0	\$0	\$200,000	10,000	0.00
	<b>14</b>		<b>Total SAC-YTD Multi-Year Grants</b>			<b>\$0</b>	<b>\$1,184,623</b>	<b>\$3,439,986</b>	<b>12,466</b>	<b>32.00</b>

**ALAMO COLLEGES DISTRICT**  
**FY 2022 Monthly & YTD Grant Award Funding Activity Report with Award Description**  
September 1, 2021 -June 30, 2022

Item No.	Grant Code	College	Funding Source/Grant	Description/Function	Date of Award Letter	Match Amount	Indirect Cost	Funding Amount	Students Served	No. of FTEs
1	212086	St. Philip's College	U.S. Department of Education; <u>Project Title: "Child Care Means Parents in School Program (CCAMPIS)"</u> . Year 4 of 4.	Goal of the project is to provide support for the participation of low-income student parents in post secondary education through the provision of campus based child care services offered at the on-site nationally accredited SPC Child Development Center.	10/1/2018	\$0	\$0	\$120,250	40	0.00
2	212088	St. Philip's College	National Aeronautics and Space Administration (NASA) thru University of Texas at San Antonio; <u>Project Title: "NASA Center for Advance Measurements in Extreme Environments"</u> . Year 2 of 3.	The NASA MIRO Significantly increase the number of under represented minority STEM students who transfer to four-year institutions to complete Bachelor's degrees in STEM fields. Objectives include providing professional development, peer mentorship, faculty mentorship, tutoring, supplemental instruction especially in math and enriched STEM labs.	10/1/2021	\$0	\$0	\$46,861	10	0.00
3	212092	St. Philip's College	Department of Justice, <u>Project Title: "Grants to Reduce Domestic Violence, Dating Violence, Sexual Assault and Stalking on Campus Program Solicitation"</u> . Year 1 of 3.	Goal is to improve and strengthen the coordinated community response by adding a designated confidential victim's advocate on campus, develop curriculum to increase comprehensive prevention and bystander intervention training for all students, develop curriculum to increase comprehensive prevention and by stander intervention training for all students and institutionalize the coordinated community response team.	10/1/2021	\$0	\$0	\$100,000	3,000	1.00
4	212093	St. Philip's College	National Science Foundation, <u>Project Title: "Scaffolding Undergraduate Research Experiences (SURE)"</u> . Year 1 of 4.	Project SURE will target three areas: Innovation in instruction by incorporating STEM experiential learning and further develop faculty use of emerging experiential learning methods; Internship and Research Experience will create alliances between the college and local industry; Transfers, will center on guiding students to transfer to universities to complete their undergraduate degrees.	8/15/2021	\$0	\$127,891	\$312,499	120	1.00
5	212095	St. Philip's College	National Security Agency, <u>Project Title: "GenCyber"</u> . Year 1 of 2.	SPC GenCyber Defender Teacher Academy will be the start of a model that will meet the following goals: 1. Increase interest in cybersecurity and diversity in the cybersecurity workforce of the nation. 2. Promote student diversity in postsecondary educational opportunities and 3. Improve teaching methods and cybersecurity content for K-12 curricula.	7/31/2021	\$0	\$27,691	\$143,371	40	1.00
6	212604	St. Philip's College	U.S. Department of Education; <u>Project Title: "Historically Black Colleges and Universities Program"</u> . Year 5 of 5.	St. Philip's College is using it's Title III grant funds to implement and operate activities that will support and strengthen the overall institution delivery of services to students in the following areas. Project Administration and Research Development, Center of Excellence for Math and Science, Campus Renovation, Information & Communication Technology and Good Samaritan Veteran Outreach and Transition Center.	8/3/2021	\$0	\$0	\$3,911,693	12,696	0.00
7	212628	St. Philip's College	U.S. Department of Education; <u>Project Title: "Historically Black Colleges and Universities Program (FUTURE Act)"</u> . Year 2 of 5.	Funds will be used to implement and operate three activities that will support and strengthen the overall institution delivery of services to students. Funds are being used to support the following activities: 1. Project Administration and Research Development, 2. Campus Renovation & Technology Improvements and 3. Student Services.	8/3/2021	\$0	\$0	\$1,440,632	12,696	0.00

**ALAMO COLLEGES DISTRICT**  
**FY 2022 Monthly & YTD Grant Award Funding Activity Report with Award Description**  
September 1, 2021 -June 30, 2022

Item No.	Grant Code	College	Funding Source/Grant	Description/Function	Date of Award Letter	Match Amount	Indirect Cost	Funding Amount	Students Served	No. of FTEs
8	212634	St. Philip's College	<u>National Science Foundation; Project Title: "CIMA LSAMP Alliance"</u> . Year 2 of 3.	The Louis Stokes Alliances for Minority Participation (LSAMP) program assists in diversifying the STEM workforce through their efforts at increasing the number of students successfully completing high quality degree programs in Science, Technology, Engineering and Mathematics (STEM) disciplines.	8/21/2021	\$0	\$0	\$500,000	10	0.00
<b>8</b>			<b>Total SPC-YTD Multi-Year Grants</b>			<b>\$0</b>	<b>\$155,582</b>	<b>\$6,575,306</b>	<b>28,612</b>	<b>3.00</b>
1	213076	Palo Alto College	<u>U.S. Department of Education; Project Title: "Palo Alto College Upward Bound Project"</u> . Year 5 of 5.	Grant will provide participants from Poteet, Pleasanton, Lytle and Jourdan High Schools with academic instruction, tutoring and advising, information on financial aid programs, assistance in completing financial aid applications for college enrollment. Participants will be provided support for their diverse academic and non cognitive needs to ensure that they persist, succeed and graduate from high school completing a rigorous secondary school program of student, enroll in college and graduate with a college degree.	9/1/2017	\$0	\$12,566	\$259,560	77	2.00
2	213079	Palo Alto College	<u>National Science Foundation; Project Title: "Palo Alto College S-STEM Project"</u> . Year 5 of 5.	The goal of the project is to increase the number of academically talented, financially needy Biology and Biosciences majors who transfer and graduate with a Bachelor's degree in a STEM field on time. The project will help low-income, academically talented Biology students through involvement in Projects of Discovery (PODs) a sustainable approach to involving community college students in interdisciplinary research experiences via course-based projects.	9/1/2021	\$0	\$6,975	\$35,732	22	1.00
3	213080	Palo Alto College	<u>U.S. Department of Education; Project Title: "Palo Alto College Upward Bound Math and Science Project"</u> . Year 5 of 5.	Palo Alto College (PAC) Upward Bound Math and Science (UBMS) will provide participants from East Central High School with academic instruction, tutoring, advising and assistance in completing financial aid applications. Participants will be provided support for their diverse academic and non-cognitive needs to ensure that they persist, succeed and graduate from high school completing a rigorous secondary school program of student, enroll in college and graduate with a college degree.	9/1/2017	\$0	\$0	\$297,601	60	2.00
4	213093	Palo Alto College	<u>U.S. Department of Education; Project Title: "Palo Alto College SSS Project"</u> . Year 2 of 5.	Project will provide participants with academic support, tutoring and advising. Information on financial aid assistance, financial literacy, career exploration, university visits and transfer workshops. Project will improve their persistence, academic performance and graduation/transfer to a 4 year college.	9/1/2021	\$0	\$0	\$261,888	140	2.00
5	213094	Palo Alto College	<u>U.S. Department of Education; Project Title: "Palo Alto College DHSI: Project Listo"</u> . Year 2 of 5.	Goal of the project is to increase Hispanic and low income student full-time enrollment, persistence and success by providing additional support services and by enriching student learning with meaningful employer partnerships and the latest teaching technology.	10/1/2020	\$0	\$0	\$599,825	500	6.00

**ALAMO COLLEGES DISTRICT**  
**FY 2022 Monthly & YTD Grant Award Funding Activity Report with Award Description**  
September 1, 2021 -June 30, 2022

Item No.	Grant Code	College	Funding Source/Grant	Description/Function	Date of Award Letter	Match Amount	Indirect Cost	Funding Amount	Students Served	No. of FTEs
6	213099	Palo Alto College	<b>U.S. Department of Education; Project Title: "Palo Alto College Talent Search: Southwest High School".</b> Year 1 of 5.	The PAC Talent Search project will provide participants with academic tutoring and advising; information on financial aid programs; assistance in completing financial aid applications, financial literacy and support for applying for college enrollment. Participants will be provided support for their diverse academic and non-cognitive needs to ensure that they persist, succeed and graduate from high school completing a rigorous secondary school program of study.	9/1/2021	\$0	\$20,572	\$277,375	500	3.00
7	213100	Palo Alto College	<b>National Science Foundation; Project Title: "HSI Pilot Project: Promoting Virtual Experiential Learning to Support Part-time and Nontraditional Students".</b> Year 1 of 2.	Project will increase institutional capacity by creating career services and student support activities that are specifically aimed at part time students. Using the STEM ESS model from Excelencia in Education and the Science Foundation Arizona, a self-assessment of PAC STEM programs revealed the largest gap was the low success rate of Part-time students in STEM compared to traditional full time students.	7/19/2021	\$0	\$0	\$100,000	60	1.00
8	213101	Palo Alto College	<b>National Science Foundation thru Arizona State University, Project Title: "Accelerate Latinx Representation in STEM Education (ALRISE) with Institutional Intentionality and Capacity Building for Experiential Learning".</b> Year 1 of 5.	The ALRISE Alliance is developing a network of faculty, staff, administrators and students at 2 year and 4 year Hispanic Service Institutions and emerging HSIs to accelerate Latinx representation in science, technology, engineering and math (STEM) education. The ALRISE alliance provides professional development for faculty, staff and industry to serve Latinx students with intentionality through culturally-responsive undergraduate research and work-based experiential learning.	7/29/2021	\$0	\$11,750	\$125,026	0	1.00
9	213102	Palo Alto College	<b>U.S. Department of Education, Project Title: "Palo Alto College Talent Search: South San Antonio and Somerset".</b> Year 1 of 5.	The PAC Talent Search project will provide participants with academic tutoring and advising; information on financial aid programs; assistance in completing financial aid application, financial literacy and support for applying for college enrollment. Participants will be provided support for their diverse academic and non-cognitive needs to ensure that they persist, succeed and graduate from high school completing a rigorous secondary school program of student and enroll in college set to complete a post-secondary education.	10/1/2021	\$0	\$20,572	\$277,375	500	3.00
10	213103	Palo Alto College	<b>U.S. Department of Education, Project Title: "Palo Alto College-CCAMPIS 2021".</b> Year 1 of 4.	To meet the goal of increasing low-income student success by providing access to high quality childcare, the project will subsidize the majority of the cost of on-and-off campus child care to ensure that PAC students realize their full potential by enrolling, persisting and completing a college degree.	9/16/2021	\$0	\$25,208	\$155,215	20	4.00
	<b>10</b>		<b>Total PAC-YTD Multi-Year Grants</b>			<b>\$0</b>	<b>\$97,643</b>	<b>\$2,389,597</b>	<b>1,879</b>	<b>25.00</b>

**ALAMO COLLEGES DISTRICT**  
**FY 2022 Monthly & YTD Grant Award Funding Activity Report with Award Description**  
September 1, 2021 -June 30, 2022

Item No.	Grant Code	College	Funding Source/Grant	Description/Function	Date of Award Letter	Match Amount	Indirect Cost	Funding Amount	Students Served	No. of FTEs
1	214050	Northwest Vista College	U.S. Department of Education; <u>Project Title: "Community Math Project Building Math Proficiency to Strengthen Teacher Education through Collaborative Interventions"</u> . Year 4 of 5.	Northwest Vista College and the University of Texas at San Antonio propose to augment academic offerings, program quality and institutional capacity aimed at promoting success of their students. NVC and UTSA identified priorities in the mathematics education areas; 1. fostering the student higher education access process, 2. increasing student-college readiness in math, 3. augmenting student success in math, 4. developing math competency among elementary school teacher candidate 5. increasing student transferability, persistence and degree attainment and 6. improving data measures to track student success.	9/28/2018	\$0	\$0	\$748,739	15,000	4.80
2	214051	Northwest Vista College	U.S. Department of Education thru University of Texas at San Antonio; <u>Project Title: "Latino Teacher Academy Learning Community"</u> . Year 4 of 5.	Project will provide a support system that facilitates a smooth transition for teacher candidates from the community college to four-year institution. Latino-TALC as a holistic development approach will provide teacher candidates support as they navigate from a learning community to a professional learning network as they embark into the teaching profession.	9/28/2018	\$0	\$0	\$244,394	125	3.00
3	214054	Northwest Vista College	Texas Higher Education Coordinating Board (THECB); <u>Project Title: "2021 College Readiness and Completion Models"</u> . Year 1 of 2.	Model aims to enhance and share high-impact and research based practices that improve student success outcomes by cultivating the importance of writing in all fields as well as develop math competencies, writing and critical thinking skills among Hispanic and other ethnic minorities underprepared, underserved to address the gaps in post-secondary course success and persistence.	8/16/2021	\$0	\$0	\$50,000	800	0.74
4	214055	Northwest Vista College	U.S. Department of Education, <u>Project Title: "Portal Leading to Undergraduate Success in Science, Technology, Engineering &amp; Math Project (PLUS+STEM Project)"</u> . Year 1 of 5.	The PLUS+STEM project aims to narrow the STEM achievement gap among NVCs Hispanics, low-income and other disadvantaged student groups through the implementation of enhanced research-based activities and services and other equitable academic and support services that will empower underrepresented students with the skills and knowledge to succeed in STEM studies and be competitive in the STEM workforce.	10/1/2021	\$0	\$148,927	\$1,000,000	700	3.30
5	214056	Northwest Vista College	National Science Foundation thru St. Mary's University, <u>Project Title: "Fostering Undergraduate Education, Retention and Transfer Environments (FUERTE)"</u> . Year 1 of 3.	Through the FUERTE Project will aim to build a collaborative culturally responsive transfer pathways in undergraduate education at Hispanic Serving Institutions (HSIs) to increase retention and graduation rates of Latinx students pursuing degrees in STEM.	8/2/2021	\$0	\$0	\$94,140	502	0.68
5			<b>Total NVC-YTD Multi-Year Grants</b>			\$0	\$148,927	\$2,137,273	17,127	12.51
41			<b>Total YTD Multi-Year Grants</b>			\$117,210	\$1,646,420	\$15,523,703	62,834	86.01
57			<b>GRAND TOTAL-YTD SINGLE AND MULTI-YEAR GRANTS</b>			\$263,450	\$1,646,420	\$23,279,413	103,484	96.01

**ALAMO COLLEGES DISTRICT**  
**FY 2022 Monthly (MTD) Restricted Contract Activity Report**  
 June 01, 2022-June 30, 2022

Item No.	Grant Code	College	Funding Source / Grant	Description/Function	Date of Award Letter	Match Amount	Indirect Cost	Funding Amount	Students Served	No. of FTEs
1	244008	Northwest Vista College	<b>Hispanic Association of Colleges and Universities; Project Title: "Grow with Google Hispanic Serving Institution (HSI) Career Readiness Program".</b>	Aim of the Grow With Google program is to implement an evidence based digital skills curriculum created by Google to help Latino students build their careers and increase their economic potential. Students will prepare for critical steps in their career journey by joining interactive video and in-person lessons, participates in activities that help students master key digital and real-world skills.	2/10/2022	\$0	\$0	\$25,000	700	0.00
	1		<b>Total NVC-MTD Restricted Contracts</b>			\$0	\$0	\$25,000	700	0.00
	1			<b>GRAND TOTAL-MTD RESTRICTED CONTRACTS</b>		\$0	\$0	\$25,000	700	0.00

**ALAMO COLLEGES DISTRICT**  
**FY 2022 YTD Restricted Contract (Non-Grant) Summary Report**  
September 1, 2021 - June 30, 2022

No.	Contract Recipient	No. of Contracts Executed for the Year	YTD Total Amount of Contracts	No. Students to be Served
1	District Restricted Contracts	7	\$378,545	3,053
2	San Antonio College	5	175,046	4,041
3	St. Philip's College	3	150,000	30
4	Palo Alto College	2	100,000	1,525
5	Northwest Vista College	3	154,250	835
6	Northeast Lakeview College	2	100,000	1,442
	<b>Total</b>	<b>22</b>	<b>\$1,057,841</b>	<b>10,926</b>

**Year-to-Date Number of Contracts in Selected Dollar Ranges:**

No.	Contract Recipient	\$.01-\$9,999.99	\$10,000- \$99,999	\$100,000 and Higher	Total
1	District Restricted Contracts		5	2	7
2	San Antonio College	2	3		5
3	St. Philip's College		3		3
4	Palo Alto College		2		2
5	Northwest Vista College		3		3
6	Northeast Lakeview College		2		2
	<b>Total</b>	<b>2</b>		<b>2</b>	<b>22</b>

## Discussion and Possible Action on Approval of Construction Reports

Presented to the Board acting as Committee of the Whole on August 9, 2022 and now presented to the Board for approval on August 16, 2022.

### MINUTE ORDER

**“The Alamo Colleges District Board of Trustees hereby approves the construction reports as presented.”**

### PURPOSE

The following construction reports are presented to the Board of Trustees for informational and approval purposes.

### BACKGROUND

1. 2017 Capital Improvement Program Overview Chart(s)
2. 2017 CIP General Obligation Bond / Maintenance Tax Note Summary and Detail Report

### IMPLICATIONS

**Financial:** N/A

**Strategic Plan:** Strategic Objective III Performance Excellence

**Human Resources:** N/A

**ATTACHMENTS:** Construction Reports

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Lisa Mazure, MSA, CPA  
Associate Vice Chancellor for  
Finance and Fiscal Services

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Diane E. Snyder, CPA, Ph.D.  
Vice Chancellor of Finance and  
Administration

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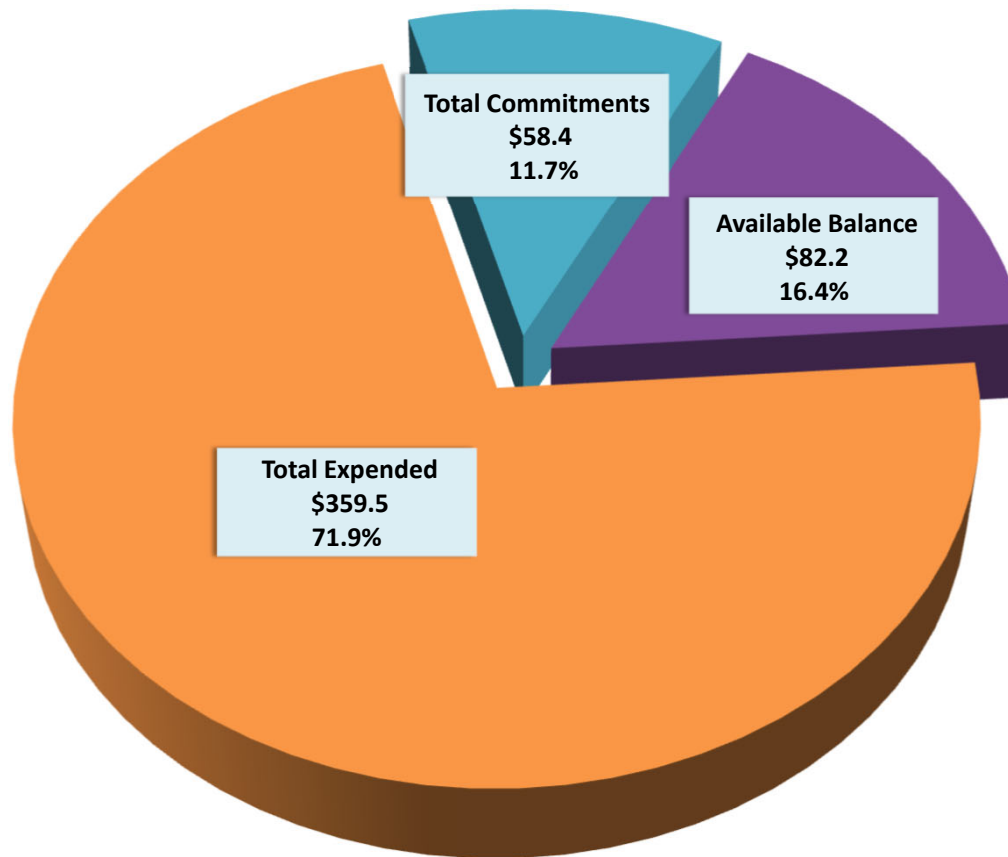
Dr. Mike Flores, Chancellor



ALAMO  
COLLEGES  
DISTRICT

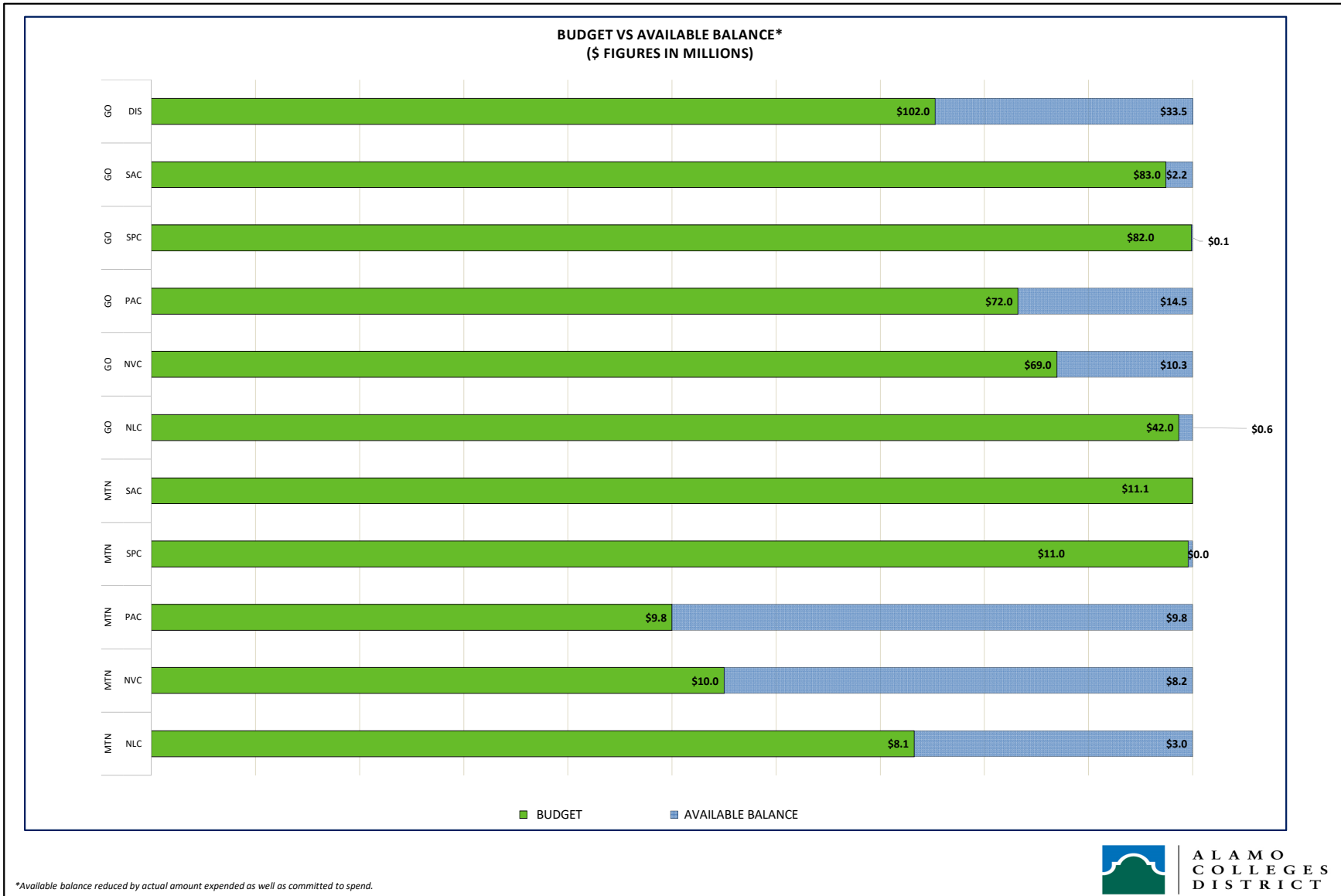
## Budget vs Actual - Overview (GO & MTN)

(\$ FIGURES IN MILLIONS)



ALAMO  
COLLEGES  
DISTRICT

## Alamo Colleges District Capital Improvement Program - Chart Summary



**ALAMO COLLEGES DISTRICT**  
**2017 - CAPITAL IMPROVEMENT PROGRAM SUMMARY**  
**As of June 30, 2022**

*Unissued*

FUNDING SOURCES	GO 2017 Limited Tax Bonds	MTN 2020 Maintenance Tax Bonds	GO 2021 Limited Tax Bonds	GO 2022 Limited Tax Bonds	TOTAL
General Obligation Bonds	\$ 173,000,000	\$ -	\$ 225,000,000	\$ 52,000,000	\$ 450,000,000
Maintenance Tax Note Bonds	\$ -	\$ 50,000,000			\$ 50,000,000
<b>TOTAL FUNDING SOURCES</b>	<b>\$ 173,000,000</b>	<b>\$ 50,000,000</b>	<b>\$ 225,000,000</b>	<b>\$ 52,000,000</b>	<b>\$ 500,000,000</b>

BY LOCATION	BUDGET	CURRENT YEAR TOTAL	PRIOR YEARS' TOTAL	TOTAL TO DATE ALL YEARS	COMMITMENTS	AVAILABLE BALANCE
DISTRICT & DISTRICT WIDE - 2017 G.O. BOND	\$ 102,000,000	\$ 19,111,507	\$ 36,024,342	\$ 55,135,849	\$ 13,361,865	\$ 33,502,286
SAN ANTONIO COLLEGE - 2017 G.O. BOND	\$ 83,000,000	\$ 22,652,134	\$ 36,536,579	\$ 59,188,713	\$ 21,632,658	\$ 2,178,629
ST. PHILIP'S COLLEGE & SWC - 2017 G.O. BOND	\$ 82,000,000	\$ 9,286,903	\$ 70,665,899	\$ 79,952,802	\$ 1,956,081	\$ 91,118
PALO ALTO COLLEGE - 2017 G.O. BOND	\$ 72,000,000	\$ 21,345,181	\$ 24,015,629	\$ 45,360,810	\$ 12,135,042	\$ 14,504,148
NORTHWEST VISTA COLLEGE - 2017 G.O. BOND	\$ 69,000,000	\$ 6,675,959	\$ 49,934,221	\$ 56,610,179	\$ 2,051,000	\$ 10,338,821
NORTHEAST LAKEVIEW COLLEGE - 2017 G.O. BOND	\$ 42,000,000	\$ 15,738,482	\$ 22,289,549	\$ 38,028,031	\$ 3,408,434	\$ 563,535
<b>General Obligation Bond Totals</b>	<b>\$ 450,000,000</b>	<b>\$ 94,810,165</b>	<b>\$ 239,466,219</b>	<b>\$ 334,276,385</b>	<b>\$ 54,545,079</b>	<b>\$ 61,178,537</b>
SAN ANTONIO COLLEGE - 2020 MTN BOND	\$ 11,100,000	\$ -	\$ 11,100,000	\$ 11,100,000	\$ -	\$ -
ST. PHILIP'S COLLEGE & SWC - 2020 MTN BOND	\$ 11,000,000	\$ (2,403)	\$ 10,555,484	\$ 10,553,081	\$ 399,174	\$ 47,745
PALO ALTO COLLEGE - 2020 MTN BOND	\$ 9,800,000	\$ -	\$ -	\$ -	\$ -	\$ 9,800,000
NORTHWEST VISTA COLLEGE - 2020 MTN BOND	\$ 10,000,000	\$ -	\$ 1,818,853	\$ 1,818,853	\$ -	\$ 8,181,147
NORTHEAST LAKEVIEW COLLEGE - 2020 MTN BOND	\$ 8,100,000	\$ 72,085	\$ 1,639,351	\$ 1,711,436	\$ 3,431,706	\$ 2,956,859
<b>MTN Bond Totals</b>	<b>\$ 50,000,000</b>	<b>\$ 69,681</b>	<b>\$ 25,113,689</b>	<b>\$ 25,183,370</b>	<b>\$ 3,830,880</b>	<b>\$ 20,985,751</b>
UNALLOCATED INTEREST INCOME	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ 1
<b>TOTAL FOR ALL 2017 CIP BONDS</b>	<b>\$ 500,000,000</b>	<b>\$ 94,879,846</b>	<b>\$ 264,579,908</b>	<b>\$ 359,459,754</b>	<b>\$ 58,375,959</b>	<b>\$ 82,164,287</b>

**ALAMO COLLEGES DISTRICT**  
**2017 - CAPITAL IMPROVEMENT PROGRAM EXPENDITURES BY PROJECT**  
**As of June 30, 2022**

<b>General Obligation Bonds</b>							
<b>PROJECT TITLE</b>	<b>Adjusted Budget</b>	<b>Current Month Expenses</b>	<b>Current Yr Expenses</b>	<b>Prior Yrs Expenses</b>	<b>Total to Date All Yrs Expenses</b>	<b>Commitments</b>	<b>Available Balance</b>
DIS-WETC GO17 - T1	23,000,000	1,215,054	11,065,695	5,626,665	16,692,360	5,605,368	702,273
DIS-SETC GO17 - T1	23,000,000	694,557	7,289,453	3,870,865	11,160,318	6,265,579	5,574,103
DIS-N. 281 Property purch - GO17 - T1	5,000,000	-	-	5,000,000	5,000,000	-	-
DIS I-10 NW Ed and Train Ctr. - GO17 - T2	23,000,000	-	92,361	1,869,804	1,962,164	1,093,638	19,944,197
SWC- Redund Police Dpatch @ SWC - GO17 - T1	2,955,408	-	-	2,955,408	2,955,408	-	0
DIS MOKA Prog. MGT. - GO17	44,592	2,418	5,208	-	5,208	39,384	-
<b>TOTAL FOR DISTRICT</b>	<b>\$ 77,000,000</b>	<b>\$ 1,912,029</b>	<b>\$ 18,452,716</b>	<b>\$ 19,322,741</b>	<b>\$ 37,775,457</b>	<b>\$ 13,003,969</b>	<b>\$ 26,220,573</b>
DIS Instructional Tech GO17 - T1	1,500,000	-	-	788,961	788,961	-	711,039
DIS Infrastructural & ACOL GO17 T1	11,600,000	-	-	7,635,919	7,635,919	115,759	3,848,322
DIS Comm. & Collaboration Tools GO17 T1	4,100,000	55,216	105,405	3,833,881	3,939,287	88,288	72,426
Reporting and Analysis - T3	1,700,000	-	-	-	-	-	1,700,000
DIS Mobile Tech & Security GO17 - T3	6,100,000	429,009	553,385	4,442,840	4,996,225	153,849	949,926
<b>TOTAL FOR DISTRICT WIDE INFO. TECH.</b>	<b>\$ 25,000,000</b>	<b>\$ 484,225</b>	<b>\$ 658,790</b>	<b>\$ 16,701,601</b>	<b>\$ 17,360,391</b>	<b>\$ 357,896</b>	<b>\$ 7,281,713</b>
<b>TOTAL FOR DISTRICT / DISTRICT WIDE</b>	<b>\$ 102,000,000</b>	<b>\$ 2,396,254</b>	<b>\$ 19,111,507</b>	<b>\$ 36,024,342</b>	<b>\$ 55,135,849</b>	<b>\$ 13,361,865</b>	<b>\$ 33,502,286</b>
SAC-Parking Garage GO17 - T1	19,427,097	-	2,990	18,844,740	18,847,730	84,198	495,169
SAC-Childcare Bldg GO17 - T1	15,443,417	600,922	7,568,753	6,364,331	13,933,084	1,505,697	4,636
SAC Law Enforce/ 1st Responder - GO17 - T2	20,000,000	1,189,151	3,213,254	1,295,994	4,509,248	14,668,294	822,459
SAC Fletcher St Success Ren w/ Main Entry - GO17 - T2	9,798,431	35,756	3,241,888	5,545,446	8,787,334	589,791	421,306
SAC Physical Plant - GO17 - T3	2,521,979	-	-	2,512,802	2,512,802	9,177	0
SAC Chance Academic Ren - GO17 - T3	147,399	-	-	3,604	3,604	110,341	33,454
SAC MFA Ren - GO17 - T3	47,808	-	-	47,808	47,808	-	-
SAC NEW SCIENCE BLDG - GO17	15,613,869	942,522	8,625,249	1,921,855	10,547,104	4,665,160	401,605
<b>TOTAL FOR SAC</b>	<b>\$ 83,000,000</b>	<b>\$ 2,768,350</b>	<b>\$ 22,652,134</b>	<b>\$ 36,536,579</b>	<b>\$ 59,188,713</b>	<b>\$ 21,632,658</b>	<b>\$ 2,178,629</b>
SPC Culinary Arts Center Exc GO17 -T1	30,000,000	-	-	29,997,330	29,997,330	2,257	413
SPC Norris Tech Renovation GO17 - T2	14,882,376	-	13,133	14,838,705	14,851,838	11,364	19,174
SPC Bowden Renovation GO17 - T3	14,000,000	11,358	2,457,312	11,011,470	13,468,783	459,693	71,524
<b>TOTAL FOR SPC</b>	<b>\$ 58,882,376</b>	<b>\$ 11,358</b>	<b>\$ 2,470,445</b>	<b>\$ 55,847,506</b>	<b>\$ 58,317,951</b>	<b>\$ 473,315</b>	<b>\$ 91,111</b>
SPC Welding and Auto Body Fac -GO17 -T2	23,117,624	395,693	6,816,458	14,818,394	21,634,852	1,482,766	6
<b>TOTAL FOR SWC</b>	<b>\$ 23,117,624</b>	<b>\$ 395,693</b>	<b>\$ 6,816,458</b>	<b>\$ 14,818,394</b>	<b>\$ 21,634,852</b>	<b>\$ 1,482,766</b>	<b>\$ 6</b>
<b>TOTAL FOR SPC / SWC</b>	<b>\$ 82,000,000</b>	<b>\$ 407,050</b>	<b>\$ 9,286,903</b>	<b>\$ 70,665,899</b>	<b>\$ 79,952,802</b>	<b>\$ 1,956,081</b>	<b>\$ 91,118</b>

**ALAMO COLLEGES DISTRICT**  
**2017 - CAPITAL IMPROVEMENT PROGRAM EXPENDITURES BY PROJECT**  
**As of June 30, 2022**

<b>General Obligation Bonds</b>							
<b>PROJECT TITLE</b>	<b>Adjusted Budget</b>	<b>Current Month Expenses</b>	<b>Current Yr Expenses</b>	<b>Prior Yrs Expenses</b>	<b>Total to Date All Yrs Expenses</b>	<b>Commitments</b>	<b>Available Balance</b>
PAC Manufacturing Bldg GO17 - T1	56,865,799	3,265,755	19,493,186	16,541,568	36,034,754	10,269,065	10,561,980
PAC Real Estate Purchase (under district funding) GO17 - T1	6,000,000	-	-	5,118,242	5,118,242	-	881,758
PAC Student Engagement & Welcome Ctr GO17 - T2	117,663	3,824	17,766	17,126	34,892	82,772	-
PAC Natatorium and Gym Ren GO17 - T2	4,721,641	139,284	154,381	1,269,101	1,423,482	318,993	2,979,166
PAC Physical Plant GO17 - T3	4,294,897	5,884	1,679,847	1,069,593	2,749,441	1,464,212	81,244
<b>TOTAL FOR PAC</b>	<b>\$ 72,000,000</b>	<b>\$ 3,414,747</b>	<b>\$ 21,345,181</b>	<b>\$ 24,015,629</b>	<b>\$ 45,360,810</b>	<b>\$ 12,135,042</b>	<b>\$ 14,504,148</b>
NVC Parking Garage GO17 - T1	9,756,145	-	110,503	9,361,963	9,472,467	238,099	45,580
NVC Welcome Ctr. GO17 - T1	17,873,204	-	66,193	15,601,954	15,668,147	59,277	2,145,779
NVC Cultural Prog Ctr Excellen GO17 - T2	4,671,863	-	40,421	1,069,058	1,109,479	513,933	3,048,451
NVC STEM GO17 - T3	33,900,000	33	6,458,841	21,182,815	27,641,656	1,159,333	5,099,011
NVC Physical Plant GO17 - T3	2,798,788	-	-	2,718,430	2,718,430	80,358	(0)
<b>TOTAL FOR NVC</b>	<b>\$ 69,000,000</b>	<b>\$ 33</b>	<b>\$ 6,675,959</b>	<b>\$ 49,934,221</b>	<b>\$ 56,610,179</b>	<b>\$ 2,051,000</b>	<b>\$ 10,338,821</b>
NLC Tech Ctr Excellence/Science Building GO17 - T2	42,000,000	951,922	15,738,482	22,289,549	38,028,031	3,408,434	563,535
<b>TOTAL FOR NLC</b>	<b>\$ 42,000,000</b>	<b>\$ 951,922</b>	<b>\$ 15,738,482</b>	<b>\$ 22,289,549</b>	<b>\$ 38,028,031</b>	<b>\$ 3,408,434</b>	<b>\$ 563,535</b>
<b>TOTAL 2017 G.O. BONDS</b>	<b>\$ 450,000,000</b>	<b>\$ 9,938,356</b>	<b>\$ 94,810,165</b>	<b>\$ 239,466,219</b>	<b>\$ 334,276,385</b>	<b>\$ 54,545,079</b>	<b>\$ 61,178,537</b>

**ALAMO COLLEGES DISTRICT**  
**2017 - CAPITAL IMPROVEMENT PROGRAM EXPENDITURES BY PROJECT**  
**As of June 30, 2022**

<b>Maintenance Tax Notes</b>							
<b>PROJECT TITLE</b>	<b>Adjusted Budget</b>	<b>Current Month Expenses</b>	<b>Current Yr Expenses</b>	<b>Prior Yrs Expenses</b>	<b>Total to Date All Yrs Expenses</b>	<b>Commitments</b>	<b>Available Balance</b>
SAC FLETCH ST SCSS MTN20	11,100,000	-	-	11,100,000	11,100,000	-	-
<b>TOTAL FOR SAC</b>	<b>11,100,000</b>	<b>-</b>	<b>-</b>	<b>11,100,000</b>	<b>11,100,000</b>	<b>-</b>	<b>-</b>
SPC THCA Culinary-MTN20	2,181,723	-	(161,863)	2,287,518	2,125,655	18,339	37,729
SPC NORRIS TECH MTN20	8,453,992	-	145,478	8,267,966	8,413,444	40,547	0
SPC UNALLOCATED MTN20	10,000	-	-	-	-	-	10,000
<b>TOTAL FOR SPC / SWC</b>	<b>11,000,000</b>	<b>13,982</b>	<b>(2,403)</b>	<b>10,555,484</b>	<b>10,553,081</b>	<b>399,174</b>	<b>47,745</b>
PAC NATA & GYM IMP - MTN20	9,800,000	-	-	-	-	-	9,800,000
<b>TOTAL FOR PAC</b>	<b>9,800,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>9,800,000</b>
NVC CUL PRGMS CYP REN - MTN20	8,181,147	-	-	-	-	-	8,181,147
NVC WELCOME CTR - MTN20	1,818,853	-	-	1,818,853	1,818,853	-	0
<b>TOTAL FOR NVC</b>	<b>10,000,000</b>	<b>-</b>	<b>-</b>	<b>1,818,853</b>	<b>1,818,853</b>	<b>-</b>	<b>8,181,147</b>
NLC SCI/TECH CTR of EXEL - MTN20	5,680,000	-	71,582	27,665	99,248	2,631,824	2,948,929
NLC UNALLOCATED - MTN20	458	-	-	-	-	-	458
NLC ACA BLDG I ELEV - MTN20	1,274,314	-	431	1,260,510	1,260,941	5,902	7,472
NLC NLIB Elev & L Ren - MTN20	145,228	-	72	143,854	143,926	1,302	0
NLC STU COM MOIST BAR - MTN20	1,000,000	-	-	207,322	207,322	792,678	-
<b>TOTAL FOR NLC</b>	<b>8,100,000</b>	<b>-</b>	<b>72,085</b>	<b>1,639,351</b>	<b>1,711,436</b>	<b>3,431,706</b>	<b>2,956,859</b>
<b>TOTAL 2020 MTN BONDS</b>	<b>\$ 50,000,000</b>	<b>\$ 13,982</b>	<b>\$ 69,681</b>	<b>\$ 25,113,689</b>	<b>\$ 25,183,370</b>	<b>\$ 3,830,880</b>	<b>\$ 20,985,751</b>
<b>TOTAL 2017 CIP G.O. &amp; MTN BONDS</b>	<b>\$ 500,000,000</b>	<b>\$ 9,952,338</b>	<b>\$ 94,879,846</b>	<b>\$ 264,579,908</b>	<b>\$ 359,459,754</b>	<b>\$ 58,375,959</b>	<b>\$ 82,164,287</b>

## Discussion and Possible Action on Approval of Financial Reports

Presented to the Board acting as Committee of the Whole on August 9, 2022 and now presented to the Board for approval on August 16, 2022.

### MINUTE ORDER

**“The Alamo Colleges Board of Trustees hereby accepts the financial reports as presented.”**

### PURPOSE

The following financial reports are presented to the Board of Trustees for informational and approval purposes for June 30, 2022.

### BACKGROUND

1. Financial Charts
2. Comparison of Year-to-Date Actual Revenues/Expenditures

### IMPLICATIONS

**Financial:** N/A

**Strategic Plan:** Strategic Objective III Performance Excellence

**Human Resources:** N/A

**ATTACHMENTS:** Financial Reports

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Lisa L. Mazure, MSA, CPA  
Associate Vice Chancellor for Finance and  
Fiscal Services

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Diane E. Snyder, CPA, Ph.D.  
Vice Chancellor for Finance and  
Administration

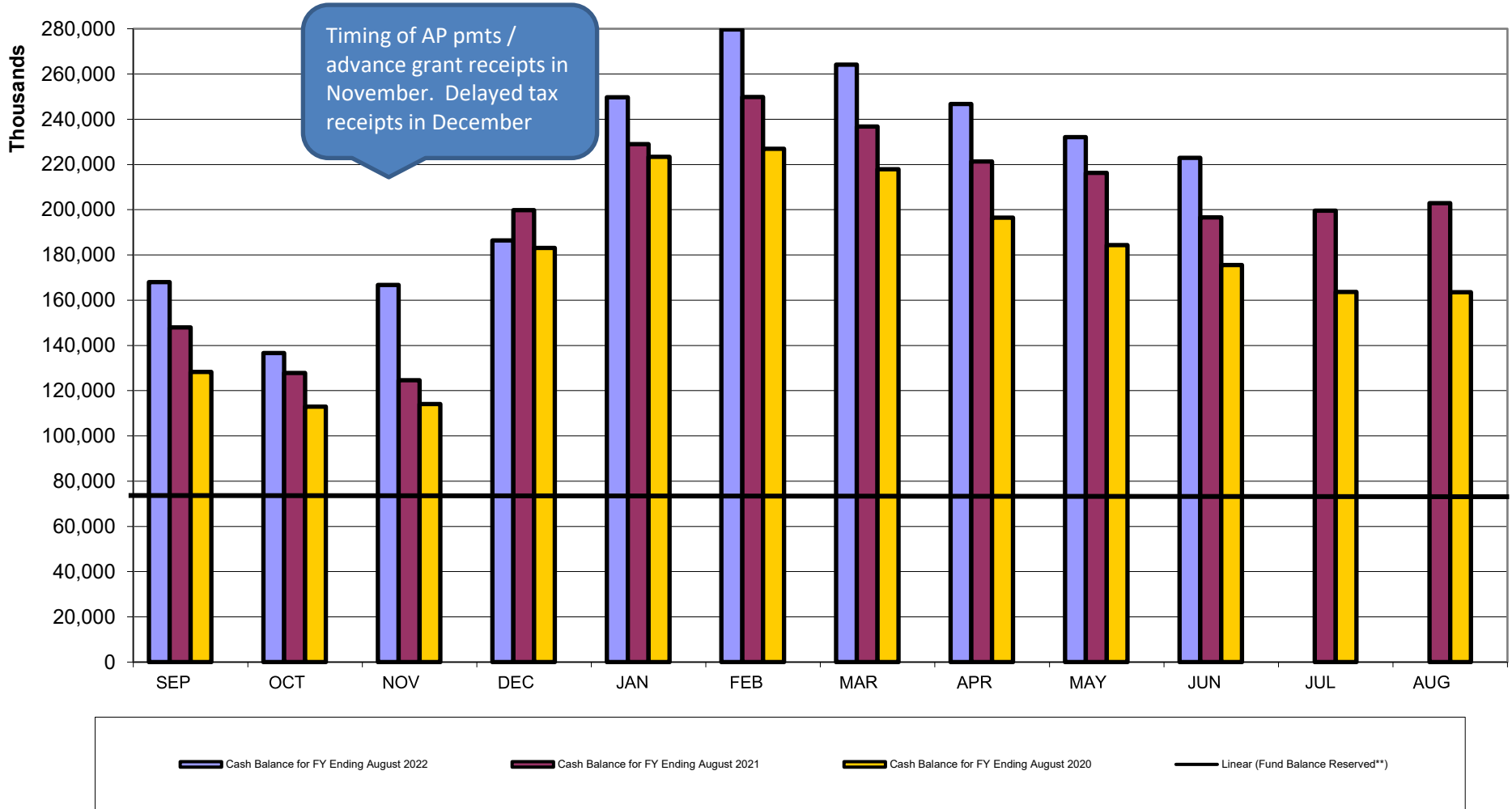
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Dr. Mike Flores, Chancellor



ALAMO  
COLLEGES  
DISTRICT

**Alamo Colleges District  
Current Operating Fund Cash Analysis**  
(For Fiscal Years Ending August 2022, 2021 and 2020)  
Through June 2022



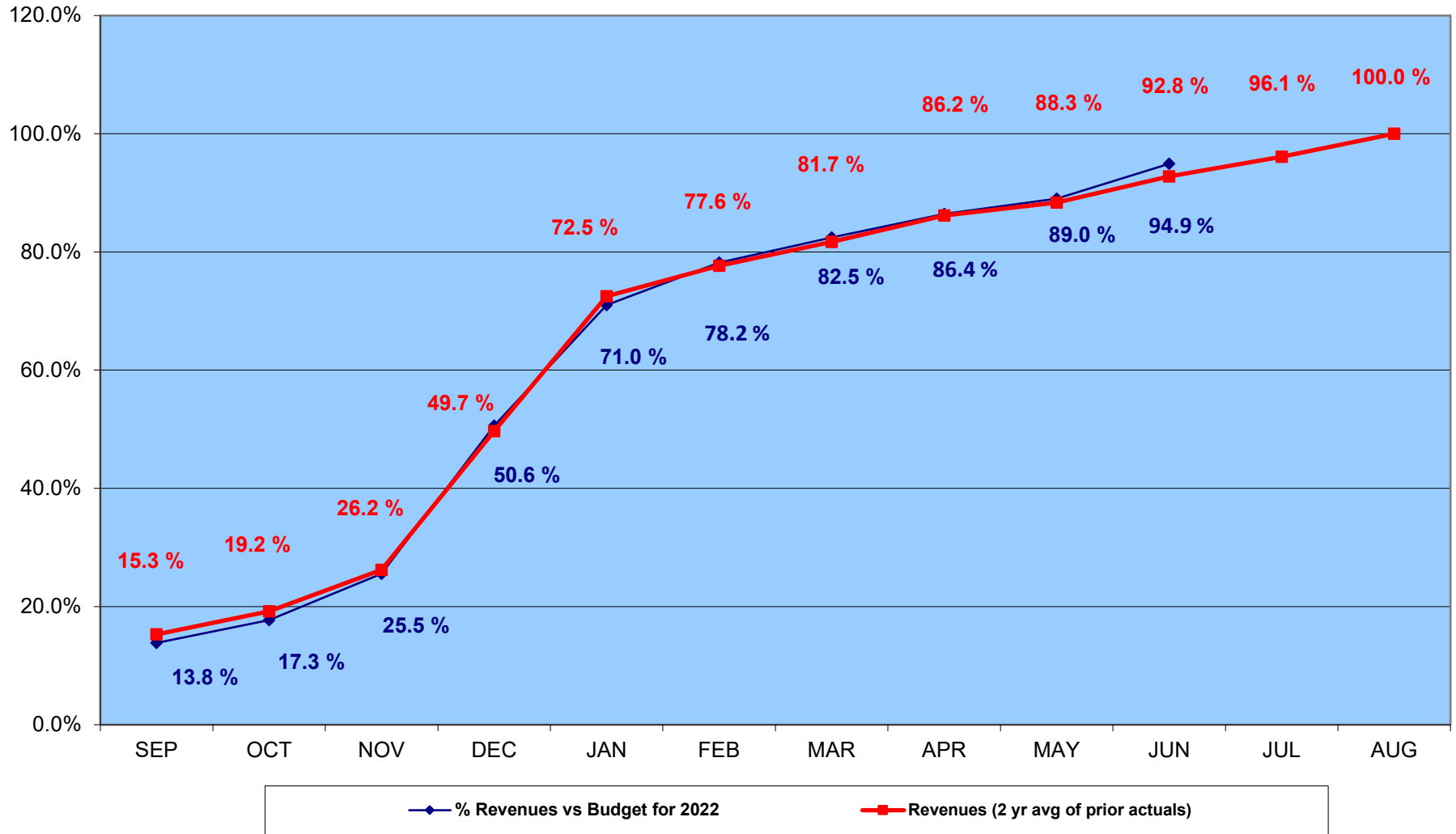
\*Includes Cash and Investments.

Chart excludes cash balances for capital construction and debt service.

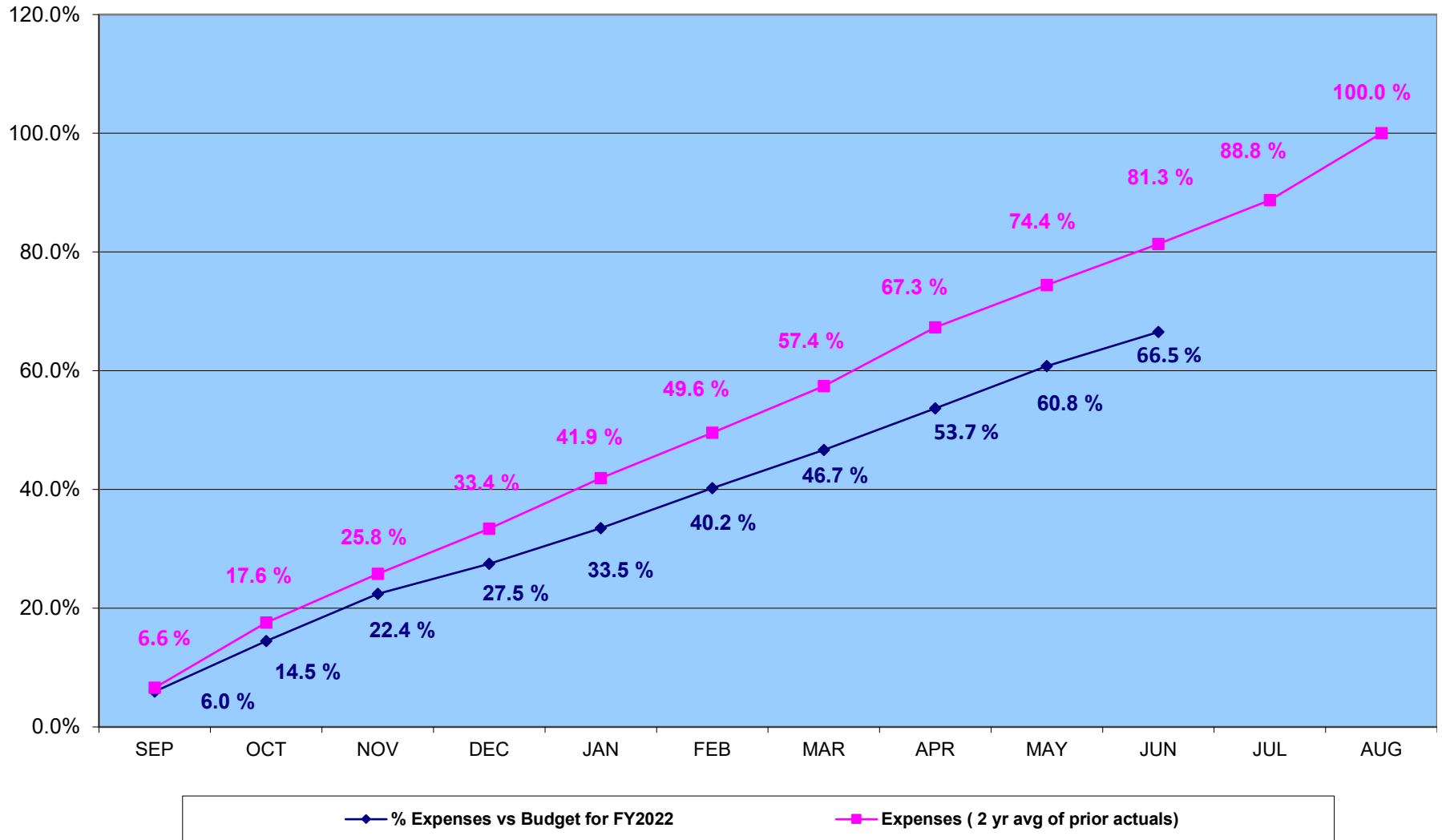
August includes Fall Tuition collections.

\*\*Fund Balance Reserved excludes encumbrances and operating commitments.

## Alamo Colleges District Unrestricted Operating Actual Revenues as % of Adjusted Budgeted Revenues Compared to Average of Two Prior Years Actual Revenues



**Alamo Colleges District**  
**Unrestricted Operating Actual Expenses and Transfers as % of Adjusted Budgeted Expenses and Transfers**  
**Compared to Average of Two Prior Years Actual Expenses and Transfers**



ALAMO COLLEGES DISTRICT  
**FY 2021 - 2022 ALL FUNDS ACTUALS VS BUDGET REPORT**  
**JUNE 2022 YEAR-TO-DATE**

	Adjusted Budget 2021 - 2022 (A) (as of June 2022)		YTD Actual 06/30/2022		% of Budget (10th month / 83.3 % of Year)			
	Unrestricted	Restricted	Unrestricted	Restricted	Unrestricted		Restricted	
					06/30/22	06/30/21	06/30/22	06/30/21
<b>REVENUES</b>								
Instruction and General	394,911,176	80,666,002	377,390,324	64,834,300	95.6%	94.9%	80.4%	79.7%
Public Service	952,048	-	669,031	-	70.3%	17.8%		
Scholarships and Fellowships	-	94,721,553	-	96,025,850			101.4%	90.9%
Auxiliary Enterprises	5,069,988	-	2,665,062	-	52.6%	34.7%		
Student Activity Fee	2,571,096	-	2,255,947	-	87.7%	88.8%		
<b>Subtotal Current Funds</b>	<b>403,504,308</b>	<b>175,387,555</b>	<b>382,980,364</b>	<b>160,860,150</b>	<b>94.9%</b>	<b>93.7%</b>	<b>91.7%</b>	<b>87.0%</b>
Capital Outlay	-	21,367,416	-	1,805,919			8.5%	93.9%
Renewals & Replacements	-	-	-	-				
Building	-	67,071,198	-	9,863,547			14.7%	109.4%
Furniture & Equipment	-	3,137,308	-	-				
Debt Services	-	75,044,988	-	74,408,322			99.2%	102.7%
<b>Subtotal Plant Funds</b>	<b>-</b>	<b>166,620,910</b>	<b>-</b>	<b>86,077,788</b>	<b>0.0%</b>	<b>0.0%</b>	<b>51.7%</b>	<b>97.9%</b>
<b>TOTAL REVENUES</b>	<b>403,504,308</b>	<b>342,008,465</b>	<b>382,980,364</b>	<b>246,937,938</b>	<b>94.9%</b>	<b>93.7%</b>	<b>72.2%</b>	<b>95.1%</b>
<b>BEGINNING FUND BALANCES (B)</b>								
Instruction and General	126,112,003	848,381	126,112,003	848,381				
Public Service	-	-	-	-				
Scholarships and Fellowships	-	10,229,318	-	10,229,318				
Auxiliary Enterprises	3,200,000	-	3,200,000	-				
Student Activity Fee	2,871,393	-	2,871,393	-				
<b>Subtotal Current Funds</b>	<b>132,183,396</b>	<b>11,077,699</b>	<b>132,183,396</b>	<b>11,077,699</b>				
Capital Outlay	-	176,418,269	-	176,418,269				
Renewals & Replacements	-	-	-	-				
Building	-	48,408,764	-	48,408,764				
Furniture & Equipment	-	14,403,783	-	14,403,783				
Debt Services	-	14,861,212	-	14,861,212				
<b>Subtotal Plant Funds</b>	<b>-</b>	<b>254,092,028</b>	<b>-</b>	<b>254,092,028</b>				
<b>TOTAL BEGINNING FUND BALANCES</b>	<b>132,183,396</b>	<b>265,169,727</b>	<b>132,183,396</b>	<b>265,169,727</b>				
<b>TOTAL AVAILABLE (Revenues + Beg. Fund Balance)</b>								
Instruction and General	521,023,179	81,514,383	503,502,327	65,682,681				
Public Service	952,048	-	669,031	-				
Scholarships and Fellowships	-	104,950,871	-	106,255,168				
Auxiliary Enterprises	8,269,988	-	5,865,062	-				
Student Activity Fee	5,442,489	-	5,127,340	-				
<b>Subtotal Current Funds</b>	<b>535,687,704</b>	<b>186,465,254</b>	<b>515,163,760</b>	<b>171,937,849</b>				
Capital Outlay	-	197,785,685	-	178,224,188				
Renewals & Replacements	-	-	-	-				
Building	-	115,479,962	-	58,272,311				
Furniture & Equipment	-	17,541,091	-	14,403,783				
Debt Services	-	89,906,200	-	89,269,534				
<b>Subtotal Plant Funds</b>	<b>-</b>	<b>420,712,938</b>	<b>-</b>	<b>340,169,816</b>				
<b>TOTAL AVAILABLE</b>	<b>535,687,704</b>	<b>607,178,192</b>	<b>515,163,760</b>	<b>512,107,665</b>				

(A) Includes budget amendments #1 and #2.

(B) Beginning fund balance are audited ending FY20-21 fund balances. The fund balances include Board mandated 15% operating reserve, grants, construction, scholarships, & gifts funds.

FY 2021 - 2022 ALL FUNDS ACTUALS VS BUDGET REPORT

JUNE 2022 YEAR-TO-DATE

	Adjusted Budget 2021 - 2022 (A) (as of June 2022)		YTD Actual 06/30/2022		% of Budget (10th month / 83.3 % of Year)			
	Unrestricted	Restricted	Unrestricted	Restricted	Unrestricted		Restricted	
					06/30/22	06/30/21	06/30/22	06/30/21
<b>EXPENDITURES</b>								
Instruction and Genera	423,724,741	80,666,002	280,266,352	63,214,984	66.1%	70.1%	78.4%	79.7%
Public Service	1,542,255	-	1,100,340		71.3%	66.7%		
Scholarships and Fellowships	-	100,532,657		98,720,416			98.2%	85.9%
Auxiliary Enterprises	2,047,781	-	728,006		35.6%	45.4%		
Student Activity Fee	5,433,750	-	1,979,368		36.4%	23.4%		
Subtotal Current Funds	432,748,527	181,198,659	284,074,066	161,935,400	65.6%	69.4%	89.4%	83.9%
Capital Outlay	-	201,641,165		92,648,933			45.9%	60.0%
Renewals & Replacements	-	-						
Building	-	115,530,962		15,835,212			13.7%	82.3%
Furniture & Equipment	-	2,165,866		657,421				
Debt Services	-	85,021,374		47,822,320			56.2%	73.6%
Subtotal Plant Funds	-	404,359,367	-	156,963,886			38.8%	69.3%
<b>TOTAL EXPENDITURES</b>	<b>432,748,527</b>	<b>585,558,026</b>	<b>284,074,066</b>	<b>318,899,286</b>	<b>65.6%</b>	<b>69.4%</b>	<b>54.5%</b>	<b>74.3%</b>
<b>TRANSFERS (IN) OUT</b>								
Instruction and General			17,991,090					
Public Service								
Scholarships and Fellowships	5,811,104	(5,811,104)		(5,223,513)				
Auxiliary Enterprises	-	-						
Student Activity Fee	-	-						
Subtotal Current Funds	5,811,104	(5,811,104)	17,991,090	(5,223,513)				
Capital Outlay	3,855,480	(3,855,480)		-				
Renewals & Replacements	-	-						
Building	51,000	(51,000)		(3,389,017)				
Furniture & Equipment	-	-						
Debt Services	11,569,916	(11,569,916)		(9,378,560)				
Subtotal Plant Funds	15,476,396	(15,476,396)	-	(12,767,577)				
<b>NET TRANSFERS</b>	<b>21,287,500</b>	<b>(21,287,500)</b>	<b>17,991,090</b>	<b>(17,991,090)</b>				
<b>TOTAL EXPENSE &amp; TRANSFERS</b>	<b>454,036,027</b>	<b>564,270,526</b>	<b>302,065,156</b>	<b>300,908,196</b>	<b>66.5%</b>	<b>70.5%</b>	<b>53.3%</b>	<b>73.4%</b>
<b>ENDING FUND BALANCES</b>								
Instruction and General	97,298,438	848,381	205,244,885	2,467,697				
Public Service	(590,207)	-	(431,309)	-				
Scholarships and Fellowships	(5,811,104)	10,229,318	-	12,758,265				
Auxiliary Enterprises	6,222,207	-	5,137,056	-				
Student Activity Fee	8,739	-	3,147,972	-				
Subtotal Current Funds	97,128,073	11,077,699	213,098,604	15,225,962				
Capital Outlay	(3,855,480)	-	-	85,575,255				
Renewals & Replacements	-	-	-	-				
Building	(51,000)	-	-	45,826,116				
Furniture & Equipment	-	15,375,225	-	13,746,362				
Debt Services	(11,569,916)	16,454,742	-	50,825,774				
Subtotal Plant Funds	(15,476,396)	31,829,967	-	195,973,507				
<b>TOTAL ENDING FUND BALANCES</b>	<b>81,651,677</b>	<b>42,907,666</b>	<b>213,098,604</b>	<b>211,199,469</b>				
<b>TOTAL EXP, TRF &amp; BALANCES</b>	<b>535,687,704</b>	<b>607,178,192</b>	<b>515,163,760</b>	<b>512,107,665</b>				

(A) Includes ni budget amendments #1 and #2.

ALAMO COLLEGES DISTRICT  
FOR THE TEN MONTH PERIOD ENDED JUNE 30, 2022

**(1) Revenue Variance:**

For the ten month period ended June 30, 2022 operating revenue increased 6.0%, or \$21.8 million to \$383.0 million (first ten months 2021: \$361.2 million). The increase is attributed to tax revenues of \$10.2 million above last year, other revenues of \$11.4 million above last year, offset by lower tuition and fee revenues of \$1.0 million. Other income includes funds reimbursed by federal government for lost income of \$8.6 million.

- a) Tax revenues for FY22 increased \$10.2 million, or 5.6%, and stand at \$193.7 million vs \$183.5 million in the prior year. The budget for tax revenues for FY22 and FY21 stand at \$195.0 million and \$178.3 million, respectively. The District has benefitted from increasing taxable values in Bexar County. As of the initial roll certification in July of 2010, the net taxable value of the appraisal roll for the District was approximately \$100 billion, and that has grown to \$196 billion in 2022. For the past 5 years, net taxable value has grown over 5% on an annualized rate. The rise in taxable assessed value has resulted in an increasing revenue stream for the Alamo Colleges District without raising the tax rate since 2012 and has provided funding for facilities operations and maintenance on infrastructure.
- b) Tuition & fees for FY22 through Summer enrollment decreased 0.9%, or \$1.0 million, from FY21 amounts. FY22 revenues stand at \$96.1 million, or 88.0% of the budget, vs. FY21 revenues of \$97.1 million, or 90.3% of the budget. A strong fiscal year 2022 by Economic Workforce Development and CE with year-to-date revenues of \$8.4 million, representing an increase of \$2.6 million, or 69.0%, over the prior year, and a decline in exempt expenditures of \$1.6 million, offset a \$5.2 million decrease in regular tuition. The regular tuition drop is attributed to a decrease in headcounts and semester credit hours taken. Headcount enrollment for Summer 2022 decreased 5.1% or 1,256 students to 23,181. Summer semester hours decreased 6.0%, or 6,954, to 108,351 semester credit hours. Headcount enrollment for the Spring 2022 decreased 4.4% or 2,785 students. Spring semester credit hours dropped by a similar percentage, 4.2% or 17,216 semester credit hours. Headcount enrollment for the Fall 2021 decreased 6.6%, or 4,505, to 64,110 students, while semester credit hours taken dropped 7.8%, or 36,174 to 428,268 semester credit hours.
- c) Funding from the State of Texas for the 2022 and 2023 biennium remained flat for all community colleges. However a change in the funding formula provides a slight increase for the Alamo Colleges District. State funding increased \$1.6 million to \$88.8 million budgeted in FY22. Actual State appropriations increased 1.7% in FY22, or \$1.2 million, and stand at 81.5% and 81.7%, of FY22 and FY21 budgets, respectively. As of this month the revenues are \$72.4 million. State appropriations including state-paid benefits (group health & retirement) shows a slight increase as compared to the prior year.

**(2) Expense Variance:**

- a) The overall goal of the Fiscal Year 2022 Annual Budget (FY22) is to continue the momentum we created last year in positioning the Alamo Colleges District for "smart growth," which makes the most effective use of every dollar of revenue to support the economic and social mobility of the members of our community and the success of our students. This is an especially significant accomplishment in light of the current economy and the strain we have seen organizations in San Antonio and the higher education community face in light of the pandemic. The Alamo Colleges District is fortunate to be well-prepared in the face of economic uncertainties plaguing other entities; instead we are investing in the "smart growth" initiatives that were introduced in FY20, and expanding them to ensure the success of continued "smart growth" and "smart talent" in FY22.
- b) Operating expenses for FY22 and FY21 for the same period stand at 66.5% and 70.5% of budget, respectively, reflecting a conservative approach to spending. Actual expenses for FY22 and FY21 are \$302.1 million and \$288.3 million.

## **Discussion and Possible Action on Approval of Monthly Report on Cooperative Purchases in Excess of \$100,000**

Presented to the Board Acting as Committee of the Whole on August 9, 2022 and now presented to Board for approval on August 16, 2022.

### **MINUTE ORDER**

**“The Alamo Colleges District Board of Trustees hereby approves the monthly Cooperative Purchase Report as presented.”**

### **PURPOSE**

The purpose of this Minute Order is to provide a monthly report of purchases exceeding \$100,000 and any fees charged by the various local, state, and national providers of Cooperative Purchasing (COOP) programs during the specified reporting period. Not all COOP programs charge fees, and some COOP's offer cash rebates paid directly to Alamo Colleges. The Purchasing and Contract Administration Department utilizes the COOP programs to gain greater access to goods and services, cost savings through leveraged buying, and reduced administration costs by issuing fewer competitive bids and proposals. The combined buying power of public institutions throughout the State of Texas and nationally translates into savings and provides an efficient, cost effective and legal means for providing goods and services to departments throughout the Alamo Colleges in an expedited fashion.

### **BACKGROUND**

Vendor contracts awarded through approved federal, state or cooperative purchasing agreements are a statutorily approved alternative to competitively procured vendor contracts. Only the following such contract purchases require prior Board approval:

- a. Purchases valued at \$100,000 or more in any 12-month period that will result in additional gross square footage (permanent or otherwise) that will require cleaning and maintaining, and have at least two utilities present;
- b. Purchases valued at \$100,000 or more in any 12-month period that in the judgment of the Chancellor or Purchasing & Contract Administration would commit the College District or one of the colleges to an entirely new technology that would be pervasive for subsequent years.

For any cooperative purchasing contract valued at \$25,000 or more, Purchasing & Contract Administration shall document any contract-related fee, including any management fee. At least annually, Purchasing & Contract Administration shall present a written report regarding any contract-related fees, including any management fees, to the Board of Trustees at a properly posted open meeting.

### **IMPLICATIONS**

Financial: None

Strategic Plans: Goal I-Student Success; and Goal III-Performance Excellence

Employee Services: None

Attachments: Cooperative Contract Purchases over \$100,000

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Gary O'Bar, C.P.M.  
Director, Purchasing & Contract Administration

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Lisa Mazure, CPA  
Associate Vice Chancellor for  
Finance and Fiscal Services

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Dr. Diane E. Snyder, CPA, Ph.D.  
Vice Chancellor for Finance & Administration

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Dr. Mike Flores  
Chancellor



**COOPERATIVE CONTRACT PURCHASES OVER \$100,000**

<b>Location</b>	<b>Type of Funding</b>	<b>Description</b>	<b>Purpose/Why</b>	<b>COOP Admin Fee</b>	<b>Total Cost</b>	<b>Vendor/ Co-Op</b>
Palo Alto College/District Project Management	Palo Alto College Operating	Turbo-set roof coating system on Nueces Hall Building's roof at Palo Alto College. Approximately 15,600 square feet including two cat walks	Preventive Maintenance on Roofing Coating System for Nueces Hall Building.	\$0.00	\$145,200.00	Empire Roofing Companies Inc TIPS 200201
San Antonio College/Library	San Antonio College ADAMS Coronavirus Response Relief Supplemental Appropriations Act Institution 2022	Purchase of (6) TEK Booth Pods with Tables, (6) TEK Booth Pods without tables and 6 Worksurface tables	New TEK Booth Pods for San Antonio College Library.	\$0.00	\$272,907.06	OfficeSource Ltd Omnia Partners #R191816 SMWVBE: WBE & SBE
District Support Operations / DIS Director IT Services Office	DIS Mobile Tech & SecurityGO17	Renewal of Fortinet network security software and support for the District's network servers and other equipment	Strengthen cybersecurity on the District's network servers, security appliances and firewalls to provide intrusion prevention and comprehensive network and endpoint security	\$0.00	\$429,009.15	Intech Southwest Services, LLC DIR-TSO-4075 SMWVBE: WBE
District Support Operations / DIS Director IT Services Office	Service Departments	Professional services from "Traction on Demand" to help implement the Marketing Cloud integration with Salesforce.	To enable the automation of marketing campaigns and personalized enrollment communications to students	\$0.00	\$212,696.04	Carahsoft Technology Corporation OMNIA R191902

St. Philips College / ACE Instruction	SPC Cross Title III BAct4 Info & Com22	Purchase and installation of Twenty-nine (29) indoor video kiosks with interactive monitors used by students to navigate through custom "wayfinding" digital content	Provide a means to engage students and deliver custom digital "wayfinding" content and information on demand throughout various college campus buildings	\$0.00	\$146,948.74	Technology Providers, Inc TIPS 220105
District Support Operations/District Department of Public Safety	DIS-Operating	Annual Renewal of 70 Police Body Camera and Taser Software, Support and Cloud Video Storage Docking Stations and 140 Live Taser Cartridges	Provide the Alamo Colleges Police Department the necessary tools to protect themselves, the faculty, staff and students of Alamo Colleges District	\$0.00	\$116,118.00	Axon Enterprise, Inc. Sourcewell 010720-AXN



## ALAMO COLLEGES DISTRICT CAPITAL IMPROVEMENTS PROGRAM (CIP) EXECUTIVE SUMMARY

### CIP Bond Construction *Projected* Upcoming CIP Project – for Board Approval

Estimated Upcoming GMP Board Pending Approval	Aug	Sept	Oct	Nov
NVC Cypress Cultural Center of Excellence Renovation (SpawGlass / Overland)				X
PAC Natatorium/Gym Renovation (Bartlett Cocke / RVK)	<i>TBD - Rescoping</i>			
Northwest Education and Training Center (NWETC) (TBD / Overland)				X
SAC Chance Renovation (J.T. Vaughn / O'Connell Robertson)	<i>TBD - Rescoping</i>			
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>

### CIP Bond Construction Projects by The Numbers

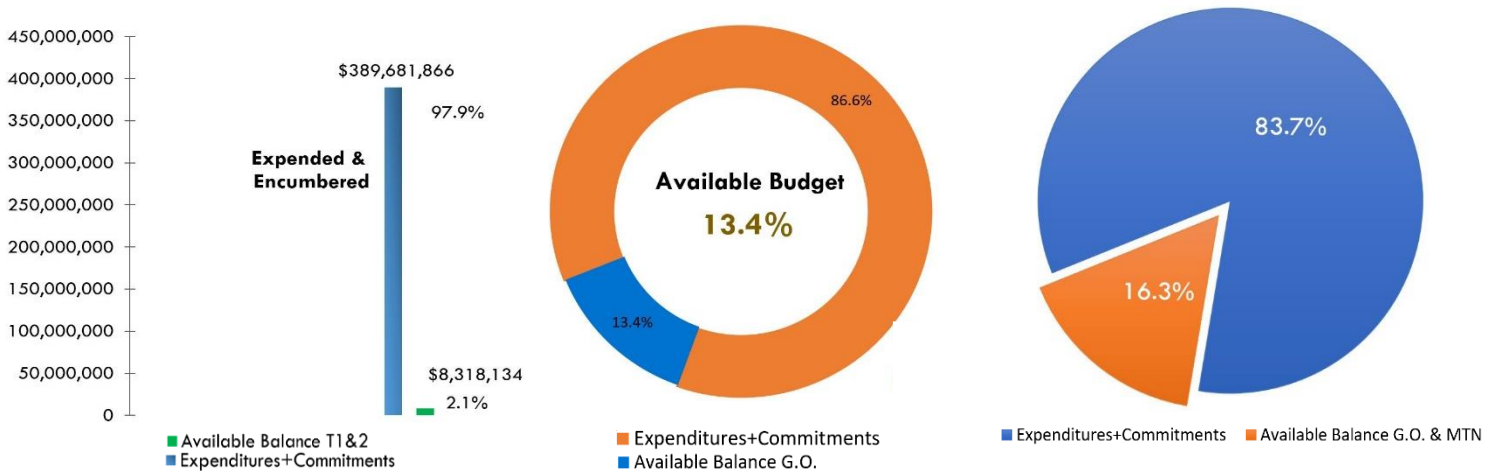
Project Status	SPC	SAC	NVC	PAC	NLC	ETCs	Total
Projects Completed	3	3	4				10
Projects in Construction	2	3		2	1	2	10
Projects with Approved GMP							0
Projects with Upcoming GMP Approval			1	1			2
Projects in Various Design Phases		1				1	2
<b>TOTAL</b>							<b>24</b>

### CIP Bond Budget – As of August 2022

CIP - Tranche 1 & 2 Spending G.O.

CIP General Obligation Bond - Available Budget

CIP G.O. & MTN Bond - Overall Available Budget



Tranche 1 & 2 - Spend Summary		%	CIP General Obligation Bond - Available Budget		%	Overall CIP GO & MTN - Available Budget		%
1st Tranche (GO17) & 2nd Tranche (GO21)	\$ 398,000,000	100.0%	CIP GO Budget	\$ 450,000,000	100.0%	CIP GO+MTN Budget	\$ 500,000,000	100.0%
Expenditures+Commitments	\$ 389,681,866	97.9%	Expenditures+Commitments	389,681,866	86.6%	Expenditures+Commitments	418,724,621	83.7%
Available Balance T1&2	\$ 8,318,134	2.1%	Available Balance G.O.	\$ 60,318,134	13.4%	Available Balance G.O. & MTN	\$ 81,275,379	16.3%

Total General Obligation & MTN funding	Total expenditures on all CIP projects to date	Remaining balance of funding
<b>\$500,000,000</b>	<b>\$365,033,210</b>	<b>\$81,275,379</b>

*\*Preliminary Bond Budget Numbers as of July 31, 2022, subject to change and unaudited*



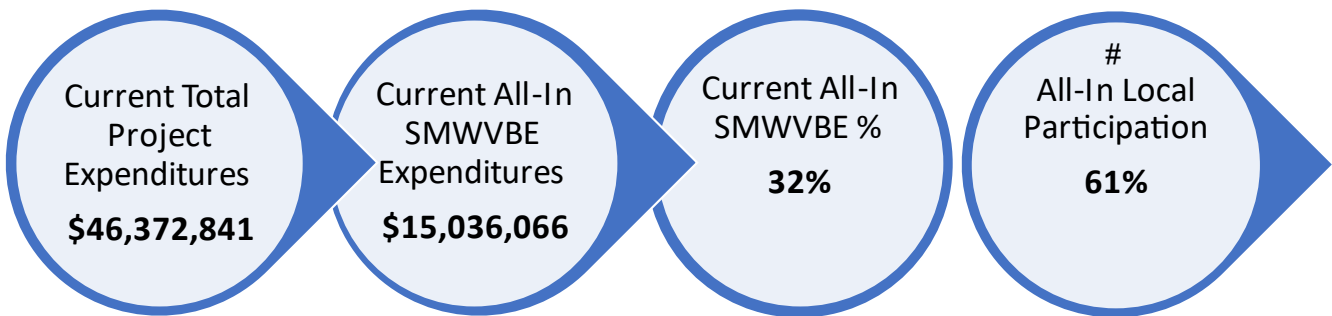
**Next CBOC Meeting**

- The CBOC committee met on April 11, 2022, in person at DSO and a poll is being sent for the next meeting date.

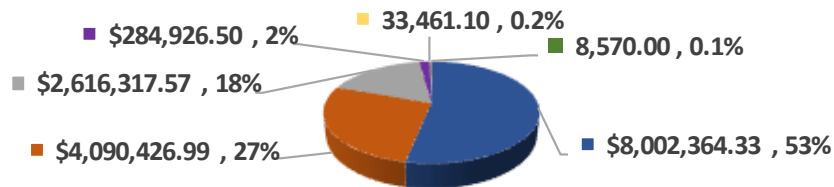
**CIP Bond SMWVBE Reporting (as reported in July 2022)**

## San Antonio College

- Total Campus CIP Funding: \$97,721,920
- Remaining Funding Spending Opportunities: \$51,036,066



SAC All-In SMWVBE Breakdown



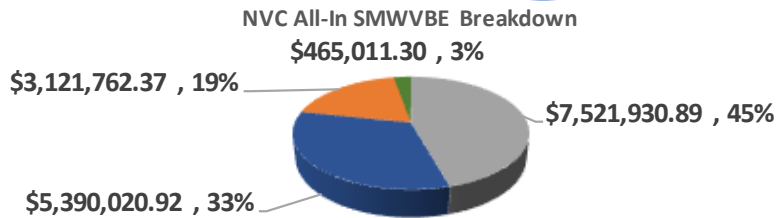
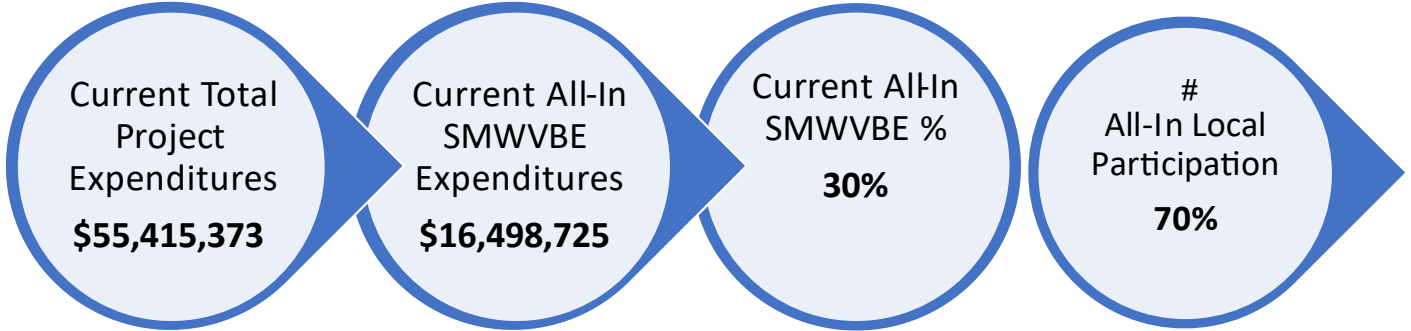
- Hispanic American Business Enterprise
- Asian American Business Enterprise
- Small Business Enterprise
- Native American Business Enterprise
- Woman Owned Business Enterprise
- African American Business Enterprise





# Northwest Vista College

- Total Campus CIP Funding: \$79,000,000
- Remaining Funding Spending Opportunities: \$23,584,626

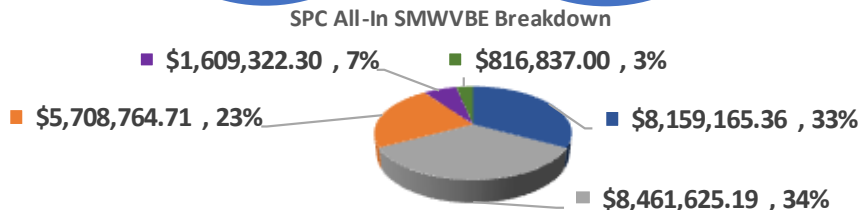
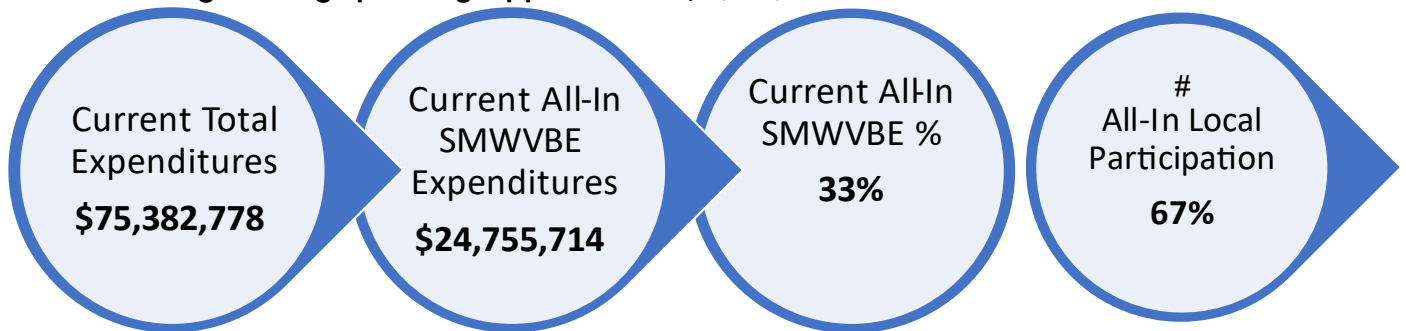


■ Woman Owned Business Enterprise 
 ■ Hispanic American Business Enterprise 
 ■ Small Business Enterprise 
 ■ African American Business Enterprise



# St. Philip's College

- Total Campus CIP Funding: \$102,706,050
- Remaining Funding Spending Opportunities: \$27,323,271



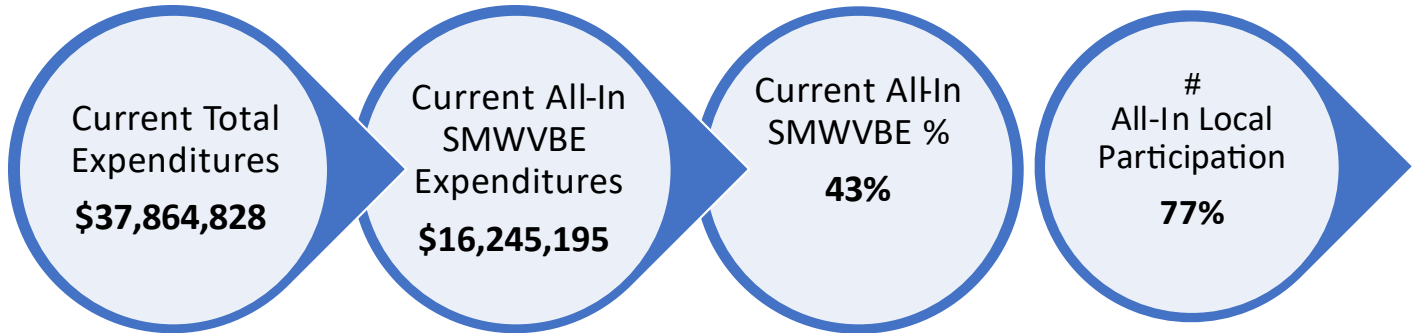
■ Hispanic American Business Enterprise 
 ■ Woman Owned Business Enterprise 
 ■ Small Business Enterprise 
 ■ Asian American Business Enterprise 
 ■ African American Business Enterprise



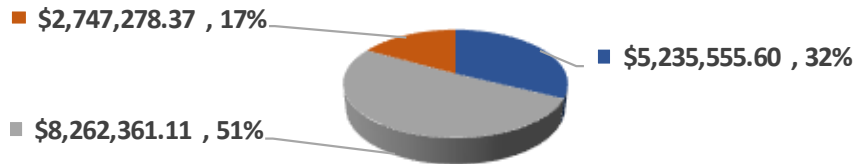


# Palo Alto College

- Total Campus CIP Funding: \$83,067,000
- Remaining Funding Spending Opportunities: \$45,202,171



PAC All-In SMWVBE Breakdown



Hispanic American Business Enterprise

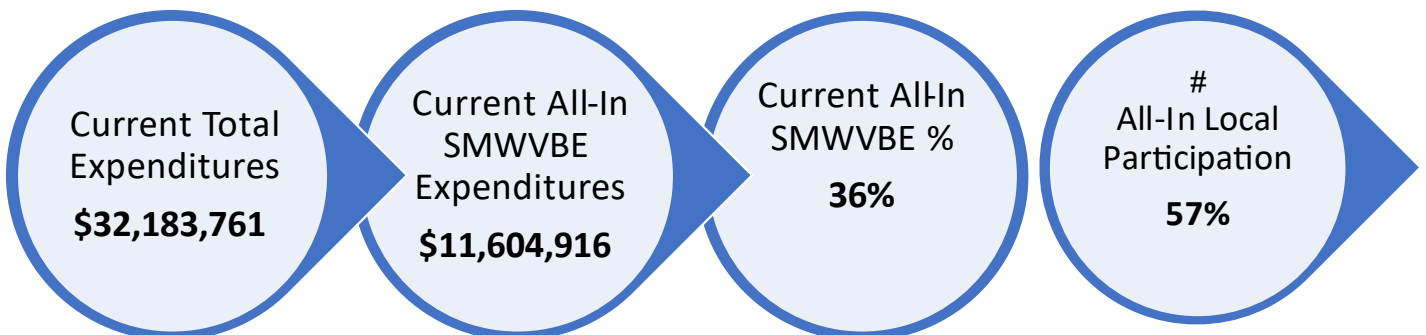
Woman Owned Business Enterprise

Small Business Enterprise

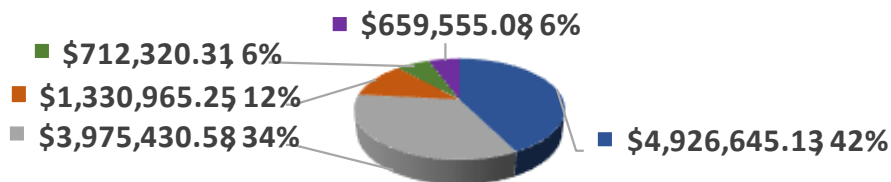


# Northeast Lakeview College

- STEM Bldg. Total Campus CIP Funding: \$47,680,000
- Remaining Funding Spending Opportunities: \$15,496,238



NLC All-In MWVBE Breakdown



Hispanic American Business Enterprise

Woman Owned Business Enterprise

Small Business Enterprise

African American Business Enterprise

Asian American Business Enterprise

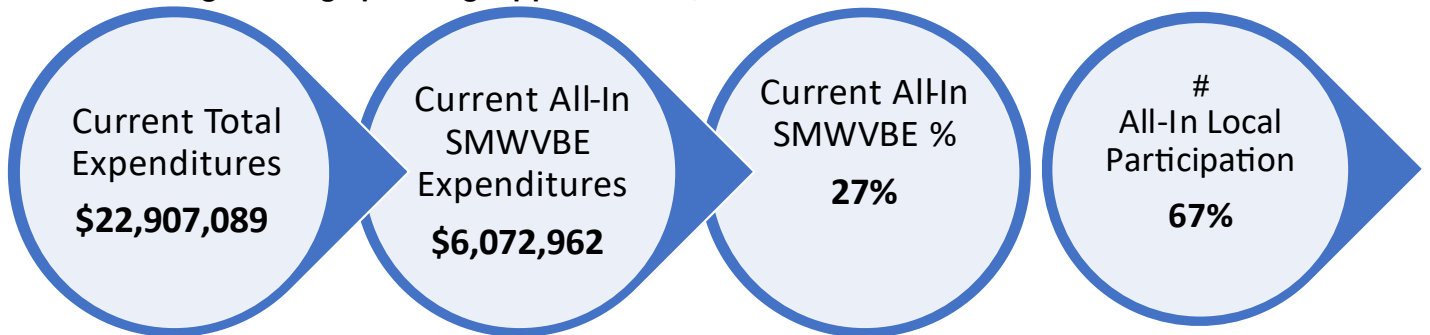




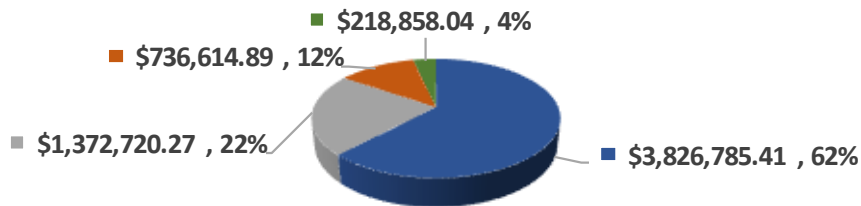
# Education and Training Centers



- Total Campus CIP Funding: \$70,300,000
- Remaining Funding Spending Opportunities: \$47,392,910



ETCs All-In SMWVBE Breakdown



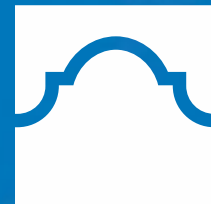
■ Hispanic American Business Enterprise 
 ■ Woman Owned Business Enterprise 
 ■ Small Business Enterprise 
 ■ African American Business Enterprise



# Overview of Construction Minute Order Actions

August 9, 2022

Lacy Hampton  
Interim Associate Vice Chancellor  
G.O. Bonds Capital Program (CIP)



ALAMO  
COLLEGES  
DISTRICT



# Construction Overview Agenda

## Construction Projects by the Numbers

- Mr. Lacy Hampton, Interim Associate Vice Chancellor, G.O. Bond Capital Improvements Program of CIP (CIP)

### San Antonio College – Amending the Construction Manager at Risk (CMAR) GMP - Realization of GMP Savings

MO Approve: **Physical Plant (PPI)**

**Parking Garage/Added Scope San Pedro Improvements**

### San Antonio College – Amending the Construction Manager at Risk (CMAR) GMP – GMP Increase and Extension of the Construction Time Schedule Due to Weather Delays and Owner Requested Enhancements

MO Approve: **Early Child Care and Micronaut Center**

- Dr. Francisco Solis, Interim President / Mr. Lacy Hampton, Interim Associate Vice Chancellor, G.O. Bond Capital Improvements Program of CIP (CIP)

### Westside Education and Training Center – Amending the Construction Manager at Risk (CMAR) GMP – GMP Increase and Extension of the Construction Time Schedule for Unforeseen Delays

MO Approve: **Westside Education and Training Center (WETC)**

- Mr. Xavier Urrutia, Interim Vice Chancellor Economic Workforce Development / Mr. Lacy Hampton, Interim Associate Vice Chancellor, G.O. Bond Capital Improvements Program of CIP (CIP)

### NLC– Amending the Construction Manager at Risk (CMAR) GMP – GMP Increase and Extension of the Construction Time Schedule for Owner Requested Enhancements

MO Approve: **Paluxy Hall Science and Engineering (STEM)**

- Dr. Veronica Garcia, President / Mr. Lacy Hampton, Interim Associate Vice Chancellor, G.O. Bond Capital Improvements Program of CIP (CIP)



# 2017 CIP Bond Construction Projects by the Numbers

PROJECT STATUS	SPC	SAC	NVC	PAC	NLC	ETCs	Total
Projects Completed	3	3	4				10
Projects In Construction	2	3	0	2	1	2	10
Projects with Board GMP Approval							-
Projects with Upcoming GMP Approval			1	1			2
Projects in Various Design Phases		1				1	2
<b>TOTAL</b>							<b>24</b>

➤ *Note Projects In Construction: Of the 11 projects 8 new projects within a year and during COVID-19*



# Overview of Construction Minute Order Actions

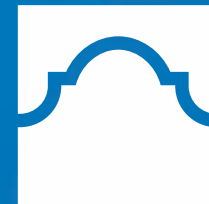
## San Antonio College GMP Amendment; Realization of Savings

### Physical Plant Parking Garage/Added Scope San Pedro Improvements

July 19, 2022

Dr. Francisco Solis, Interim President  
San Antonio College

Lacy Hampton  
Interim Associate Vice Chancellor  
G.O. Bonds Capital Program (CIP)



ALAMO  
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# SAC Construction GMP Savings

✓ Total project savings



The project savings are a result of Physical Plant and Parking Garage San Pedro Street Improvements overall project. The savings will be used on the Early Child Care and Micronaut project.

## Savings

	<b>Revised GMP 7/20/2021, CO #2</b>	<b>Proposed GMP 8/6/2022, CO#3 (\$50,325)</b>	<b>August 2022 Projected GMP Delta</b>
<b>Physical Plant</b>	<b>\$ 2,360,596.00</b>	<b>\$ 2,310,271.00</b>	<b>\$ (50,325.00)</b>
	<b>Revised GMP 7/20/2021, CO #3</b>	<b>Proposed GMP 8/6/2022, CO#4 (\$373,785)</b>	<b>Projected GMP Delta</b>
<b>Parking Garage / San Pedro</b>	<b>\$ 17,388,165.00</b>	<b>\$ 17,014,380.00</b>	<b>\$ (373,785.00)</b>
<b>Total Transfer of Savings to Early Child Care and Micronaut Center</b>			<b>\$ 424,110.00</b>

\*Refer to appendix rebalance sheet

# Overview of Construction Minute Order Actions

## San Antonio College

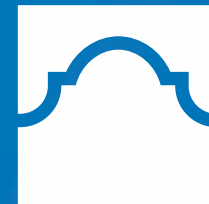
### GMP Amendment – GMP Increase and Extension of the Construction Time Schedule Due to Weather Delays, Material Shortages and Owner Requested Enhancements

### Early Child Care and Micronaut Center

July 19, 2022

Dr. Francisco Solis, Interim President  
San Antonio College

Lacy Hampton  
Interim Associate Vice Chancellor  
G.O. Bonds Capital Program (CIP)



ALAMO  
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DISTRICT



# SAC Early Child Care and Micronauts Center



## GMP Increase Due to Weather Delays, Material Shortages and Owner Requested Enhancements

	Current	8/9/2022 Changes		8/9/2022 Revised
<b>Original GMP (SAC ECC MC)</b>	<b>\$ 15,635,715</b>	<b>\$ 424,110</b>	<b>\$ 139,911</b>	<b>\$ 16,199,736</b>
<b>Soft Costs</b>	<b>\$ 2,225,437</b>	<b>\$ (139,911)</b>		<b>\$ 2,085,526</b>
<b>Total Project Cost</b>	<b>\$ 17,861,152</b>			<b>\$ 18,285,262</b>

<b>Transfer of Physical Plant and Parking Garage/Added Scope San Pedro Improv to Early Child Care and Micronaut Center GMP</b>	<b>\$ 424,110</b>
<b>Transfer of Soft Cost Savings to the GMP</b>	<b>\$ 139,911</b>
<b>Total GMP Increase</b>	<b>\$ 564,021</b>

\*Refer to appendix rebalance sheet

### Weather Delays, Material Shortages and Owner Requested Enhancements

- 52 Recorded weather delays
- Additions and Modifications: Playground equipment, turf area, Micronauts exhibits, luminated frames, back entrance gate and custom fence (anti-graffiti), Micronauts graphic enhancements (art)
- Additional hard cost fees



# SAC Early Child Care and Micronauts Center



## ➤ SAC Early Child Care and Micronaut Center

✓ **123 calendar days**

✓ Time extension for weather delays, material shortages and owner requested enhancements



# Overview of Construction Minute Order Actions

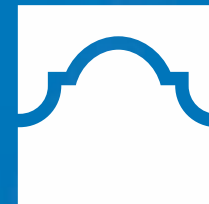
## Education and Training Center GMP Amendment – GMP Increase and Extension of the Construction Time Schedule for Unforeseen Delays

### Westside Education and Training Center (WETC)

July 19, 2022

Mr. Xavier Urrutia  
Interim Vice Chancellor, Economic Workforce  
Development

Lacy Hampton  
Interim Associate Vice Chancellor  
G.O. Bonds Capital Program (CIP)



ALAMO  
COLLEGES  
DISTRICT



# Westside Training and Education Center

## GMP Increase Due to Unforeseen Delays

	Current	8/9/2022 GMP Increase	8/9/2022 Revised
<b>Original GMP (WETC)</b>	\$ 19,233,781	\$ 500,000	\$ 19,733,781
<b>Soft Costs</b>	\$ 5,066,219	\$ (500,000)	\$ 4,566,219
<b>Total Project Cost</b>	\$ 24,300,000		\$ 24,300,000

\*Refer to appendix rebalance sheet

### Unforeseen Delays

- City Public Service (CPS) relocation of existing electrical equipment and installation of new electrical service
- Weather delays encountered at the beginning of the project

# Westside Education and Training Center (WETC)

- **WETC Westside Education and Training Center; 164 calendar days**
- ✓ Time extension consisted of unforeseen delays relating to City Public Service (CPS) relocation of existing electrical equipment and installation of new electrical service and weather delays.

# Overview of Construction Minute Order Actions

## Northeast Lakeview College

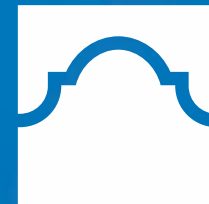
### GMP Amendment – GMP Increase and Extension of the Construction Time Schedule Owner Requested Enhancements

### Paluxy Hall Science and Technology (STEM)

July 19, 2022

Dr. Veronica Garcia, President  
Northeast Lakeview College

Lacy Hampton  
Interim Associate Vice Chancellor  
G.O. Bonds Capital Program (CIP)



ALAMO  
COLLEGES  
DISTRICT



2018 Award Recipient





## NLC Paluxy Hall (STEM) GMP Increase for Owner Requested Enhancements

	Current	8/9/2022 Changes	8/9/2022 Revised
<b>Original GMP (NLC STEM)</b>	\$ 37,636,209	\$ 814,295	\$ 38,450,504
<b>Soft Costs</b>	\$ 10,043,791	\$ (814,295)	\$ 9,229,496
<b>Total Project Cost</b>	\$ 47,680,000	\$ -	\$ 47,680,000

*\*Refer to appendix rebalance sheet*

Owner Requested Enhancements

- Curriculum Change: Welding to Nursing
- Addition of furniture equipment and bridge connection
- Added Scope hard and soft cost fees



# NLC Paluxy Hall Science and Technology (STEM)



## ➤ **NLC Paluxy Hall (STEM); 129 calendar days**

- ✓ Time extension consisted of curriculum changes and campus renovations driven by the addition of Paluxy Hall.

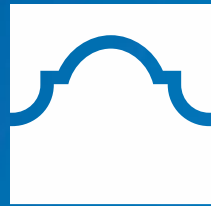


# August 9, 2022, Minute Order Actions

- Discussion and Possible Action on Amending the Guaranteed Maximum Price for the Alamo Colleges District – San Antonio College (SAC) Physical Plant, Capital Improvement Project (CIP), Construction Manager-at-Risk Contract with J.T. Vaughn Construction, LLC. (CSP 18C-005)
- Discussion and Possible Action on Amending the Guaranteed Maximum Price for the Alamo Colleges District – San Antonio College (SAC) Parking Garage/Added Scope San Pedro Improvements, Capital Improvement Project (CIP), Construction Manager-at-Risk Contract with J.T. Vaughn Construction, LLC. (CSP 18C-005)
- Discussion and Possible Action on Amending the Guaranteed Maximum Price and Extending the Construction Time Schedule for Alamo Colleges District – San Antonio College (SAC) Early Child Care and Micronaut Center, Capital Improvement Project (CIP), Construction Manager-at-Risk Contract with J.T. Vaughn Construction, LLC (CSP 18C-005)
- Discussion and Possible Action on Amending the Guaranteed Maximum Price and Extending the Construction Time Schedule for Alamo Colleges District – Westside Education and Training Center (WETC), Capital Improvement Project (CIP), Construction Manager-at-Risk Contract with Joeris General Contractors Ltd. (CSP 18C-005)
- Discussion and Possible Action on Amending the Guaranteed Maximum Price and Extending the Construction Time Schedule for Alamo Colleges District – Northeast Lakeview College (NLC) Paluxy Hall (STEM), Capital Improvement Project (CIP), Construction Manager-at-Risk Contract with Turner Construction Company (CSP 18C-005)



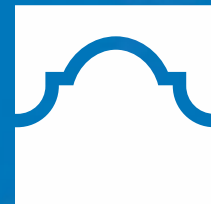
# Questions



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# Appendix



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Malcolm Baldrige  
National Quality Award

2018 Award Recipient

Achieving the Dream | LEADER COLLEGE

# SAC – Rebalance Summary Sheet

San Antonio College

Wednesday, August 3, 2022

Project	2017 Orig. G.O. Bond	May 19, 2020 G.O. Bond Rebalance	05.19.2022 TPC Projections	Funding Sources				Requested adjustments	
				Alloc. MTN	Other Funding	Revised G.O. Bond	CURRENT PROJECTED FUNDING	08.03.2022 (AUG) TPC Projections	Delta
Physical Plant	4,500,000	2,643,429	2,521,979			2,471,654	2,471,654	2,471,654	(50,325)
Garage (5 level) & Childcare Ctr	20,000,000	20,305,342							
Parking Garage			17,301,421		408,297	16,519,339	16,927,636	16,927,636	373,785
San Pedro Traffic/Access			2,533,973			2,533,973	2,533,973	2,533,973	0
			19,835,394			19,053,312	19,461,609	19,461,609	(373,785)
Fletcher Administration Center Renov.	20,000,000	10,312,118	21,140,804	11,100,000	242,373	9,798,431	21,140,804	21,140,804	0
Childcare Center (including sitework)		14,652,417	15,443,417			15,867,527	15,867,527	15,867,527	424,110
Santikos Multipurpose CTR (w/in Childcare ctr)			1,000,000		1,000,000	-	1,000,000	1,000,000	0
SAC Preventive Maintenance (2018)			396,960		396,960		396,960	396,960	0
SAC INTERNAL LOAN (Board Approved May 2021)			1,020,775		1,020,775		1,020,775	1,020,775	0
			17,861,152				18,285,262	18,285,262	424,110
<hr/>									
Chance Building Renov. (Finance & Labs)	14,000,000	1,489,747							
Revised: Renov. Finance area only			147,399			147,399	147,399	147,399	0
Renovation of existing Labs with Institutional funds			177,044		177,044		177,044	177,044	0
NEW Building: Science Labs (adds 7 labs)		13,596,947	15,613,870			15,613,870	15,613,870	15,613,870	0
First Responders Academy	20,000,000	20,000,000	20,000,000			20,000,000	20,000,000	20,000,000	0
McAllister - Partial Renov.	4,500,000	-							
Partial Renovations with Institutional funds			666,651		618,844	47,807	666,651	666,651	0
Sub-total G.O. Bonds	83,000,000	83,000,000	83,000,000					83,000,000	-
SAC MTN	11,100,000	11,100,000	11,100,000					11,100,000	-
SAC Santikos GRANT	500,000	500,000	500,000					500,000	-
SAC Santikos GRANT MATCH	500,000	500,000	500,000					500,000	-
SAC Institutional Capital budgets	795,888	795,888	1,038,261					1,038,261	-
SAC INTERNAL LOAN - 5yr	-	-	1,020,775					1,020,775	-
SAC Facilities Prev. Maint (portion of soft costs)	466,370	466,370	805,257					805,257	-
TOTAL	96,362,258	96,362,258	97,964,293	11,100,000	3,864,293	83,000,000	97,964,293	97,964,293	-
									DELTA

# ETC – Rebalance Summary Sheet

## Educational Training Centers Budget Overview

Project	2017 Orig. G.O. Bond	Current View of Costs	Funding Sources				Gross Sq. Footage		Status	Timeline				
			Alloc. MTN	Other Funding	Revised G.O. Bond	Total Funding	Original 2017	Current		GMP Approval Date	NTP Date	Duration Mths	Completion	Academic Term Open
Westside Education and Training Center (WETC)	23,000,000	24,300,000		1,300,000	23,000,000	24,300,000	40,000	46,907	Construction	4/1/2021	5/4/2021	19	11/15/2022	Spring 2023
I-10 Northwest Education and Training Center (NWETC)	23,000,000	TBD			23,000,000	23,000,000	30,000	42,000	CD Budget Validation	TBD	TBD	18	TBD	TBD
Southside Education and Training Center (SETC)	23,000,000	23,000,000			23,000,000	23,000,000	40,000	48,600	Construction	2/10/2021	2/10/2021	18	8/15/2022	Fall 2022
Sub-total G.O. Bonds	<u>69,000,000</u>													
CoSA	1,000,000													
Veteran's Services	300,000													
<b>TOTAL</b>	<u>70,300,000</u>	<u>47,300,000</u>	-	1,300,000	69,000,000	70,300,000								

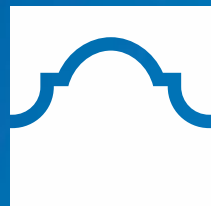
# NLC – Rebalance Summary Sheet

## Northeast Lakeview College Budget Overview

Project	2017 Orig. G.O. Bond	Current Estimate of Total Costs	Funding Sources			Gross Sq. Footage		Status	Timeline						
			Alloc. MTN	Other Funding	Revised G.O. Bond	Total Funding	Original 2017		Current	GMP Approval Date	NTP Date	Duration Mths	Sub. Completion	Academic Term Open	
Physical Plant	2,000,000	Not Required			-	Not Required									
STEM - Science and Technology Building	40,000,000	46,000,000	5,680,000		42,000,000	47,680,000	73,965	86,390	Construction	9/15/2020	9/28/2020	23	8/7/2022	Fall 2022	
Sub-total G.O. Bonds	<u>42,000,000</u>														
MTN	8,100,000														
TOTAL	<u>50,100,000</u>	<u>46,000,000</u>	<u>5,680,000</u>	<u>-</u>	<u>42,000,000</u>	<u>47,680,000</u>									

MTN Est. Avail. For critical NLC Renov 2,420,000

- a) MTN use on new buildings restricted to: a) movable/unattached furniture, demountable walls, and equipment and/or b) manual blinds, etc.



ALAMO  
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**Discussion and Possible Action on Amending the Guaranteed Maximum Price for the Alamo Colleges District – San Antonio College (SAC) Physical Plant, Capital Improvement Project (CIP), Construction Manager-at-Risk Contract with J.T. Vaughn Construction, LLC. (CSP 18C-005)**

Presented to the Board Acting as Committee of the Whole on August 9, 2022, and now presented to the Board for approval on August 16, 2022.

**MINUTE ORDER**

**“The Board of Trustees hereby approves an amendment to decrease the Guaranteed Maximum Price by \$50,325, decreasing the amount to \$2,310,271 which was awarded to Construction Manager-at-Risk J.T. Vaughn Construction, LLC for the construction of the Alamo Colleges District – San Antonio College (SAC) Physical Plant, Capital Improvement Project (CIP), subject to subsequent execution of GMP amendment acceptable to District counsel by Chancellor or delegate.**

**PURPOSE**

To approve the amendment to decrease the Guaranteed Maximum Price by \$50,325, decreasing the amount to \$2,310,271, which was awarded to Construction Manager-at-Risk J.T. Vaughn Construction, LLC for the construction of the Alamo Colleges District – San Antonio College (SAC) Physical Plant, Capital Improvement Project (CIP).

**BACKGROUND**

In February 27, 2018, the Board approved the purchase of Construction Manager-at-Risk Services for the District for the General Obligation Bond Projects. On December 11, 2018 the Board approved a GMP of \$2,820,596 (including contingency) with Construction Manager-at-Risk J.T. Vaughn, LLC for this work. Vaughn was able to provide \$400,000 of buyout savings from the project, as approved by the Board in Change Order No. 1 on December 8, 2020, which was used for additional funding of the SAC Early Childcare and Micronauts project. On July 2021, the Board approved an additional \$60,000 in savings for this project in Change Order No. 2, which were transferred to the SAC Fletcher Total Project Costs. This final reduction of \$50,325 via Change Order 3 is a result of additional savings at completion of this project, which will be transferred to the SAC Early Child Care and Micronaut Project.

SAC project	December 2018 GMP Award	December 2020 GMP (Savings)	July 2021 GMP (Savings)	August 2022 GMP (Savings)	Final GMP
Physical Plant	\$2,820,596	\$400,000	\$60,000	\$50,325	\$2,310,271
<b>TOTALS</b>	<b>\$2,820,596</b>	<b>\$400,000</b>	<b>\$60,000</b>	<b>\$50,325</b>	<b>\$2,310,271</b>

**IMPLICATIONS**

**Financial:** GMP \$2,310,271 of Total Project Cost of \$ 2,471,654

**Strategic Objective:** Goal I – Student Success; Goal III – Performance Excellence

**SWMBE/HUB Participation:** 24%

**Employee Services:**

**ATTACHMENTS:** Project Summary Sheet, Deductive Change Order #03

\_\_\_\_\_  
Dr. Francisco Solis  
Interim President, San Antonio College

\_\_\_\_\_  
Lacy Hampton  
Interim Associate Vice Chancellor  
G.O. Bond Construction Improvement Program (CIP)

\_\_\_\_\_  
Diane E. Snyder, CPA, Ph.D.  
Vice Chancellor for Finance & Administration

\_\_\_\_\_  
Dr. Mike Flores  
Chancellor

# Capital Improvement Program - Project Summary



## General Information

<b>Location/Campus:</b>	San Antonio College	<b>Bond Tranche #:</b>	3
<b>Project Title:</b>	Physical Plant Improvements	<b>Target Completion:</b>	Orig. 7/21/2023 Rev. 4/9/2021
<b>Project Type:</b>	Improvements	<b>Target Square Footage:</b>	1,873 N/A
<b>Project Manager:</b>	Tony Alfaro	<b>Construction Manager:</b>	J.T. Vaughn Construction, LLC
<b>Architect/Engineer:</b>	O'Connell Robertson	<b>Furniture:</b>	None
<b>Project Description:</b>	The scope of work in this project consists of infrastructure installation of Potable water, Fire Protection water lines and waste water lines. Also included in thscope is intallation of electrical power and data lines to support the Garage 3 project and potential future building projects.		

Revenue Source		Projected Costs	% Overage	0%
Gen. Oblig. Bonds	# \$ 4,500,000.00	<b>Current Estimated GMP:</b>	\$ 2,310,271	
G.O. Bond Rebalncg. Trnsfr to Other Projects	\$ (1,978,021.00)	<b>Est. FF&amp;E Budget:</b>	\$ -	
G.O. Bond Transfer to Childcare	\$ (50,325.00)	<b>Current Estimated Soft Costs:</b>	\$ 161,383	
Maintenance Tax Notes	\$ -			
Institutional Funds	\$ -		\$ -	
<b>Total Revenue:</b>	<b>\$ 2,471,654</b>	<b>Total Projected Costs:</b>	<b>\$ 2,471,654</b>	

## Bond Funded Expenditure Budget

	Original Budget	Revisions	Revised Budget	Encumbrances	Expenditures	Remaining Budget
<b>Construction Budget:</b>	\$ 3,000,000	\$ (689,729)	\$ 2,310,271		\$ 2,360,596	\$ (50,325)
<b>Arch. &amp; Eng.:</b>	\$ 300,000	\$ (146,996)	\$ 153,004		\$ 153,004	\$ -
<b>Const. Mtrls.Testing:</b>	\$ 60,000	\$ (60,000)	\$ -			\$ -
<b>Spclzd. Eng. Services:</b>	\$ 30,000	\$ (30,000)	\$ -		\$ -	\$ -
<b>Bldg Permit, Dev. &amp; Utility Impact Fees:</b>	\$ 30,000	\$ (21,621)	\$ 8,379		\$ 8,379	\$ -
<b>Public Art:</b>	\$ 30,000	\$ (30,000)	\$ -	\$ -	\$ -	\$ -
<b>F,F&amp;E:</b>	\$ 1,050,000	\$ (1,050,000)	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Bond Funded Budget:</b>	<b>\$ 4,500,000</b>	<b>\$ (2,028,346)</b>	<b>\$ 2,471,654</b>	<b>\$ -</b>	<b>\$ 2,521,979</b>	<b>\$ (50,325)</b>
<b>Variance from Bond Revenue:</b>	<b>\$ -</b>					

**Budget Comments:** Deductive Change Order #2 is being submitted totaling \$60,000.00 to Board on July 20, 2021. The \$60,000.00 savings will be transferred to the Fletcher Administration Building project. The original approved G.O. Bonds for this project was \$4.5M in 2017. In December 2020, Deductive Change Order #1 was approved totaling \$400,000.00. An estimated GMP savings that would result in a deductive change order by Vaughn Constrcution is expected. Savings will be redistributed to other CIP Bond Projects.

**EXHIBIT A - ATTACHMENT D1**

**CHANGE ORDER PROPOSAL**

This change order (“Change Order”) to the Contract described herein is made and entered into between the **Alamo Community College District**, a political subdivision of the State of Texas (“Alamo Colleges District” or “Owner”), Vaughn Construction (“Contractor” or “Construction Manager”) and, O’Connell Robertson (“Architect”) regarding the San Antonio College (SAC) Physical Plant Utility Capital Improvement Project (Project), which was agreed to as evidenced by the Guaranteed Maximum Price Amendment executed on January 25, 2019 with a Guaranteed Maximum Price of \$2,820,596.00 and a Final Completion date of June 5, 2020.

This is Change Order No. 3  
Date of this Changer Order is 07/28/2022

The original date for Final Completion was June 5, 2020.

The original not-to exceed Guaranteed Maximum Price consisting of:

- |    |  |                |
|----|--|----------------|
| 1. | Stipulated amount for the Preconstruction Services Fee | \$17,600.00    |
| 2. | Amount for the Construction Services including:        | \$2,802,996.00 |
|    | a. A not-to exceed amount for the Cost of Work         | \$2,434,525.00 |
|    | b. A not-to exceed amount for the General Conditions   | \$168,740.00   |
|    | c. A not-to exceed amount Construction Phase Fee       | \$126,695.00   |
|    | d. A lump sum amount of Construction Contingency       | \$73,036.00    |
|    | e. A lump sum amount of Owner Contingency              | \$0.00         |
| 3. | TOTAL OF GMP LINE ITEMS 1 AND 2:                       | \$2,820,596.00 |

This amount is the current Guaranteed Maximum Price (GMP) guaranteed to the Owner not to be exceeded.

The Construction Manager hereby submits to the Alamo Colleges District a request for a change in the Work, Contract Sum, Contract Time and/or Contract Documents accompanied by sufficient supporting data and information to permit the Architect to make a recommendation to Owner and to permit the Owner to make a decision. Owner reserves the right to request additional information to evaluate any request and recommends that all requests be prepared in a manner consistent with the District’s Guidelines for the Preparation of the Guaranteed Maximum Price Proposal.

All changes orders must include an updated Project Schedule, General Conditions, and Schedule of Values, as applicable.

**Based on the request and the supporting documents, the contract is changed as follows:**

*(Insert a detailed description of the change and attach specific exhibits, plans or specifications with which contractor shall comply, but not subcontractor bids, responses or proposals. Also include any agreed-upon adjustments.)*

The changes to the Contract are based upon the following assumptions, specifications, drawings, or other conditions of the Contract:

This change order does not change the Scope of Work, Construction Documents, Project Schedule, General Conditions or Schedule of Values. This change order merely reduces the current GMP by 50,325k as a result of unused project funds.

The Contract is changed to modify the scope of work, which is set forth in detail in the documents attached hereto, incorporated herein or referenced herein. The Contractor must comply with these aforementioned plans, specifications, conditions and requirements as it relates to the Project and the modified scope of work. The provisions of this Change Order shall (i) modify the terms of the Contract Documents, as herein specified; and (ii) shall prevail over any conflicting provisions of the Contract Documents, to the extent of such conflict, as of the date of this Change Order.

The Contract Time will increase by zero (0) of days and the new date for Final Completion is April 8, 2021 as further reflected on the attached Project Schedule.

The new not-to exceed Guaranteed Maximum Price consists of:

- |    |   |                |
|----|---|----------------|
| 1. | The new not-to exceed amount for Preconstruction Services Fee   | \$17,600.00    |
| 2. | The new not-to exceed amount for Construction Services include: | \$2,292,671.00 |
|    | a. The new not-to exceed amount for the Cost of Work            | \$2,025,588.00 |
|    | b. The new not-to exceed amount for the General Conditions      | \$140,388.00   |
|    | c. The new not-to exceed amount Construction Phase Fee          | \$126,695.00   |
|    | d. The new not-to exceed amount of Construction Contingency     | \$0.00         |
|    | e. The new not-to exceed amount of Owner Contingency            | \$0.00         |

Any of the unused contingencies shall accrue to the Owner.

- |    |  |                |
|----|--|----------------|
| 3. | TOTAL of the NEW AMENDED GMP LINE ITEMS 1 AND 2: | \$2,310,271.00 |
|----|--|----------------|

This amount shall be the new Guaranteed Maximum Price (GMP), which we hereby guarantee to the Owner shall not be exceeded.

By signing below, each party represents and acknowledges that it (i) has reviewed this instrument and its supporting data and (ii) is in agreement with the terms, conditions and requirements of this Change Order.

**Accepted and Agreed to by:**

**Alamo Colleges District:**

By: \_\_\_\_\_  
Printed Name: Dr. Diane Snyder  
Its: Vice Chancellor, Finance & Administration

**District's Counsel, as to form only:**

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Its: \_\_\_\_\_

**Contractor:**

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Its: \_\_\_\_\_

**Architect:**

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Its: \_\_\_\_\_

**Discussion and Possible Action on Amending the Guaranteed Maximum Price for the Alamo Colleges District – San Antonio College (SAC) Parking Garage/Added Scope San Pedro Improvements, Capital Improvement Project (CIP), Construction Manager-at-Risk Contract with J.T. Vaughn Construction, LLC. (CSP 18C-005)**

Presented to the Board Acting as Committee of the Whole on August 9, 2022, and now presented to the Board for approval on August 16, 2022.

**MINUTE ORDER**

“The Board of Trustees hereby approves an amendment to decrease the Guaranteed Maximum Price by \$373,785 to \$17,014,380 under the contract with Construction Manager-at-Risk J.T. Vaughn Construction, LLC for the construction of the Alamo Colleges District – San Antonio College (SAC) Parking Garage/Added Scope San Pedro Improvements, Capital Improvement Project (CIP), subject to subsequent execution of GMP amendment acceptable to District counsel by Chancellor or delegate.

**PURPOSE**

To approve the amendment to decrease the Guaranteed Maximum Price by \$373,785 to \$17,014,380 under the contract with Construction Manager-at-Risk J.T. Vaughn Construction, LLC for the construction of the Alamo Colleges District – San Antonio College (SAC) Parking Garage/Added Scope San Pedro Improvements, Capital Improvement Project (CIP).

**BACKGROUND**

On February 27, 2018, the Board approved the purchase of Construction Manager-at-Risk Services for the District for the General Obligation Bond Projects. On December 11, 2018, and amended via Change Order No.1 on May 2020, the Board approved a GMP of \$18,023,165 for the Parking Garage 3 project assigned to Construction Manager-at-Risk J.T. Vaughn, LLC. In December 2020, the Board approved decreasing the GMP by \$425,000 via project savings (including contingency) by Change Order No. 2 with San Pedro Street added scope. The buyout savings were used for additional funding of the SAC Early Childcare and Micronauts project. Vaughn additionally reduced \$210,000 of costs by Change Order No. 3, and the savings were added to the SAC Fletcher Administration Building Total Project Cost. Vaughn has further reduced \$373,785 via Change Order 4 from this project, which is 100% complete. These savings will be transferred to the SAC Early Child Care and Micronaut Project.

SAC project	Original December 2018 GMP Award May 2020 Amendments	December 2020 GMP Decrease Amount (Savings)	July 2021 GMP Decrease Amount (Savings)	August 2022 Decrease Amount (Savings)	Final GMP Amount
Parking Garage/Added Scope San Pedro Improvements	\$18,023,165	\$425,000	\$210,000	\$373,785	\$17,014,380
<b>TOTALS</b>	<b>\$18,023,165</b>	<b>\$425,000</b>	<b>\$210,000</b>	<b>\$373,785</b>	<b>\$17,014,380</b>

**IMPLICATIONS**

**Financial:** GMP \$17,014,380 of Total Project Cost of \$ 19,461,609

**Strategic Objective:** Goal I – Student Success; Goal III – Performance Excellence

**SWMBE/HUB Participation:** 24%

**Employee Services:**

**ATTACHMENTS:** Project Summary Sheet, Draft Deductive Change Order #04

Dr. Francisco Solis  
Interim President, San Antonio College

Lacy Hampton  
Interim Associate Vice Chancellor  
G.O. Bond Construction Improvement Program (CIP)

Diane E. Snyder, CPA, Ph.D.  
Vice Chancellor for Finance & Administration

Dr. Mike Flores  
Chancellor

# Capital Improvement Program - Project Summary

## General Information

<b>Location/Campus:</b>	San Antonio College	<b>Bond Tranche #:</b>	2
<b>Project Title:</b>	Parking Garage	<b>Target Completion:</b>	3/27/2020
<b>Project Type:</b>	New Building and Demolition	<b># of Levels</b>	6
<b>Project Manager:</b>	Tony Alfaro	<b>Total NET Parking Spaces</b>	540
<b>Architect/Engineer:</b>	O'Connell Robertson	<b>Construction Manager:</b>	J.T. Vaughn Construction, LLC
<b>Project Description:</b>	This project proposes the construction of a new building to house a parking garage and a child care facility on the San Antonio College campus. The project includes the demolition of the existing LETC Building located north of the campus. When completed, the parking garage and child care facility will meet the current and anticipated demand for additional child care facilities and parking.		

## Revenue Source

		Projected Costs	% Overage #
Gen. Oblig. Bonds (Split from CCC)	\$ 16,000,000	<b>Current Estimated GMP: Garage</b>	\$ 14,480,407
G.O. Bond Trnsfr From Other Bond Projects	\$ 3,637,097	<b>Current Estimated GMP San Pedro</b>	\$ 2,533,973
G.O. Bond Trnsfr To Fletcher	\$ (210,000)	<b>Current Estimated Soft Costs:</b>	\$ 2,447,229
G.O. Bond Trnsfr To Childcare/Micronauts	\$ (373,785)		
Facilities Institutional Funds	\$ 408,297		
<b>Total Revenue:</b>	<b>\$ 19,461,609</b>	<b>Total Projected Costs:</b>	<b>\$ 19,461,609</b>

## Bond Funded Expenditure Budget

	Original Budget (Split From CCC)	Revisions	Revised Budget	Encumbrances	Expenditures	Remaining Budget
<b>Construction Budget: GMP</b>	\$ 10,733,333	\$ 3,747,074	\$ 14,480,407		\$ 14,854,192	\$ (373,785)
<b>San Pedro Traffic Impr: *See One Time Costs</b>	\$ -	\$ 2,533,973	\$ 2,533,973	\$ 84,198	\$ 2,449,775	\$ -
<b>Arch. &amp; Eng.: O'Connell Robertson</b>	\$ 1,033,333	\$ 283,517	\$ 1,316,850		\$ 1,316,850	\$ -
<b>Credits &amp; Reimb. (Prev. Maint. POs)</b>		\$ 208,243	\$ 208,243		\$ 58,074	\$ 150,169
<b>Const. Mtrls.Testing: Raba K.</b>	\$ 246,667	\$ (191,004)	\$ 55,663		\$ 55,663	\$ -
<b>Spclzd. Eng. Services: BMB &amp; IES</b>	\$ 73,333	\$ 102,797	\$ 176,130		\$ 176,130	\$ -
<b>Bldg Permit, ARC, &amp; Dev. Fees,LCP Tracker:</b>	\$ 73,333	\$ 208,713	\$ 282,046		\$ 282,046	\$ -
	\$ 73,333	\$ (73,333)	\$ -	\$ -	\$ -	\$ -
<b>FF&amp;E</b>	\$ 3,766,668	\$ (3,766,668)	\$ -	\$ -	\$ -	\$ -
<b>Prev. Maint. Cost Refunded with Bonds</b>		\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Bond Funded Budget:</b>	<b>\$ 16,000,000</b>	<b>\$ 3,053,312</b>	<b>\$ 19,053,312</b>	<b>\$ 84,198</b>	<b>\$ 19,192,730</b>	<b>\$ (223,616)</b>
<b>Variance from Original Bond Revenue:</b>	<b>\$ 373,785</b>					

### Budget Comments:

In December 2020, Deductive Change Order #2 was approved totaling \$425,000.00. The project is substantially complete and Deductive Change Order 3 totaling \$210,000 is being submitted to the Board on July 20, 2021. The \$210,000.00 savings will be transferred to the Fletcher Administration project. Deductive Change Order 4 totalling \$380,896 will be presented to the Board August 9th, 2022.

# Capital Improvement Program - Project Summary

Non-Bond Funded Expenditure Budget						
	Original Budget	Revisions	Revised Budget	Encumbrance	Expenditures	Remaining Budget
<b>PREVENTIVE MAINTENANCE</b>	\$ 466,371	\$ (466,371)	\$ -	\$ -	\$ -	\$ -
O'Connell Robertson-San Pedro Redesign	\$ -	\$ 119,144	\$ 119,144	\$ -	\$ 119,144	\$ -
O'Connell Robertson-San Pedro Redesign	\$ -	\$ 42,406	\$ 42,406	\$ -	\$ 42,406	\$ -
Raba Kistner (CMT)		\$ 69,604	\$ 69,604		\$ 69,604	\$ -
Raba Kistner (CMT) - San Pedro Redesign		\$ 116,365	\$ 116,365		\$ 116,365	\$ -
Bain Medina Bain (CIVIL)	\$ -	\$ 64,351	\$ 64,351	\$ -	\$ 64,351	\$ -
Command Commissioning	\$ -	\$ 45,800	\$ 45,800	\$ -	\$ 45,800	\$ -
CPS Energy / Pole Removal San Pedro	\$ -	\$ 8,701	\$ 8,701	\$ -	\$ 8,701	\$ -
Prev. Maintenance Credits & Reimb.	\$ -	\$ (58,074)	\$ (58,074)	\$ -		\$ (58,074)
<b>INSTL FUNDED ARCH POs</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
O'Connell Robertson-San Pedro Redesign	\$ 345,000	\$ -	\$ 345,000	\$ -	\$ 345,000	\$ -
INSTL Credits & Reimb. with Bonds	\$ (345,000)		\$ (345,000)		\$ (345,000)	\$ -
<b>Total One-Time Budget:</b>	\$ 466,371	\$ (58,074)	\$ 408,297	\$ -	\$ 466,371	\$ (58,074)
<b>Variance from Other Revenues:</b>	\$ 58,074					

**Budget Comments:**

05/11/20 - \$466,371 of expenses were paid with Facilities Institutional funds. (The one time budget for improvements to San Pedro Street due to TIA moved up to Bonds per, the re-allocations) San Pedro Street Scope was added via Change Order 1

**EXHIBIT A - ATTACHMENT D1**

**CHANGE ORDER PROPOSAL**

This change order (“Change Order”) to the Contract described herein is made and entered into between the **Alamo Community College District**, a political subdivision of the State of Texas (“Alamo Colleges District” or “Owner”), Vaughn Construction (“Contractor” or “Construction Manager”) and, O’Connell Robertson (“Architect”) regarding the San Antonio College (SAC) Parking Garage Capital Improvement Project (Project), which was agreed to as evidenced by the Guaranteed Maximum Price Amendment executed on January 25, 2019 with a Guaranteed Maximum Price of \$15,279,192.00 and a Final Completion date of June 5, 2020.

This is Change Order No. 4  
Date of this Changer Order is \_\_\_\_8/03/2022\_\_\_\_\_

The original date for Final Completion was June 5, 2020.

The original not-to exceed Guaranteed Maximum Price consisting of:

- |    |  |                 |
|----|--|-----------------|
| 1. | Stipulated amount for the Preconstruction Services Fee | \$268,709.00    |
| 2. | Amount for the Construction Services including:        | \$15,010,483.00 |
|    | a. A not-to exceed amount for the Cost of Work         | \$12,454,329.00 |
|    | b. A not-to exceed amount for the General Conditions   | \$1,654,155.00  |
|    | c. A not-to exceed amount Construction Phase Fee       | \$528,369.00    |
|    | d. A lump sum amount of Construction Contingency       | \$373,630.00    |
|    | e. A lump sum amount of Owner Contingency              | \$ 0.00         |
| 3. | TOTAL OF GMP LINE ITEMS 1 AND 2:                       | \$15,279,192.00 |

This amount is the current Guaranteed Maximum Price (GMP) guaranteed to the Owner not to be exceeded.

The Construction Manager hereby submits to the Alamo Colleges District a request for a change in the Work, Contract Sum, Contract Time and/or Contract Documents accompanied by sufficient supporting data and information to permit the Architect to make a recommendation to Owner and to permit the Owner to make a decision. Owner reserves the right to request additional information to evaluate any request and recommends that all requests be prepared in a manner consistent with the District’s Guidelines for the Preparation of the Guaranteed Maximum Price Proposal.

All changes orders must include an updated Project Schedule, General Conditions, and Schedule of Values, as applicable.

**Based on the request and the supporting documents, the contract is changed as follows:**

*(Insert a detailed description of the change and attach specific exhibits, plans or specifications with which contractor shall comply, but not subcontractor bids, responses or proposals. Also include any agreed-upon adjustments.)*

The changes to the Contract are based upon the following assumptions, specifications, drawings, or other conditions of the Contract:

This change order does not change the Scope of Work, Construction Documents, Project Schedule, General Conditions or Schedule of Values. This change order merely reduces the current GMP by 373,785k as a result of unused project funds.

The Contract is changed to modify the scope of work, which is set forth in detail in the documents attached hereto, incorporated herein or referenced herein. The Contractor must comply with these aforementioned plans, specifications, conditions and requirements as it relates to the Project and the modified scope of work. The provisions of this Change Order shall (i) modify the terms of the Contract Documents, as herein specified; and (ii) shall prevail over any conflicting provisions of the Contract Documents, to the extent of such conflict, as of the date of this Change Order.

The Contract Time will increase by zero (0) of days and the new date for Final Completion is April 8, 2021 as further reflected on the attached Project Schedule.

The new not-to exceed Guaranteed Maximum Price consists of:

- |    |   |                  |
|----|---|------------------|
| 1. | The new not-to exceed amount for Preconstruction Services Fee   | \$ 268,709.00    |
| 2. | The new not-to exceed amount for Construction Services include: | \$ 16,745,671.00 |
|    | a. The new not-to exceed amount for the Cost of Work            | \$ 14,081,973.00 |
|    | b. The new not-to exceed amount for the General Conditions      | \$ 2,055,087.00  |
|    | c. The new not-to exceed amount Construction Phase Fee          | \$ 608,611.00    |
|    | d. The new not-to exceed amount of Construction Contingency     | \$ 0.00          |
|    | e. The new not-to exceed amount of Owner Contingency            | \$ 0.00          |

Any of the unused contingencies shall accrue to the Owner.

- |    |  |                  |
|----|--|------------------|
| 3. | TOTAL of the NEW AMENDED GMP LINE ITEMS 1 AND 2: | \$ 17,014,380.00 |
|----|--|------------------|

This amount shall be the new Guaranteed Maximum Price (GMP), which we hereby guarantee to the Owner shall not be exceeded.

By signing below, each party represents and acknowledges that it (i) has reviewed this instrument and its supporting data and (ii) is in agreement with the terms, conditions and requirements of this Change Order.

**Accepted and Agreed to by:**

**Alamo Colleges District:**

By: \_\_\_\_\_  
Printed Name: Dr. Diane Snyder  
Its: Vice Chancellor, Finance & Administration

**District's Counsel, as to form only:**

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Its: \_\_\_\_\_

**Contractor:**

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Its: \_\_\_\_\_

**Architect:**

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Its: \_\_\_\_\_

**Discussion and Possible Action on Amending the Guaranteed Maximum Price and Extending the Construction Time Schedule for Alamo Colleges District – San Antonio College (SAC) Early Child Care and Micronaut Center, Capital Improvement Project (CIP), Construction Manager-at-Risk Contract with J.T. Vaughn Construction, LLC (CSP 18C-005)**

Presented to the Board Acting as Committee of the Whole on August 9, 2022, and now presented to the Board for approval on August 16, 2022.

**MINUTE ORDER**

**“The Board of Trustees hereby approves an amendment to the contract with Construction Manager-at-Risk J.T. Vaughn Construction, LLC. (“Vaughn”) for the construction of the Alamo Colleges District – San Antonio College Early Child Care and Micronaut Center Capital Improvement Project (“Project”) to increase the Guaranteed Maximum Price by \$564,021 to \$16,199,736 and to extend the construction time schedule for substantial completion by 93 days, subject to subsequent execution of GMP amendment acceptable to District counsel by Chancellor or delegate.”**

**PURPOSE**

To increase the Project Guaranteed Maximum Price by \$564,021 to \$16,199,736 and extend the Project substantial completion date by 93 days.

**BACKGROUND**

In February 27, 2018, the Board approved the purchase of Construction Manager-at-Risk Services for the District for the General Obligation Bond Projects. On December 8, 2020, the Board approved a Guaranteed Maximum Price (GMP) of \$14,371,523 (including contingency) for this project assigned to Construction Manager-at-Risk J.T. Vaughn, LLC. On August 17, 2021, the Board approved Change Order # 1 increasing the GMP to \$15,635,715 to add the Micronauts exhibits. The total project costs have increased to \$17,861,152. Funding for the new GMP increase to \$16,199,736 will be from soft costs reduction and transfer of savings from SAC Garage and SAC PPI projects recently completed. The existing soft cost will be reduced by \$139,911 to a revised amount of \$2,085,526. The funding will support City of San Antonio code requirements for additional drainage, site changes to the playground site and owner-requested enhancements for additional playground equipment, fencing, lighting and Micronauts exhibits.

The District’s standard form of Construction Manager at Risk agreement requires Board approval for extensions of time exceeding 29 days. The former substantial completion date was May 25, 2022, which is to be extended by 93 days, with final completion due 30 days thereafter. The time extension is due to the additional Owner requested enhancements not in the original scope of work.

SAC project	Original GMP December 8, 2020	GMP Amendment August 17, 2021	Proposed GMP August 2022	Transfer from SAC PPI and SAC Garage August 2022	Transfer from Soft Costs August 2022	Proposed Total Project Costs August 2022
Early Child Care and Micronauts Center	\$14,371,523	\$15,635,715	\$16,199,736	\$424,110	\$139,911	\$18,285,262
<b>TOTALS</b>	<b>\$14,371,523</b>	<b>\$15,635,715</b>	<b>16,199,736</b>	<b>\$424,110</b>	<b>\$139,911</b>	<b>\$18,285,262</b>

**IMPLICATIONS**

**Financial:** GMP: \$16,199,736 and Total Project Cost: \$18,285,262

**Strategic Objective:** Goal I – Student Success; Goal III – Performance Excellence

**SWMBE/HUB Participation:** 24%

**Employee Services:**

**ATTACHMENTS:** Project Summary Sheet, Draft Change Order #002, Construction Extension Narrative and Construction Schedule

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Dr. Francisco Solis  
Interim President, San Antonio College

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Lacy Hampton  
Interim Associate Vice Chancellor  
G.O. Bond Construction Improvement Program (CIP)

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Diane E. Snyder, CPA, Ph.D.  
Vice Chancellor for Finance & Administration

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Dr. Mike Flores  
Chancellor

# Capital Improvement Program - Project Summary



## General Information

<b>Location/Campus:</b>	San Antonio College	<b>Bond Tranche #:</b>	1
<b>Project Title:</b>	Early Childcare Center & Micronauts	<b>Target Completion:</b>	Orig. 2/27/2022 Rev. 8/24/2022
<b>Project Type:</b>	New Building and Demolition	<b>Target Square Footage:</b>	21,000 N/A
<b>Project Manager:</b>	Tony Alfaro	<b>Construction Manager:</b>	J.T. Vaughn Construction, LLC
<b>Architect/Engineer:</b>	O'Connell Robertson	<b>Furniture:</b>	TBD
<b>Project Description:</b>	Originally this project was part of the SAC Garage 3 project. In December 2018 the Board placed this project on hold and proceeded with the Garage only. In May 2020 the Board approved the re-balancing of funds for the SAC Campus and approved this Early Childcare Center and Micronauts (ECCMN) project as a stand alone project. The re-design of this project was completed in August 2020. The re-design reduced the original scope to approximately 21,000GSF. This facility, when completed will replace the existing Childcare facility that no longer meets accreditation requirements.		

Revenue Source	Projected Costs	% Overage	0%
Original Gen. Oblig. Bonds	\$ 4,000,000	<b>Current Estimated GMP:</b>	\$ 16,199,736
Previous G.O. Bond Transfers	\$ 11,443,417	<b>Current FF&amp;E Budget:</b>	\$ 587,625
G.O. Bond Transfers-PPI & Garage	\$ 424,110	<b>Current Estimated Soft Costs:</b>	\$ 1,497,901
Board Approved SAC Internal Loan	\$ 1,020,775		
Preventive Maint.	\$ 396,960		
Santikos Grant	\$ 500,000		
Inst. Funds - Grant match	\$ 500,000		
<b>Total Revenue:</b>	<b>\$ 18,285,262</b>	<b>Total Projected Costs:</b>	<b>\$ 18,285,262</b>

## Bond Funded Expenditure Budget

	Original Budget	Revisions	Revised Budget	Encumbrances	Expenditures	Remaining Budget
<b>Construction GMP - BONDS</b>	\$ 2,666,667	\$ 12,200,860	\$ 14,867,527	\$ 3,253,526	\$ 11,189,891	\$ 424,110
<b>Arch. &amp; Eng.:</b>	\$ 266,667	\$ 631,251	\$ 897,918	\$ 302,610	\$ 595,308	\$ -
<b>LCP Tracker</b>		\$ 3,500	\$ 3,500	\$ -	\$ 3,500	\$ -
<b>CPS Energy</b>		\$ 8,701	\$ 8,701	\$ -	\$ 8,701	\$ -
<b>Const. Mtrls. Testing: Bexar Env.</b>	\$ 53,333	\$ (51,123)	\$ 2,210	\$ -	\$ 2,210	\$ (0)
<b>Spclzd. Eng. Svc: Command Cx</b>	\$ 26,667	\$ (16,867)	\$ 9,800	\$ -	\$ 9,800	\$ -
<b>Bldg. Permit &amp; Dev. Fees:</b>	\$ 26,667	\$ 51,204	\$ 77,871	\$ -	\$ 70,650	\$ 7,221
<b>Public Art:</b>	\$ 26,667	\$ (26,667)	\$ -	\$ -	\$ -	\$ -
<b>F,F&amp;E:</b>	\$ 933,333	\$ (933,333)	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Bond Funded Budget:</b>	<b>\$ 4,000,001</b>	<b>\$ 11,867,526</b>	<b>\$ 15,867,527</b>	<b>\$ 3,556,136</b>	<b>\$ 11,880,060</b>	<b>\$ 431,331</b>
<b>Variance from Bond Revenue:</b>	<b>\$ -</b>					

**Budget Comments:** The removal of the McAllister scope and using MTN for additional funding at Fletcher allows for the re-allocation of Bond funding for this project.

# Capital Improvement Program - Project Summary

Non-Bond Funded Expenditure Budget						
	Original Budget	Revisions	Revised Budget	Encumbrance	Expenditures	Remaining Budget
<b>Santikos Grant</b>	\$ 500,000	\$ (500,000)	\$ -		\$ -	\$ -
FF&E - After Grant Milestones		\$ 125,000	\$ 125,000		\$ -	\$ 125,000
FF&E - Before Grant Milestones		\$ 41,125	\$ 41,125		\$ -	\$ 41,125
Construction GMP -GRANT		\$ 139,911	\$ 139,911			\$ 139,911
Dice Communications		\$ 37,606	\$ 37,606	\$ 37,606		\$ -
PUBLIC ART 1% CONST.		\$ 156,358	\$ 156,358		\$ -	\$ 156,358
<b>Santikos Match - SAC INSTL</b>	\$ 500,000	\$ (486,179)	\$ 13,821	\$ 6,576	\$ -	\$ 7,245
Worthington FF&E - INSTL	\$ -	\$ 213,715	\$ 213,715	\$ 114,562	\$ 99,153	\$ -
Construction GMP - INSTL	\$ -	\$ 171,523	\$ 171,523	\$ 171,523	\$ -	\$ -
Spclzd. Srv. Raba - INSTL	\$ -	\$ 100,941	\$ 100,941	\$ 55,233	\$ 45,708	\$ -
<b>SAC Internal Loan</b>	\$ 1,020,775	\$ (1,020,775)	\$ -	\$ -	\$ -	\$ -
Construction GMP - LOAN	\$ -	\$ 1,020,775	\$ 1,020,775	\$ 1,020,775	\$ -	\$ -
<b>PREV. MAINT. (2018 OCR)</b>	\$ 396,960	\$ -	\$ 396,960	\$ -	\$ 396,960	\$ -
<b>Total One-Time Budget:</b>	<b>\$ 2,417,735</b>	<b>\$ -</b>	<b>\$ 2,417,735</b>	<b>\$ 1,406,275</b>	<b>\$ 541,821</b>	<b>\$ 469,639</b>
<b>Variance from Other Revenues:</b>	<b>\$ -</b>					

**Budget Comments:** The board approved a 5-year loan in the amount of \$1,020,775 in May 2021 for the Design, Fabrication and Installation of 12 Micronauts Exhibits. Therefore, Change order number 1 will add \$1,264,192 to the GMP budget. There is a Santikos Gift of \$500K associated with this project for the Micronauts program. Additionally, SAC has a matching grant of \$500K.

**EXHIBIT A - ATTACHMENT D1**

**CHANGE ORDER PROPOSAL**

This change order (“Change Order”) to the Contract described herein is made and entered into between the **Alamo Community College District**, a political subdivision of the State of Texas (“Alamo Colleges District” or “Owner”), Vaughn Construction (“Contractor” or “Construction Manager”) and, O’Connell Robertson (“Architect”) regarding the San Antonio College (SAC) Physical Plant Utility Capital Improvement Project (Project), which was agreed to as evidenced by the Guaranteed Maximum Price Amendment executed on January 25, 2019 with a Guaranteed Maximum Price of \$2,820,596.00 and a Final Completion date of June 5, 2020.

This is Change Order No. 3  
Date of this Changer Order is 07/28/2022

The original date for Final Completion was June 5, 2020.

The original not-to exceed Guaranteed Maximum Price consisting of:

- |    |  |                |
|----|--|----------------|
| 1. | Stipulated amount for the Preconstruction Services Fee | \$17,600.00    |
| 2. | Amount for the Construction Services including:        | \$2,802,996.00 |
|    | a. A not-to exceed amount for the Cost of Work         | \$2,434,525.00 |
|    | b. A not-to exceed amount for the General Conditions   | \$168,740.00   |
|    | c. A not-to exceed amount Construction Phase Fee       | \$126,695.00   |
|    | d. A lump sum amount of Construction Contingency       | \$73,036.00    |
|    | e. A lump sum amount of Owner Contingency              | \$0.00         |
| 3. | TOTAL OF GMP LINE ITEMS 1 AND 2:                       | \$2,820,596.00 |

This amount is the current Guaranteed Maximum Price (GMP) guaranteed to the Owner not to be exceeded.

The Construction Manager hereby submits to the Alamo Colleges District a request for a change in the Work, Contract Sum, Contract Time and/or Contract Documents accompanied by sufficient supporting data and information to permit the Architect to make a recommendation to Owner and to permit the Owner to make a decision. Owner reserves the right to request additional information to evaluate any request and recommends that all requests be prepared in a manner consistent with the District’s Guidelines for the Preparation of the Guaranteed Maximum Price Proposal.

All changes orders must include an updated Project Schedule, General Conditions, and Schedule of Values, as applicable.

**Based on the request and the supporting documents, the contract is changed as follows:**

*(Insert a detailed description of the change and attach specific exhibits, plans or specifications with which contractor shall comply, but not subcontractor bids, responses or proposals. Also include any agreed-upon adjustments.)*

The changes to the Contract are based upon the following assumptions, specifications, drawings, or other conditions of the Contract:

This change order does not change the Scope of Work, Construction Documents, Project Schedule, General Conditions or Schedule of Values. This change order merely reduces the current GMP by 50,325k as a result of unused project funds.

The Contract is changed to modify the scope of work, which is set forth in detail in the documents attached hereto, incorporated herein or referenced herein. The Contractor must comply with these aforementioned plans, specifications, conditions and requirements as it relates to the Project and the modified scope of work. The provisions of this Change Order shall (i) modify the terms of the Contract Documents, as herein specified; and (ii) shall prevail over any conflicting provisions of the Contract Documents, to the extent of such conflict, as of the date of this Change Order.

The Contract Time will increase by zero (0) of days and the new date for Final Completion is April 8, 2021 as further reflected on the attached Project Schedule.

The new not-to exceed Guaranteed Maximum Price consists of:

- |    |   |                |
|----|---|----------------|
| 1. | The new not-to exceed amount for Preconstruction Services Fee   | \$17,600.00    |
| 2. | The new not-to exceed amount for Construction Services include: | \$2,292,671.00 |
|    | a. The new not-to exceed amount for the Cost of Work            | \$2,025,588.00 |
|    | b. The new not-to exceed amount for the General Conditions      | \$140,388.00   |
|    | c. The new not-to exceed amount Construction Phase Fee          | \$126,695.00   |
|    | d. The new not-to exceed amount of Construction Contingency     | \$0.00         |
|    | e. The new not-to exceed amount of Owner Contingency            | \$0.00         |

Any of the unused contingencies shall accrue to the Owner.

- |    |  |                |
|----|--|----------------|
| 3. | TOTAL of the NEW AMENDED GMP LINE ITEMS 1 AND 2: | \$2,310,271.00 |
|----|--|----------------|

This amount shall be the new Guaranteed Maximum Price (GMP), which we hereby guarantee to the Owner shall not be exceeded.

By signing below, each party represents and acknowledges that it (i) has reviewed this instrument and its supporting data and (ii) is in agreement with the terms, conditions and requirements of this Change Order.

**Accepted and Agreed to by:**

**Alamo Colleges District:**

By: \_\_\_\_\_  
Printed Name: Dr. Diane Snyder  
Its: Vice Chancellor, Finance & Administration

**District's Counsel, as to form only:**

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Its: \_\_\_\_\_

**Contractor:**

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Its: \_\_\_\_\_

**Architect:**

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Its: \_\_\_\_\_

7/28/2022

Alamo Colleges District  
1819 N Main Ave  
San Antonio, TX 78212



10355 Westpark Drive  
Houston, Texas  
77042-5312

Telephone:  
(713) 243-8300

Facsimile:  
(713) 243-8350

Re: San Antonio College – Early Childhood Center & Micronauts

Dear Mr. Alfaro,

The attached Owner Change Order No. 002 are for the PR009 – Playground equipment and site changes, PR 002 Gate at Back Alley between Garage and Early Childhood Center, PR 029 Additional drains at the Artificial Turf Areas, Additions at the Micronauts Exhibits, LED Base in the Micronauts Transporter Room, Anti-Graffiti Coating at the Playground Custom Fence, PR 022 Epoxy resinous cove base in the Mechanical Rooms, and Micronauts Bleed Frame Wall Mural at the Exterior of Building.

Adjustments:

Increase construction duration by 123 calendar days, resulting in a revised Substantial Completion date of August 24, 2022 and a Final Completion date of September 26, 2022.

Key Milestone Dates:

The table below outlines key milestone dates and construction durations for original contract schedule and the proposed revised contract schedule.

Description	Contract	Current
Notice to Proceed	December 21, 2020	December 21, 2020
Construction Duration	459 Calendar Days	611 Calendar Days
Substantial Completion	March 25, 2022	August 24, 2022
Duration to Final Completion	32 Calendar Days	33 Calendar Days
Final Completion	April 26, 2022	September 26, 2022

Below are the Constraints included in the project schedule:

Activity:	Activity Name:	Comments:
A4110	Final Completion Activities	Must Finish Constraint to Meet Contractual Final Completion

Let me know if you have any questions to any of the items above.

Very truly yours,  
VAUGHN CONSTRUCTION

Rolando Ruiz

ID	Name	Planned Duration	Start	Finish	Activity Status	2020 2021 2022											
						2020		2021				2022					
						Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
260704 - SAC Ch...		564d	07-Jul-20	26-Sep-22		260704 - SAC Ch...											
Milestones		272d	14-Jul-21	26-Sep-22		Milestones											
A6330	Bid Day	0d		11-Sep-20	Completed	◆ Bid Day											
A6040	Contract Book	0d		21-Dec-20	Completed	◆ Contract Book											
A6030	Alamo Colleges Issues NTP	0d		21-Dec-20	Completed	◆ Alamo Colleges Issues NTP											
A6050	All Agreements Executed/Bonds in Place	0d		25-Jan-21	Completed	◆ All Agreements Executed/Bonds in Place											
A6130	City of San Antonio - Permit Issued	0d		27-Jan-21	Completed	◆ City of San Antonio - Permit Issued											
A6100	Steel Approved	0d		03-Mar-21	Completed	◆ Steel Approved											
A6090	Glass Approved	0d		15-Mar-21	Completed	◆ Glass Approved											
A6070	Doors, Frames & Hardware Approved	0d		29-Mar-21	Completed	◆ Doors, Frames & Hardware Approved											
A6120	1st Concrete Slab Pour	0d		16-Apr-21	Completed	◆ 1st Concrete Slab Pour											
A6110	AHU Approved	0d		21-Apr-21	Completed	◆ AHU Approved											
A6140	Structural Steel Delivery Area 2	0d		31-May-21	Completed	◆ Structural Steel Delivery Area 2											
A6080	Door Frames Delivered	0d		01-Jun-21	Completed	◆ Door Frames Delivered											
A6180	Studs Start	0d	14-Jul-21		Completed	◆ Studs Start											
A6170	MEP Overhead Start	0d	30-Jul-21		Completed	◆ MEP Overhead Start											
A6190	AHU Delivery	0d	01-Sep-21		Completed	◆ AHU Delivery											
A6150	Roof Start	0d	20-Sep-21		Completed	◆ Roof Start											
A6220	1st Vaughn Inwall Punchlist	0d		24-Sep-21	Completed	◆ 1st Vaughn Inwall Punchlist											
A6230	1st A/O/E Inwall Punchlist	0d		29-Sep-21	Completed	◆ 1st A/O/E Inwall Punchlist											
A6160	Dry-In	0d		08-Oct-21	Completed	◆ Dry-In											
A6200	Perm Power Building	0d		15-Feb-22	Completed	◆ Perm Power Building											
A6210	Building Conditioned Air	0d		18-Feb-22	Completed	◆ Building Conditioned Air											
A6240	1st Vaughn Overhead Punchlist	0d		03-Mar-22	Completed	◆ 1st Vaughn Overhead Punchlist											
A6250	1st A/O/E Overhead Punchlist	0d		04-Mar-22	Completed	◆ 1st A/O/E Overhead Punchlist											
A6260	1st Official Overhead Cover-Up Approval	0d		16-Mar-22	Completed	◆ 1st Official Overhead Cover-Up											
A6290	TAB Start	0d	09-May-22		Completed	◆ TAB Start											
A6340	Building Substantial Completion	0d		17-Jun-22	Completed	◆ Building Substantial											
A6270	1st Vaughn Arch Punchlist	0d		17-Jun-22	Completed	◆ 1st Vaughn Arch Pu											
A6350	Contract Final Completion	0d		26-Sep-22	Not Started	◆ Contract											
Preconstruction		478d	07-Jul-20	05-Aug-22		Preconstruction											
Construction ...		455d	07-Jul-20	09-May-22		Construction Documents											
ef	A/E Refresh CD's	28d	07-Jul-20	13-Aug-20	Completed	■ A/E Refresh CD's											
A1010	Print and Distribute 100% CD's	2d	14-Aug-20	17-Aug-20	Completed	Print and Distribute 100% CD's											
A1020	Alamo Colleges Reviews and Approves 100% CD's	10d	17-Aug-20	28-Aug-20	Completed	■ Alamo Colleges Reviews and Approves 100% CD's											
A1210	Addendum 1	1d	24-Aug-20	24-Aug-20	Completed	Addendum 1											
A1220	Addendum 2	1d	04-Sep-20	04-Sep-20	Completed	Addendum 2											
A1230	Addendum 3	1d	10-Sep-20	10-Sep-20	Completed	Addendum 3											
A1240	Addendum 4	1d	30-Sep-20	30-Sep-20	Completed	Addendum 4											
A1250	Addendum 5	1d	11-Nov-20	11-Nov-20	Completed	Addendum 5											
A1270	Addendum 5R	1d	30-Nov-20	30-Nov-20	Completed	Addendum 5R											
A11430	RFI 132R1 - Issued to OCR	1d	17-Dec-21	17-Dec-21	Completed	RFI 132R1 - Issued to OCR											
A11440	RFI 132R1 - Reviewed by OCR	5d	17-Jan-22	21-Jan-22	Completed	RFI 132R1 - Reviewed by OCR											

ID	Name	Planned Duration	Start	Finish	Activity Status	Gantt Chart											
						2020		2021				2022					
						Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
A11450	RFI 132R1 - Returned by OCR	1d	21-Jan-22	21-Jan-22	Completed	RFI 132R1 - Returned by OCR											
A11600	PR 23 - Micronauts Flooring	5d	21-Feb-22	21-Feb-22	Completed	PR 23 - Micronauts Flooring											
A12240	PR 29 - Drains at Playground Artificial Turf Areas	1d	09-May-22	09-May-22	Completed	PR 29 - Drains at Playgro											
Permitting		158d	28-Aug-20	30-Jun-21		█ Permitting											
A1030	Submit 100% CDs for Permitting	0d	28-Aug-20		Completed	◆ Submit 100% CDs for Permitting											
A1040	City of San Antonio - Initial Review for Construction Permit	30d	28-Aug-20	09-Oct-20	Completed	█ City of San Antonio - Initial Review for Construction Permit											
A1430	City of San Antonio - Review of Response for Construction Permit	10d	12-Oct-20	23-Oct-20	Completed	█ City of San Antonio - Review of Response for Construction Permit											
A1260	Submit Addendum 5 and 5R for Permitting	3d	01-Dec-20	02-Dec-20	Completed	Submit Addendum 5 and 5R for Permitting											
A4970	City of San Antonio - Issues Building Permit	5d	14-Dec-20	27-Jan-21	Completed	█ City of San Antonio - Issues Building Permit											
A4960	City of San Antonio - Issues Comments for Construction Permit	5d	14-Jan-21	14-Jan-21	Completed	City of San Antonio - Issues Comments for Construction Permit											
A1060	City of San Antonio - Review and Approval - Fire Alarm	35d	05-Apr-21	19-Apr-21	Completed	█ City of San Antonio - Review and Approval - Fire Alarm											
A1050	City of San Antonio - Review and Approval - Fire Protection	24d	19-May-21	30-Jun-21	Completed	█ City of San Antonio - Review and Approval - Fire Protection											
GMP		90d	14-Aug-20	22-Dec-20		█ GMP											
A1080	Develop GMP (From 100% CD's)	19d	14-Aug-20	04-Dec-20	Completed	█ Develop GMP (From 100% CD's)											
A1440	Vaughn/O'Connell/AECOMM collectively review Prelim GMP	1d	18-Sep-20	18-Sep-20	Completed	Vaughn/O'Connell/AECOMM collectively review Prelim GMP											
A1070	Vaughn Receives AIA Contracts for CEC	10d	04-Nov-20	07-Dec-20	Completed	█ Vaughn Receives AIA Contracts for CEC											
A1510	GMP Amount Lock In from December Board	1d	01-Dec-20	01-Dec-20	Completed	GMP Amount Lock In from December Board											
A1140	Alamo Colleges Review AIA Contract	2d	08-Dec-20	21-Dec-20	Completed	█ Alamo Colleges Review AIA Contract											
A1090	Vaughn Submits GMP for Legal for Review	1d	08-Dec-20	08-Dec-20	Completed	Vaughn Submits GMP for Legal for Review											
A1560	Legal Review of GMP	5d	09-Dec-20	21-Dec-20	Completed	█ Legal Review of GMP											
A1100	Alamo Colleges Review of GMP	1d	09-Dec-20	18-Dec-20	Completed	█ Alamo Colleges Review of GMP											
A1120	Alamo Colleges Accepts GMP	1d	10-Dec-20	10-Dec-20	Completed	Alamo Colleges Accepts GMP											
A2500	Alamo Colleges Board approves GMP amount	1d	10-Dec-20	10-Dec-20	Completed	Alamo Colleges Board approves GMP amount											
A4930	Vaughn Executes AIA Contract	1d	10-Dec-20	10-Dec-20	Completed	Vaughn Executes AIA Contract											
A4940	Vaughn/Alamo Colleges Review Comments of GMP	2d	14-Dec-20	16-Dec-20	Completed	Vaughn/Alamo Colleges Review Comments of GMP											
A2490	Vaughn Submits GMP Post Review Meeting	5d	16-Dec-20	16-Dec-20	Completed	Vaughn Submits GMP Post Review Meeting											
A1130	Alamo Colleges Issues NTP	2d	21-Dec-20	22-Dec-20	Completed	Alamo Colleges Issues NTP											
A1110	Alamo Colleges Executes Owner AIA Contract	1d	22-Dec-20	22-Dec-20	Completed	Alamo Colleges Executes Owner AIA Contract											
Front End		97d	21-Aug-20	25-Jan-21		█ Front End											
A1150	Bid Process	22d	21-Aug-20	11-Sep-20	Completed	█ Bid Process											
A1160	Pre-Proposal Meeting	0d	26-Aug-20		Completed	◆ Pre-Proposal Meeting											
A1170	Proposal Deadline	0d		11-Sep-20	Completed	◆ Proposal Deadline											
A1180	Trade Contractor Evaluation - Front End Subs	11d	14-Sep-20	11-Nov-20	Completed	█ Trade Contractor Evaluation - Front End Subs											
A1190	Trade Contractor Recommendation Concurrence by Alamo Colleges - Front End ...	5d	11-Nov-20	22-Dec-20	Completed	█ Trade Contractor Recommendation Concurrence by Alamo Colleges - Front End											
A2510	Vaughn Subcontract Book Review - Front End Subs	5d	23-Dec-20	15-Jan-21	Completed	█ Vaughn Subcontract Book Review - Front End Subs											
A1200	Vaughn Subcontract Book - Front End Subs	5d	18-Jan-21	19-Jan-21	Completed	Vaughn Subcontract Book - Front End Subs											
A2520	Vaughn Subcontracting and Insurance - Front End Subs	5d	20-Jan-21	25-Jan-21	Completed	Vaughn Subcontracting and Insurance - Front End Subs											
Buildout		30d	11-Sep-20	25-Jan-21		█ Buildout											
A4980	Vaughn Subcontractor Evaluation - Buildout Subs	10d	11-Sep-20	11-Dec-20	Completed	█ Vaughn Subcontractor Evaluation - Buildout Subs											
A4990	Trade Contractor Recommendation Concurrence by Alamo Colleges - Buildout S...	5d	14-Dec-20	22-Dec-20	Completed	█ Trade Contractor Recommendation Concurrence by Alamo Colleges - Buildout S											
A5000	Vaughn Subcontract Book - Buildout Subs	5d	23-Dec-20	15-Jan-21	Completed	█ Vaughn Subcontract Book - Buildout Subs											
A5730	Vaughn Subcontract Book Review - Buildout Subs	5d	18-Jan-21	19-Jan-21	Completed	Vaughn Subcontract Book Review - Buildout Subs											
A5740	Vaughn Subcontracting and Insurance - Buildout Subs	5d	20-Jan-21	25-Jan-21	Completed	Vaughn Subcontracting and Insurance - Buildout Subs											

ID	Name	Planned Duration	Start	Finish	Activity Status	Timeline							
						2020		2021				2022	
						Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
<b>BVR #4</b>						BVR #4							
A11020	Vaughn Subcontractor Evaluation - BVR #4	10d	11-Sep-20	15-Apr-21	Completed	Vaughn Subcontractor Evaluation - BVR #4							
A11030	Trade Contractor Recommendation Concurrence by Alamo Colleges - BVR #4	5d	16-Apr-21	22-Apr-21	Completed	Trade Contractor Recommendation Concurrence by Alamo Colleges - BVR #4							
A11040	Vaughn Subcontract Book - BVR #4	5d	23-Apr-21	09-Jun-21	Completed	Vaughn Subcontract Book - BVR #4							
A11050	Vaughn Subcontract Book Review - BVR #4	5d	10-Jun-21	13-Jul-21	Completed	Vaughn Subcontract Book Review - BVR #4							
A11060	Vaughn Subcontracting and Insurance - BVR #4	5d	14-Jul-21	13-Aug-21	Completed	Vaughn Subcontracting and Insurance - BVR #4							
<b>BVR #5</b>						BVR #5							
A11070	Vaughn Subcontractor Evaluation - BVR #5	10d	11-Sep-20	04-Oct-21	Completed	Vaughn Subcontractor Evaluation - BVR #5							
A11080	Trade Contractor Recommendation Concurrence by Alamo Colleges - BVR #5	5d	05-Oct-21	11-Oct-21	Completed	Trade Contractor Recommendation Concurrence by Alamo Colleges - BVR #5							
A11090	Vaughn Subcontract Book - BVR #5	5d	12-Oct-21	19-Nov-21	Completed	Vaughn Subcontract Book - BVR #5							
A11100	Vaughn Subcontract Book Review - BVR #5	5d	22-Nov-21	24-Nov-21	Completed	Vaughn Subcontract Book Review - BVR #5							
A11110	Vaughn Subcontracting and Insurance - BVR #5	5d	29-Nov-21	03-Dec-21	Completed	Vaughn Subcontracting and Insurance - BVR #5							
<b>Submittals</b>						Submittals							
Coordination...		96d	29-Jan-21	08-Jun-21		Coordination Drawings							
A6390	Develop Individual Shop Drawings by Subcontractors	15d	29-Jan-21	23-Mar-21	Completed	Develop Individual Shop Drawings by Subcontractors							
A6420	Vaughn Develop BIM Model	10d	09-Feb-21	17-Mar-21	Completed	Vaughn Develop BIM Model							
A6400	Coordination of Subcontractor Overhead Shop Drawings	25d	24-Mar-21	12-May-21	Completed	Coordination of Subcontractor Overhead Shop Drawings							
A6410	A/E Review of BIM Coordinated Shop Drawings	10d	17-May-21	08-Jun-21	Completed	A/E Review of BIM Coordinated Shop Drawings							
<b>Piers Steel</b>						Piers Steel							
A5010	Subcontractor Submittal Preparation - Pier Reinforcing Steel	14d	23-Dec-20	25-Jan-21	Completed	Subcontractor Submittal Preparation - Pier Reinforcing Steel							
A5020	Vaughn Review - Pier Reinforcing Steel	2d	25-Jan-21	28-Jan-21	Completed	Vaughn Review - Pier Reinforcing Steel							
A5030	Architect Review - Pier Reinforcing Steel	10d	28-Jan-21	29-Jan-21	Completed	Architect Review - Pier Reinforcing Steel							
A5040	Material Procurement - Pier Reinforcing Steel	10d	29-Jan-21	17-Feb-21	Completed	Material Procurement - Pier Reinforcing Steel							
<b>Slab Steel</b>						Slab Steel							
A5060	Subcontractor Submittal Preparation - Slab Reinforcing Steel	15d	23-Dec-20	19-Jan-21	Completed	Subcontractor Submittal Preparation - Slab Reinforcing Steel							
A5050	Vaughn Review - Slab Reinforcing Steel	5d	19-Jan-21	25-Jan-21	Completed	Vaughn Review - Slab Reinforcing Steel							
A5070	Architect Review - Slab Reinforcing Steel	10d	25-Jan-21	09-Mar-21	Completed	Architect Review - Slab Reinforcing Steel							
A5080	Material Procurement - Slab Reinforcing Steel	10d	10-Mar-21	24-Mar-21	Completed	Material Procurement - Slab Reinforcing Steel							
<b>Concrete Mix...</b>						Concrete Mix Designs							
A5090	Subcontractor Submittal Preparation - Concrete Mix Designs	5d	23-Dec-20	20-Jan-21	Completed	Subcontractor Submittal Preparation - Concrete Mix Designs							
A5100	Vaughn Review - Concrete Mix Design	5d	20-Jan-21	20-Jan-21	Completed	Vaughn Review - Concrete Mix Design							
A5110	Architect Review - Concrete Mix Design	10d	21-Jan-21	22-Jan-21	Completed	Architect Review - Concrete Mix Design							
A5120	Material Procurement - Concrete Mix Design	5d	25-Jan-21	25-Jan-21	Completed	Material Procurement - Concrete Mix Design							
<b>Structural St...</b>						Structural Steel Embeds							
A5620	Vaughn Review - Embeds/Anchor Bolts	5d	23-Dec-20	25-Jan-21	Completed	Vaughn Review - Embeds/Anchor Bolts							
A5610	Subcontractor Submittal Preparation - Embeds/Anchor Bolts	10d	23-Dec-20	23-Dec-20	Completed	Subcontractor Submittal Preparation - Embeds/Anchor Bolts							
A5630	Architect Review - Embeds/Anchor Bolts	10d	25-Jan-21	11-Feb-21	Completed	Architect Review - Embeds/Anchor Bolts							
A5640	Material Procurement - Embeds/Anchor Bolts	16d	11-Feb-21	12-Mar-21	Completed	Material Procurement - Embeds/Anchor Bolts							
<b>Structural Steel</b>						Structural Steel							
A5130	Subcontractor Submittal Preparation - Structural Steel	15d	23-Dec-20	29-Jan-21	Completed	Subcontractor Submittal Preparation - Structural Steel							
A5140	Vaughn Review - Structural Steel	5d	29-Jan-21	08-Feb-21	Completed	Vaughn Review - Structural Steel							
A5150	Architect Review - Structural Steel	10d	09-Feb-21	03-Mar-21	Completed	Architect Review - Structural Steel							
A5870	Material Procurement - SS - Joist and Decking	50d	04-Mar-21	21-May-21	Completed	Material Procurement - SS - Joist and Decking							

ID	Name	Planned Duration	Start	Finish	Activity Status										
						2020		2021				2022			
						Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
A5160	Material Procurement - SS - Beams and Columns	50d	04-Mar-21	10-May-21	Completed										
<b>Masonry</b>															
A5170	Subcontractor Submittal Preparation - Masonry	5d	23-Dec-20	05-Feb-21	Completed										
A5180	Vaughn Review - Masonry	5d	05-Feb-21	09-Feb-21	Completed										
A5190	Architect Review - Masonry	10d	09-Feb-21	11-Feb-21	Completed										
A5200	Material Procurement - Masonry	10d	12-Feb-21	29-Jun-21	Completed										
<b>Metal Panels</b>															
A11280	Subcontractor Submittal Preparation - Metal Panels	5d	23-Dec-20	05-Feb-21	Completed										
A11290	Vaughn Review - Metal Panels	5d	26-Apr-21	30-Apr-21	Completed										
A11300	Architect Review - Metal Panels	10d	03-May-21	10-Jun-21	Completed										
A11310	Material Procurement - Metal Panels	13d	11-Jun-21	20-Aug-21	Completed										
<b>Aluminum C...</b>															
A11320	Subcontractor Submittal Preparation - Alum Comp Panels	5d	23-Dec-20	05-Feb-21	Completed										
A11330	Vaughn Review - Alum Comp Panels	5d	26-Apr-21	28-May-21	Completed										
A11340	Architect Review - Alum Comp Panels	10d	31-May-21	08-Jun-21	Completed										
A11350	Material Procurement - Alum Comp Panels	60d	09-Jun-21	31-Dec-21	Completed										
<b>Doors, Frame...</b>															
A5210	Subcontractor Submittal Preparation - Doors, Frames, Hardware	15d	23-Dec-20	16-Feb-21	Completed										
A5220	Vaughn Review - Doors, Frames, Hardware	5d	17-Feb-21	05-Mar-21	Completed										
A5230	Architect Review - Doors, Frames, Hardware	10d	08-Mar-21	29-Mar-21	Completed										
A5240	Material Procurement - Frames	40d	30-Mar-21	01-Jun-21	Completed										
A5880	Material Procurement - Doors & Hardware	30d	30-Mar-21	30-Jul-21	Completed										
<b>Glazing and ...</b>															
A5250	Subcontractor Submittal Preparation - Glazing and Storefront	15d	23-Dec-20	20-Jan-21	Completed										
A5260	Vaughn Review - Glazing and Storefront	5d	21-Jan-21	08-Mar-21	Completed										
A5270	Architect Review - Glazing and Storefront	10d	09-Mar-21	15-Mar-21	Completed										
A5280	Material Procurement - Windows Frames	30d	31-Mar-21	29-Jun-21	Completed										
A5900	Subcontractor Submittal Preparation - Storefront Hardware	5d	20-May-21	04-Jun-21	Completed										
A6060	Vaughn Review - Storefront Hardware	5d	07-Jun-21	16-Jun-21	Completed										
A6280	Architect Review - Storefront Hardware	5d	17-Jun-21	25-Jun-21	Completed										
A5890	Material Procurement - Storefront System	30d	28-Jun-21	13-Jan-22	Completed										
A6300	Material Procurement - Storefront Hardware	30d	28-Jun-21	29-Jul-21	Completed										
A6460	Material Procurement - Glazing	15d	11-Oct-21	15-Nov-21	Completed										
<b>Framing and ...</b>															
A5290	Subcontractor Submittal Preparation - Framing and Drywall	5d	23-Dec-20	02-Feb-21	Completed										
A11670	Subcontractor Submittal Preparation - Moz Panels	5d	23-Dec-20	14-Jan-22	Completed										
A11700	Subcontractor Submittal Preparation - Metal Ceilings	5d	23-Dec-20	20-Dec-21	Completed										
A5300	Vaughn Review - Framing and Drywall	5d	03-Feb-21	09-Mar-21	Completed										
A5310	Architect Review - Framing and Drywall	0d	10-Mar-21	16-Mar-21	Completed										
A5320	Material Procurement - Framing and Drywall	10d	16-Mar-21	29-Mar-21	Completed										
A11710	Vaughn Review - Metal Ceilings	5d	20-Dec-21	22-Dec-21	Completed										
A11720	Architect Review - Metal Ceilings	5d	22-Dec-21	19-Jan-22	Completed										
A11680	Vaughn Review - Moz Panels	1d	17-Jan-22	17-Jan-22	Completed										

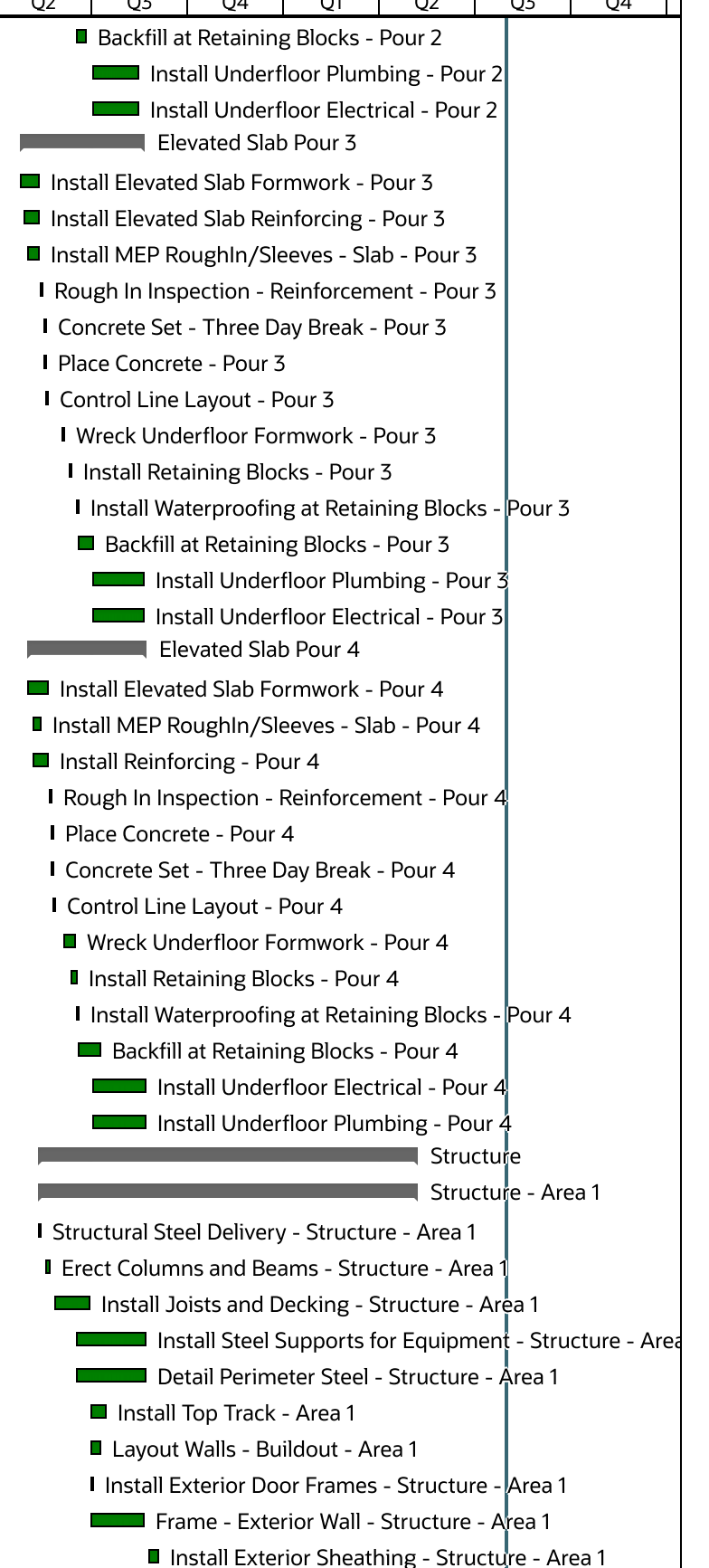
ID	Name	Planned Duration	Start	Finish	Activity Status	Gantt Chart											
						2020		2021				2022					
						Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
A11690	Architect Review - Moz Panels	5d	18-Jan-22	28-Jan-22	Completed	■ Architect Review - Moz Panels											
A11730	Material Procurement - Metal Ceilings	25d	20-Jan-22	29-Apr-22	Completed	■ Material Procurement - Metal Ceilings											
A6500	Material Procurement - Exterior Signage Blocking	5d	24-Jan-22	28-Jan-22	Completed	■ Material Procurement - Exterior Signage Blocking											
A11660	Material Procurement - Moz Panels	20d	31-Jan-22	29-Apr-22	Completed	■ Material Procurement - Moz Panels											
<b>Signage</b>		<b>353d</b>	<b>14-Dec-20</b>	<b>05-Aug-22</b>		■ Signage											
A11120	Subcontractor Submittal Preparation - Exterior Signage	5d	14-Dec-20	21-Mar-22	Completed	■ Subcontractor Submittal Preparation - Exterior Signage											
A11530	Subcontractor Submittal Preparation - Interior Signage	5d	10-Jan-22	29-Apr-22	Completed	■ Subcontractor Submittal Preparation - Interior Signage											
A11130	Vaughn Review - Exterior Signage	2d	22-Mar-22	22-Mar-22	Completed	■ Vaughn Review - Exterior Signage											
A11140	Architect Review - Exterior Signage	5d	23-Mar-22	28-Apr-22	Completed	■ Architect Review - Exterior Signage											
A11570	Vaughn issued RFI 243 - Interior Signage	1d	31-Mar-22	31-Mar-22	Completed	■ Vaughn issued RFI 243 - Interior Signage											
A11580	Architect Response to RFI 243 - Interior Signage	5d	01-Apr-22	27-Apr-22	Completed	■ Architect Response to RFI 243 - Interior Signage											
A11150	Material Procurement - Exterior Signage	15d	29-Apr-22	05-Aug-22	In Progress	■ Material Procurement - Exterior Signage											
A11540	Vaughn Review - Interior Signage	2d	02-May-22	03-May-22	Completed	■ Vaughn Review - Interior Signage											
A11550	Architect Review - Interior Signage	5d	14-Jun-22	20-Jun-22	Completed	■ Architect Review - Interior Signage											
A11560	Material Procurement - Interior Signage	10d	15-Jun-22	22-Jul-22	Completed	■ Material Procurement - Interior Signage											
<b>Walkway Cov...</b>		<b>180d</b>	<b>23-Apr-21</b>	<b>24-Sep-21</b>		■ Walkway Coverings											
A11160	Subcontractor Submittal Preparation - Walkway Coverings	5d	23-Apr-21	15-Jun-21	Completed	■ Subcontractor Submittal Preparation - Walkway Coverings											
A11170	Vaughn Review - Walkway Coverings	5d	16-Jun-21	01-Jul-21	Completed	■ Vaughn Review - Walkway Coverings											
A11180	Architect Review - Walkway Coverings	10d	02-Jul-21	19-Jul-21	Completed	■ Architect Review - Walkway Coverings											
A11190	Material Procurement - Walkway Coverings	25d	19-Jul-21	24-Sep-21	Completed	■ Material Procurement - Walkway Coverings											
<b>Misc. Access...</b>		<b>78d</b>	<b>29-Oct-21</b>	<b>24-Mar-22</b>		■ Misc. Accessories											
A5330	Subcontractor Submittal Preparation - Toilet Access and Wall Protection	10d	29-Oct-21	27-Dec-21	Completed	■ Subcontractor Submittal Preparation - Toilet Access and Wall Protection											
A5340	Vaughn Review - Toilet Access and Wall Protection	5d	28-Dec-21	03-Jan-22	Completed	■ Vaughn Review - Toilet Access and Wall Protection											
A5350	Architect Review - Toilet Access and Wall Protection	10d	05-Jan-22	13-Jan-22	Completed	■ Architect Review - Toilet Access and Wall Protection											
A6520	Subcontractor Submittal Preparation - Toilet Partition Samples	5d	14-Jan-22	03-Feb-22	Completed	■ Subcontractor Submittal Preparation - Toilet Partition Samples											
A5360	Material Procurement - Toilet Access and Wall Protection	20d	14-Jan-22	11-Feb-22	Completed	■ Material Procurement - Toilet Access and Wall Protection											
A6580	Vaughn Review - Toilet Partition Samples	2d	03-Feb-22	04-Feb-22	Completed	■ Vaughn Review - Toilet Partition Samples											
A6860	Architect Review - Toilet Partition Samples	5d	07-Feb-22	23-Feb-22	Completed	■ Architect Review - Toilet Partition Samples											
A6870	Material Procurement - Toilet Partitions	20d	23-Feb-22	24-Mar-22	Completed	■ Material Procurement - Toilet Partitions											
<b>Painting</b>		<b>161d</b>	<b>23-Dec-20</b>	<b>10-Sep-21</b>		■ Painting											
A5370	Subcontractor Submittal Preparation - Painting	10d	23-Dec-20	07-Jan-21	Completed	■ Subcontractor Submittal Preparation - Painting											
A5380	Vaughn Review - Painting	5d	08-Jan-21	25-Mar-21	Completed	■ Vaughn Review - Painting											
A5390	Architect Review - Painting	10d	26-Mar-21	27-Aug-21	Completed	■ Architect Review - Painting											
A5400	Material Procurement - Painting	10d	27-Aug-21	10-Sep-21	Completed	■ Material Procurement - Painting											
<b>Flooring</b>		<b>340d</b>	<b>23-Dec-20</b>	<b>29-Apr-22</b>		■ Flooring											
A5410	Subcontractor Submittal Preparation - Flooring	10d	23-Dec-20	28-Sep-21	Completed	■ Subcontractor Submittal Preparation - Flooring											
A5420	Vaughn Review - Flooring	5d	29-Sep-21	29-Sep-21	Completed	■ Vaughn Review - Flooring											
A5430	Architect Review - Flooring	10d	30-Sep-21	05-Oct-21	Completed	■ Architect Review - Flooring											
A5440	Material Procurement - Flooring	25d	06-Oct-21	19-Nov-21	Completed	■ Material Procurement - Flooring											
A11610	Material Procurement - PR 23 Micronauts	15d	22-Feb-22	29-Apr-22	Completed	■ Material Procurement - PR 23 Micronauts											
<b>Tiling</b>		<b>111d</b>	<b>25-Oct-21</b>	<b>25-Feb-22</b>		■ Tiling											
A11240	Subcontractor Submittal Preparation - Tiling	0d	25-Oct-21	24-Dec-21	Completed	■ Subcontractor Submittal Preparation - Tiling											
A11250	Vaughn Review - Tiling	1d	27-Dec-21	31-Dec-21	Completed	■ Vaughn Review - Tiling											

ID	Name	Planned Duration	Start	Finish	Activity Status										
						2020		2021				2022			
						Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
A11260	Architect Review - Tiling	5d	03-Jan-22	06-Jan-22	Completed	Architect Review - Tiling									
A11270	Material Procurement - Tiling	30d	06-Jan-22	25-Feb-22	Completed	■ Material Procurement - Tiling									
Shade Struct...		304d	23-Apr-21	03-Jun-22		■ Shade Structures									
A11200	Subcontractor Submittal Preparation - Shade Structures	5d	23-Apr-21	02-Sep-21	Completed	■ Subcontractor Submittal Preparation - Shade Structures									
A11210	Vaughn Review - Shade Structures	5d	06-Sep-21	09-Sep-21	Completed	Vaughn Review - Shade Structures									
A11220	Architect Review - Shade Structures	10d	09-Sep-21	28-Sep-21	Completed	■ Architect Review - Shade Structures									
A11370	Architect Review - Resubmittal - Shade Structures	5d	29-Sep-21	25-Jan-22	Completed	■ Architect Review - Resubmittal - Sha									
A11380	RFI 180 and 218 Issued and Responded - Shade Structures Piers	5d	08-Nov-21	02-Feb-22	Completed	■ RFI 180 and 218 Issued and Respond									
A11230	Material Procurement - Shade Structures	30d	03-Feb-22	03-Jun-22	Completed	■ Material Procurement									
Millwork		151d	23-Apr-21	19-Jan-22		■ Millwork									
A5450	Subcontractor Submittal Preparation - Millwork	15d	23-Apr-21	01-Jul-21	Completed	■ Subcontractor Submittal Preparation - Millwork									
A5460	Vaughn Review - Millwork	5d	02-Jul-21	08-Jul-21	Completed	Vaughn Review - Millwork									
A5470	Architect Review - Millwork	10d	09-Jul-21	29-Jul-21	Completed	■ Architect Review - Millwork									
A6310	Architect Review - Resubmittal - Millwork	5d	30-Jul-21	08-Nov-21	Completed	■ Architect Review - Resubmittal - Millwork									
A5480	Material Procurement - Millwork	25d	09-Nov-21	19-Jan-22	Completed	■ Material Procurement - Millwork									
Electrical		38d	23-Dec-20	23-Mar-21		■ Electrical									
A5490	Subcontractor Submittal Preparation - Electrical Common Material	5d	23-Dec-20	11-Jan-21	Completed	■ Subcontractor Submittal Preparation - Electrical Common Material									
A5500	Vaughn Review - Electrical Common Material	5d	11-Jan-21	25-Jan-21	Completed	■ Vaughn Review - Electrical Common Material									
A5510	Architect Review - Electrical Common Material	10d	25-Jan-21	15-Feb-21	Completed	■ Architect Review - Electrical Common Material									
A5520	Material Procurement - Electrical Common Material	5d	16-Feb-21	23-Mar-21	Completed	■ Material Procurement - Electrical Common Material									
Fire Alarm		138d	23-Dec-20	18-Aug-21		■ Fire Alarm									
A5530	Subcontractor Submittal Preparation - Fire Alarm Shop Drawings	15d	23-Dec-20	05-Apr-21	Completed	■ Subcontractor Submittal Preparation - Fire Alarm Shop Drawings									
A5540	Vaughn Review - Fire Alarm Shop Drawings	5d	26-May-21	07-Jun-21	Completed	Vaughn Review - Fire Alarm Shop Drawings									
A5550	Architect Review - Fire Alarm Shop Drawings	10d	08-Jun-21	09-Jun-21	Completed	Architect Review - Fire Alarm Shop Drawings									
A5560	Material Procurement - Fire Alarm	10d	10-Jun-21	18-Aug-21	Completed	■ Material Procurement - Fire Alarm									
Security Syst...		81d	25-Oct-21	10-Dec-21		■ Security System									
A5570	Subcontractor Submittal Preparation - Security System	15d	25-Oct-21	15-Nov-21	Completed	■ Subcontractor Submittal Preparation - Secur									
A5580	Vaughn Review - Security System	3d	15-Nov-21	15-Nov-21	Completed	Vaughn Review - Security System									
A5590	Architect Review - Security System	10d	16-Nov-21	02-Dec-21	Completed	■ Architect Review - Security System									
A5600	Material Procurement - Security System	6d	03-Dec-21	10-Dec-21	Completed	Material Procurement - Security System									
Telecommun...		64d	11-Oct-21	20-Dec-21		■ Telecommunication & Audio Visual									
A6320	Subcontractor Submittal Preparation - Equipment - Telecom & AV	10d	11-Oct-21	29-Oct-21	Completed	■ Subcontractor Submittal Preparation - Equipm									
A5750	Subcontractor Submittal Preparation - Rough In - Telecom & AV	5d	11-Oct-21	29-Oct-21	Completed	■ Subcontractor Submittal Preparation - Rough I									
A6360	Vaughn Review - Equipment - Telecom & AV	5d	29-Oct-21	29-Oct-21	Completed	Vaughn Review - Equipment - Telecom & AV									
A5760	Vaughn Review - Rough In - Telecom & AV	5d	29-Oct-21	29-Oct-21	Completed	Vaughn Review - Rough In - Telecom & AV									
A6370	Architect Review - Equipment - Telecom & AV	5d	01-Nov-21	11-Nov-21	Completed	■ Architect Review - Equipment - Telecom & AV									
A5770	Architect Review - Rough In - Telecom & AV	10d	01-Nov-21	11-Nov-21	Completed	■ Architect Review - Rough In - Telecom & AV									
A6380	Material Procurement - Equipment - Telecom & AV	20d	12-Nov-21	20-Dec-21	Completed	■ Material Procurement - Equipment - Tele									
A5780	Material Procurement - Rough In - Telecom & AV	10d	12-Nov-21	13-Dec-21	Completed	■ Material Procurement - Rough In - Teleco									
Mechancial R...		137d	23-Dec-20	02-Jul-21		■ Mechancial Rough-In									
A5650	Subcontractor Submittal Preparation - Mechanical Common Material	5d	23-Dec-20	20-Jan-21	Completed	■ Subcontractor Submittal Preparation - Mechanical Common Material									
A5660	Vaughn Review - Mechanical Common Material	5d	21-Jan-21	16-Feb-21	Completed	■ Vaughn Review - Mechanical Common Material									
A5670	Architect Review - Mechanical Common Material	10d	16-Feb-21	24-Feb-21	Completed	Architect Review - Mechanical Common Material									

ID	Name	Planned Duration	Start	Finish	Activity Status	Gantt Chart											
						2020		2021				2022					
						Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
A5680	Material Procurement - Mechanical Common Material	5d	24-Feb-21	02-Mar-21	Completed	■ Material Procurement - Mechanical Common Material											
A6430	Material Procurement - Ductwork	15d	14-Jun-21	02-Jul-21	Completed	■ Material Procurement - Ductwork											
Plumbing Ro...		118d	23-Dec-20	06-May-21		■ Plumbing Rough-In											
A5690	Subcontractor Submittal Preparation - Plumbing Common Material	5d	23-Dec-20	12-Mar-21	Completed	■ Subcontractor Submittal Preparation - Plumbing Common Material											
A5700	Vaughn Review - Plumbing Common Material	5d	15-Mar-21	17-Mar-21	Completed	■ Vaughn Review - Plumbing Common Material											
A5710	Architect Review - Plumbing Common Material	10d	18-Mar-21	30-Apr-21	Completed	■ Architect Review - Plumbing Common Material											
A5720	Material Procurement - Plumbing Common Material	5d	03-May-21	06-May-21	Completed	■ Material Procurement - Plumbing Common Material											
Mechanical A...		152d	23-Dec-20	01-Sep-21		■ Mechanical AHU											
A5790	Subcontractor Submittal Preparation - AHU	15d	23-Dec-20	11-Feb-21	Completed	■ Subcontractor Submittal Preparation - AHU											
A5800	Vaughn Review - AHU	5d	11-Feb-21	07-Apr-21	Completed	■ Vaughn Review - AHU											
A5810	Architect Review - AHU	10d	08-Apr-21	21-Apr-21	Completed	■ Architect Review - AHU											
A5820	Material Procurement - AHU	50d	22-Apr-21	01-Sep-21	Completed	■ Material Procurement - AHU											
Mechanical V...		98d	23-Dec-20	31-May-21		■ Mechanical VAV											
A5950	Subcontractor Submittal Preparation - VAV	10d	23-Dec-20	11-Feb-21	Completed	■ Subcontractor Submittal Preparation - VAV											
A5960	Vaughn Review - VAV	5d	11-Feb-21	17-Feb-21	Completed	■ Vaughn Review - VAV											
A5970	Architect Review - VAV	10d	18-Feb-21	24-Feb-21	Completed	■ Architect Review - VAV											
A5980	Material Procurement - VAV	40d	25-Feb-21	31-May-21	Completed	■ Material Procurement - VAV											
Mechanical E...		88d	23-Dec-20	31-May-21		■ Mechanical Exhaust Fans											
A5990	Subcontractor Submittal Preparation - Exhaust Fans	10d	23-Dec-20	11-Feb-21	Completed	■ Subcontractor Submittal Preparation - Exhaust Fans											
A6000	Vaughn Review - Exhaust Fans	5d	12-Feb-21	17-Feb-21	Completed	■ Vaughn Review - Exhaust Fans											
A6010	Architect Review - Exhaust Fans	10d	17-Feb-21	24-Feb-21	Completed	■ Architect Review - Exhaust Fans											
A6020	Material Procurement - Exhaust Fans	30d	25-Feb-21	31-May-21	Completed	■ Material Procurement - Exhaust Fans											
Plumbing Fix...		152d	23-Dec-20	29-Sep-21		■ Plumbing Fixtures											
A5830	Subcontractor Submittal Preparation - Plumbing Fixtures	10d	23-Dec-20	12-Mar-21	Completed	■ Subcontractor Submittal Preparation - Plumbing Fixtures											
A5840	Vaughn Review - Plumbing Fixtures	5d	15-Mar-21	28-May-21	Completed	■ Vaughn Review - Plumbing Fixtures											
A5850	Architect Review - Plumbing Fixtures	10d	31-May-21	09-Jun-21	Completed	■ Architect Review - Plumbing Fixtures											
A5860	Material Procurement - Plumbing Fixtures	30d	10-Jun-21	29-Sep-21	Completed	■ Material Procurement - Plumbing Fixtures											
Fire Sprinkler		165d	23-Dec-20	30-Jul-21		■ Fire Sprinkler											
A5910	Subcontractor Submittal Preparation - Fire Sprinkler	15d	23-Dec-20	09-Jun-21	Completed	■ Subcontractor Submittal Preparation - Fire Sprinkler											
A5920	Vaughn Review - Fire Sprinkler	2d	10-Jun-21	20-Jul-21	Completed	■ Vaughn Review - Fire Sprinkler											
A5930	Architect Review - Fire Sprinkler	10d	21-Jul-21	23-Jul-21	Completed	■ Architect Review - Fire Sprinkler											
A5940	Material Procurement - Fire Sprinkler	5d	26-Jul-21	30-Jul-21	Completed	■ Material Procurement - Fire Sprinkler											
Catch Basins ...		67d	21-Jan-22	20-May-22		■ Catch Basins - PR 17											
A11470	Vaughn Review - Catch Basins RFI 132R1	5d	21-Jan-22	21-Jan-22	Completed	■ Vaughn Review - Catch Basins RFI 132R1											
A11460	Subcontractor Re-Submittal Preparation - Catch Basin RFI 132R1	5d	21-Jan-22	21-Jan-22	Completed	■ Subcontractor Re-Submittal Preparation - Catch Basin RFI 132R1											
A11480	Architect Review - Catch Basins RFI 132R1	5d	24-Jan-22	27-Jan-22	Completed	■ Architect Review - Catch Basins RFI 132R1											
A11420	Material Procurement - Catch Basins PR 17	5d	27-Jan-22	28-Feb-22	Completed	■ Material Procurement - Catch Basins PR 17											
A12250	Material Procurement - Drains Artificial Turf PR 29	12d	09-May-22	20-May-22	Completed	■ Material Procurement - Drains Artificial Turf PR 29											
CONSTRUCTION		446d	20-Jan-21	26-Sep-22		■ CONSTRUCTION											
A8280	Install Fence - Site	3d	20-Jan-21	22-Jan-21	Completed	■ Install Fence - Site											
A8330	Install SWPPP - Site	4d	25-Jan-21	27-Jan-21	Completed	■ Install SWPPP - Site											
Foundation		70d	27-Jan-21	08-Apr-21		■ Foundation											
A8730	Excavate Building Foundation - Pour 1, 2, & 3	15d	27-Jan-21	12-Mar-21	Completed	■ Excavate Building Foundation - Pour 1, 2, & 3											

ID	Name	Planned Duration	Start	Finish	Activity Status										
						2020		2021				2022			
						Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
A8440	Reinforce Piers - Pour 1 & 2	7d	01-Mar-21	09-Mar-21	Completed	■ Reinforce Piers - Pour 1 & 2									
A8430	Drill Piers 32 Qty - Pour 1 & 2	7d	01-Mar-21	09-Mar-21	Completed	■ Drill Piers 32 Qty - Pour 1 & 2									
A8450	Place Piers - Pour 1 & 2	7d	01-Mar-21	09-Mar-21	Completed	■ Place Piers - Pour 1 & 2									
A8260	Reinforce Piers - Pour 3	6d	10-Mar-21	15-Mar-21	Completed	Reinforce Piers - Pour 3									
A8270	Place Piers - Pour 3	4d	10-Mar-21	15-Mar-21	Completed	Place Piers - Pour 3									
A8150	Drill Piers 32 Qty - Pour 3	6d	10-Mar-21	15-Mar-21	Completed	Drill Piers 32 Qty - Pour 3									
A10810	Place Piers - Pour 4	3d	16-Mar-21	19-Mar-21	Completed	Place Piers - Pour 4									
A10800	Reinforce Piers - Pour 4	3d	16-Mar-21	19-Mar-21	Completed	Reinforce Piers - Pour 4									
A10790	Drill Piers 23 Qty - Pour 4	3d	16-Mar-21	19-Mar-21	Completed	Drill Piers 23 Qty - Pour 4									
Foundation - ...		18d	22-Mar-21	08-Apr-21		■ Foundation - Pour 1, 2 & 3									
A8740	Underground Utilities	10d	22-Mar-21	02-Apr-21	Completed	■ Underground Utilities									
A8550	Mudslab Prep - Pour 1	2d	30-Mar-21	01-Apr-21	Completed	Mudslab Prep - Pour 1									
A10470	Mudslab Prep - Pour 2	2d	02-Apr-21	05-Apr-21	Completed	Mudslab Prep - Pour 2									
A8560	Mudslab Place - Pour 1	1d	02-Apr-21	02-Apr-21	Completed	Mudslab Place - Pour 1									
A10480	Mudslab Place - Pour 2	1d	06-Apr-21	06-Apr-21	Completed	Mudslab Place - Pour 2									
A10820	Mudslab Prep - Pour 3	2d	07-Apr-21	08-Apr-21	Completed	Mudslab Prep - Pour 3									
A10830	Mudslab Place - Pour 3	1d	08-Apr-21	08-Apr-21	Completed	Mudslab Place - Pour 3									
Elevated Slab ...		46d	05-Apr-21	20-Aug-21		■ Elevated Slab Over Crawlspace-1									
Elevated Slab...		42d	05-Apr-21	13-Aug-21		■ Elevated Slab Pour 1									
A8580	Install Elevated Slab Formwork - Pour 1	7d	05-Apr-21	13-Apr-21	Completed	■ Install Elevated Slab Formwork - Pour 1									
A10500	Install MEP RoughIn/Sleeves - Slab - Pour 1	3d	08-Apr-21	12-Apr-21	Completed	Install MEP RoughIn/Sleeves - Slab - Pour 1									
A10490	Install Elevated Slab Reinforcing - Pour 1	6d	08-Apr-21	15-Apr-21	Completed	■ Install Elevated Slab Reinforcing - Pour 1									
A10510	Rough In Inspection - Reinforcement - Pour 1	1d	15-Apr-21	15-Apr-21	Completed	Rough In Inspection - Reinforcement - Pour 1									
A10520	Place Concrete Elevated Slab - Pour 1	1d	16-Apr-21	16-Apr-21	Completed	Place Concrete Elevated Slab - Pour 1									
A8650	Control Line Layout - Pour 1	2d	19-Apr-21	20-Apr-21	Completed	Control Line Layout - Pour 1									
A8630	Concrete Set - Three Day Break - Pour 1	3d	19-Apr-21	21-Apr-21	Completed	Concrete Set - Three Day Break - Pour 1									
A8660	Wreck Underfloor Formwork - Pour 1	7d	20-Apr-21	30-Apr-21	Completed	■ Wreck Underfloor Formwork - Pour 1									
A10960	Install Retaining Blocks - Pour 1	4d	26-May-21	09-Jun-21	Completed	■ Install Retaining Blocks - Pour 1									
A10970	Install Waterproofing at Retaining Blocks - Pour 1	2d	10-Jun-21	11-Jun-21	Completed	Install Waterproofing at Retaining Blocks - Pour 1									
A10980	Backfill at Retaining Blocks - Pour 1	4d	14-Jun-21	18-Jun-21	Completed	Backfill at Retaining Blocks - Pour 1									
A8680	Install Underfloor Electrical - Pour 1	7d	30-Jun-21	13-Aug-21	Completed	■ Install Underfloor Electrical - Pour 1									
A8670	Install Underfloor Plumbing - Pour 1	4d	30-Jun-21	13-Aug-21	Completed	■ Install Underfloor Plumbing - Pour 1									
Elevated Slab...		38d	14-Apr-21	13-Aug-21		■ Elevated Slab Pour 2									
A10600	Install Elevated Slab Formwork - Pour 2	8d	14-Apr-21	06-May-21	Completed	■ Install Elevated Slab Formwork - Pour 2									
A10610	Install Elevated Slab Reinforcing - Pour 2	6d	14-Apr-21	04-May-21	Completed	■ Install Elevated Slab Reinforcing - Pour 2									
A10620	Install MEP RoughIn/Sleeves - Slab - Pour 2	3d	26-Apr-21	04-May-21	Completed	■ Install MEP RoughIn/Sleeves - Slab - Pour 2									
A10630	Rough In Inspection - Reinforcement - Pour 2	0d	05-May-21	05-May-21	Completed	Rough In Inspection - Reinforcement - Pour 2									
A10640	Place Concrete Elevated Slab - Pour 2	1d	07-May-21	07-May-21	Completed	Place Concrete Elevated Slab - Pour 2									
A10650	Concrete Set - Three Day Break - Pour 2	1d	10-May-21	10-May-21	Completed	Concrete Set - Three Day Break - Pour 2									
A10660	Control Line Layout - Pour 2	4d	10-May-21	13-May-21	Completed	Control Line Layout - Pour 2									
A10670	Wreck Underfloor Formwork - Pour 2	7d	11-May-21	31-May-21	Completed	■ Wreck Underfloor Formwork - Pour 2									
A8940	Install Retaining Blocks - Pour 2	4d	28-May-21	09-Jun-21	Completed	■ Install Retaining Blocks - Pour 2									
A8960	Install Waterproofing at Retaining Blocks - Pour 2	2d	10-Jun-21	11-Jun-21	Completed	Install Waterproofing at Retaining Blocks - Pour 2									

ID	Name	Planned Duration	Start	Finish	Activity Status																	
						2020		2021				2022										
						Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4							
A8720	Backfill at Retaining Blocks - Pour 2	8d	14-Jun-21	25-Jun-21	Completed																	
A10680	Install Underfloor Plumbing - Pour 2	4d	30-Jun-21	13-Aug-21	Completed																	
A10690	Install Underfloor Electrical - Pour 2	7d	30-Jun-21	13-Aug-21	Completed																	
Elevated Slab...		44d	22-Apr-21	20-Aug-21																		
A8160	Install Elevated Slab Formwork - Pour 3	8d	22-Apr-21	11-May-21	Completed																	
A8180	Install Elevated Slab Reinforcing - Pour 3	7d	26-Apr-21	11-May-21	Completed																	
A8370	Install MEP RoughIn/Sleeves - Slab - Pour 3	2d	29-Apr-21	11-May-21	Completed																	
A8190	Rough In Inspection - Reinforcement - Pour 3	1d	11-May-21	11-May-21	Completed																	
A8220	Concrete Set - Three Day Break - Pour 3	3d	14-May-21	17-May-21	Completed																	
A8210	Place Concrete - Pour 3	1d	14-May-21	14-May-21	Completed																	
A8320	Control Line Layout - Pour 3	1d	17-May-21	17-May-21	Completed																	
A8380	Wreck Underfloor Formwork - Pour 3	4d	01-Jun-21	04-Jun-21	Completed																	
A8390	Install Retaining Blocks - Pour 3	5d	07-Jun-21	11-Jun-21	Completed																	
A8410	Install Waterproofing at Retaining Blocks - Pour 3	2d	14-Jun-21	15-Jun-21	Completed																	
A8420	Backfill at Retaining Blocks - Pour 3	6d	16-Jun-21	02-Jul-21	Completed																	
A8240	Install Underfloor Plumbing - Pour 3	5d	30-Jun-21	20-Aug-21	Completed																	
A8250	Install Underfloor Electrical - Pour 3	5d	30-Jun-21	20-Aug-21	Completed																	
Elevated Slab...		36d	29-Apr-21	20-Aug-21																		
A10840	Install Elevated Slab Formwork - Pour 4	10d	29-Apr-21	19-May-21	Completed																	
A10930	Install MEP RoughIn/Sleeves - Slab - Pour 4	7d	04-May-21	12-May-21	Completed																	
A10850	Install Reinforcing - Pour 4	7d	04-May-21	19-May-21	Completed																	
A10860	Rough In Inspection - Reinforcement - Pour 4	1d	20-May-21	20-May-21	Completed																	
A10870	Place Concrete - Pour 4	1d	21-May-21	21-May-21	Completed																	
A10880	Concrete Set - Three Day Break - Pour 4	3d	21-May-21	24-May-21	Completed																	
A10920	Control Line Layout - Pour 4	1d	24-May-21	24-May-21	Completed																	
A10940	Wreck Underfloor Formwork - Pour 4	8d	02-Jun-21	15-Jun-21	Completed																	
A10990	Install Retaining Blocks - Pour 4	3d	09-Jun-21	16-Jun-21	Completed																	
A11000	Install Waterproofing at Retaining Blocks - Pour 4	2d	14-Jun-21	17-Jun-21	Completed																	
A11010	Backfill at Retaining Blocks - Pour 4	6d	17-Jun-21	09-Jul-21	Completed																	
A10910	Install Underfloor Electrical - Pour 4	5d	30-Jun-21	20-Aug-21	Completed																	
A10900	Install Underfloor Plumbing - Pour 4	5d	30-Jun-21	20-Aug-21	Completed																	
Structure		200d	10-May-21	06-May-22																		
Structure - A...		200d	10-May-21	06-May-22																		
A9320	Structural Steel Delivery - Structure - Area 1	1d	10-May-21	10-May-21	Completed																	
A9330	Erect Columns and Beams - Structure - Area 1	5d	17-May-21	21-May-21	Completed																	
A9350	Install Joists and Decking - Structure - Area 1	7d	24-May-21	29-Jun-21	Completed																	
A9360	Install Steel Supports for Equipment - Structure - Area 1	7d	14-Jun-21	20-Aug-21	Completed																	
A9380	Detail Perimeter Steel - Structure - Area 1	4d	14-Jun-21	20-Aug-21	Completed																	
A9430	Install Top Track - Area 1	7d	28-Jun-21	14-Jul-21	Completed																	
A9420	Layout Walls - Buildout - Area 1	6d	28-Jun-21	09-Jul-21	Completed																	
A9480	Install Exterior Door Frames - Structure - Area 1	3d	28-Jun-21	02-Jul-21	Completed																	
A9390	Frame - Exterior Wall - Structure - Area 1	15d	28-Jun-21	20-Aug-21	Completed																	
A9440	Install Exterior Sheathing - Structure - Area 1	5d	23-Aug-21	03-Sep-21	Completed																	

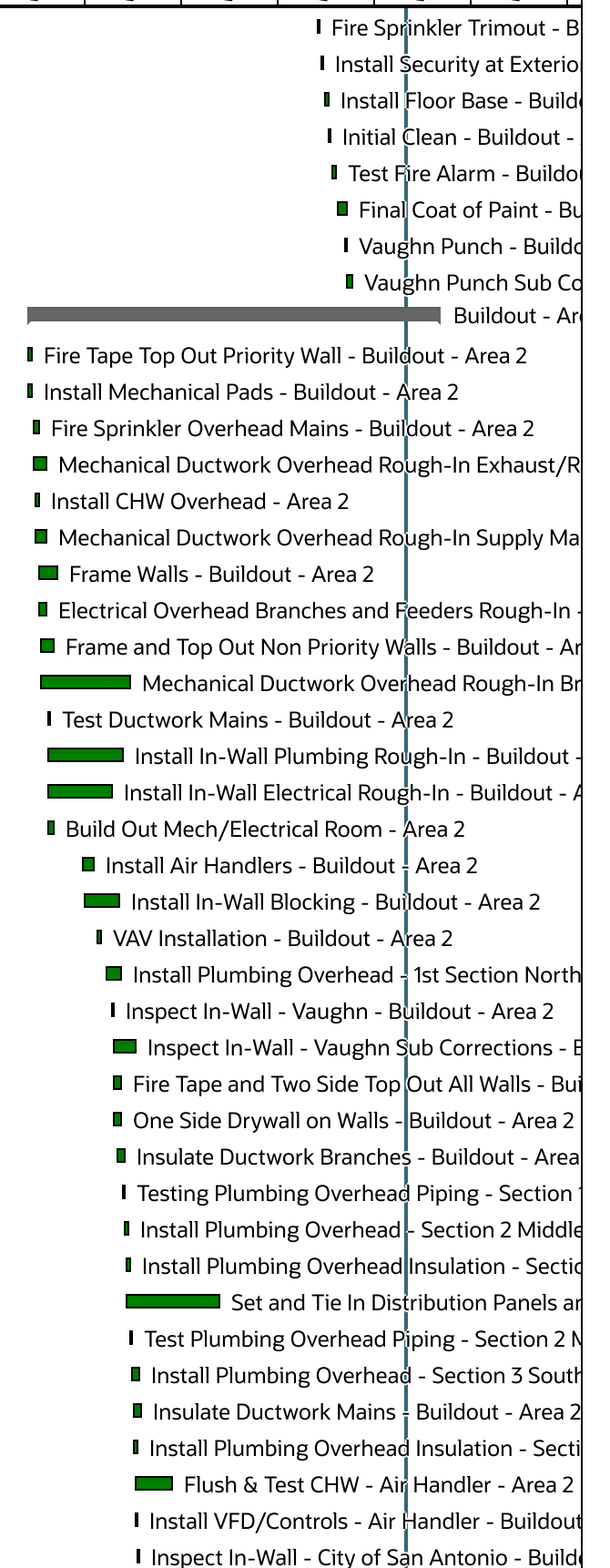


ID	Name	Planned Duration	Start	Finish	Activity Status																
						2020		2021				2022									
						Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4						
A9500	Install Exterior Waterproofing - Structure - Area 1	8d	26-Aug-21	13-Sep-21	Completed																■ Install Exterior Waterproofing - Structure - Area 1
A10530	Install Exterior Waterproofing at ACM Panels- Structure - Area 1	4d	26-Aug-21	14-Sep-21	Completed																■ Install Exterior Waterproofing at ACM Panels- Struc
A10550	Install Metal Plate at Parapets - Structure - Area 1	4d	13-Sep-21	16-Sep-21	Completed																■ Install Metal Plate at Parapets - Structure - Area 1
A9400	Cut-in Roof and Install Roof Curbs - Structure - Area 1	4d	13-Sep-21	16-Sep-21	Completed																■ Cut-in Roof and Install Roof Curbs - Structure - Are
A9370	Roof Penetrations - Structure - Area 1	5d	13-Sep-21	17-Sep-21	Completed																■ Roof Penetrations - Structure - Area 1
A9450	Install Punch Window Frames - Structure - Area 1	5d	13-Sep-21	17-Sep-21	Completed																■ Install Punch Window Frames - Structure - Area 1
A9460	Install Brick Ties - Structure - Area 1	5d	13-Sep-21	17-Sep-21	Completed																■ Install Brick Ties - Structure - Area 1
A9340	Install Roof Blocking - Structure - Area 1	5d	13-Sep-21	17-Sep-21	Completed																■ Install Roof Blocking - Structure - Area 1
A9410	Install Roofing - Structure - Area 1	6d	20-Sep-21	08-Oct-21	Completed																■ Install Roofing - Structure - Area 1
A9510	Install Exterior Rigid Insulation - Structure - Area 1	10d	27-Sep-21	22-Oct-21	Completed																■ Install Exterior Rigid Insulation - Structure - Are
A9530	Install Brick - Structure - Area 1	25d	27-Sep-21	12-Nov-21	Completed																■ Install Brick - Structure - Area 1
A9520	Dry-in of Building - Site - Area 1	1d	08-Oct-21	08-Oct-21	Completed																■ Dry-in of Building - Site - Area 1
A9470	Install Substrate for Metal Panels - Structure - Area 1	10d	11-Oct-21	22-Oct-21	Completed																■ Install Substrate for Metal Panels - Structure - A
A10540	Install Substrate for ACM Panels - Structure - Area 1	2d	18-Oct-21	20-Oct-21	Completed																■ Install Substrate for ACM Panels - Structure - A
A9540	Install Metal Panels and Walkway Coverings - Structure - Area 1	15d	05-Nov-21	25-Nov-21	Completed																■ Install Metal Panels and Walkway Coverings
A9490	Install Punch Window Glazing - Structure - Area 1	5d	16-Nov-21	09-Dec-21	Completed																■ Install Punch Window Glazing - Structure -
A9550	Install Hollow Ext Doors & Storefronts - Structure - Area 1	3d	14-Jan-22	06-May-22	Completed																■ Install Hollow Ext Doors &
A10590	Install Micronauts Signage Blocking - Structure - Area 1	7d	31-Jan-22	08-Feb-22	Completed																■ Install Micronauts Signage Blocking
A10460	Install ACM Panels - Structure - Area 1	10d	21-Mar-22	30-Mar-22	Completed																■ Install ACM Panels - Structure
	Structure - A...	179d	31-May-21	06-May-22																	■ Structure - Area 2
A1400	Structural Steel Delivery - Structure - Area 2	1d	31-May-21	31-May-21	Completed																■ Structural Steel Delivery - Structure - Area 2
A1410	Erect Columns and Beams - Structure - Area 2	8d	01-Jun-21	10-Jun-21	Completed																■ Erect Columns and Beams - Structure - Area 2
A1420	Install Joists and Decking - Structure - Area 2	7d	11-Jun-21	19-Jul-21	Completed																■ Install Joists and Decking - Structure - Area 2
A2430	Install Top Track - Area 2	7d	20-Jul-21	28-Jul-21	Completed																■ Install Top Track - Area 2
A1570	Layout Walls - Buildout - Area 2	6d	20-Jul-21	27-Jul-21	Completed																■ Layout Walls - Buildout - Area 2
A2800	Install Exterior Door Frames - Structure - Area 2	3d	30-Jul-21	03-Aug-21	Completed																■ Install Exterior Door Frames - Structure - Area 2
A1470	Frame - Exterior Wall - Structure - Area 2	10d	30-Jul-21	27-Aug-21	Completed																■ Frame - Exterior Wall - Structure - Area 2
A1490	Install Exterior Sheathing - Structure - Area 2	10d	09-Aug-21	03-Sep-21	Completed																■ Install Exterior Sheathing - Structure - Area 2
A1450	Install Steel Supports for Equipment - Structure - Area 2	7d	23-Aug-21	25-Aug-21	Completed																■ Install Steel Supports for Equipment - Structure - Are
A1460	Detail Perimeter Steel - Structure - Area 2	4d	23-Aug-21	25-Aug-21	Completed																■ Detail Perimeter Steel - Structure - Area 2
A1500	Install Exterior Waterproofing - Structure - Area 2	8d	08-Sep-21	17-Sep-21	Completed																■ Install Exterior Waterproofing - Structure - Area 2
A1480	Cut-in Roof and Install Roof Curbs - Structure - Area 2	3d	13-Sep-21	15-Sep-21	Completed																■ Cut-in Roof and Install Roof Curbs - Structure - Are
A1600	Install Roof Blocking - Structure - Area 2	5d	13-Sep-21	17-Sep-21	Completed																■ Install Roof Blocking - Structure - Area 2
A1550	Install Punch Window Frames - Structure - Area 2	5d	13-Sep-21	10-Nov-21	Completed																■ Install Punch Window Frames - Structure - Ar
A1540	Install Roofing - Structure - Area 2	10d	20-Sep-21	08-Oct-21	Completed																■ Install Roofing - Structure - Area 2
A2440	Roof Penetrations - Structure - Area 2	4d	20-Sep-21	23-Sep-21	Completed																■ Roof Penetrations - Structure - Area 2
A2380	Dry-in of Building - Site - Area 2	1d	08-Oct-21	08-Oct-21	Completed																■ Dry-in of Building - Site - Area 2
A1590	Install Brick Ties - Structure - Area 2	15d	01-Nov-21	09-Dec-21	Completed																■ Install Brick Ties - Structure - Area 2
A1580	Install Exterior Rigid Insulation - Structure - Area 2	15d	02-Nov-21	09-Dec-21	Completed																■ Install Exterior Rigid Insulation - Structure
A1520	Install Brick - Structure - Area 2	30d	04-Nov-21	25-Mar-22	Completed																■ Install Brick - Structure - Area
A2450	Install Substrate for Metal Panels - Structure - Area 2	12d	23-Nov-21	31-Dec-21	Completed																■ Install Substrate for Metal Panels - Struc
A2540	Install Exterior Rigid Insulation - Metal Panel - Structure - Area 2	12d	23-Nov-21	15-Dec-21	Completed																■ Install Exterior Rigid Insulation - Metal Pa
A2820	Install Punch Window Glazing - Structure - Area 2	5d	29-Nov-21	10-Dec-21	Completed																■ Install Punch Window Glazing - Structure -

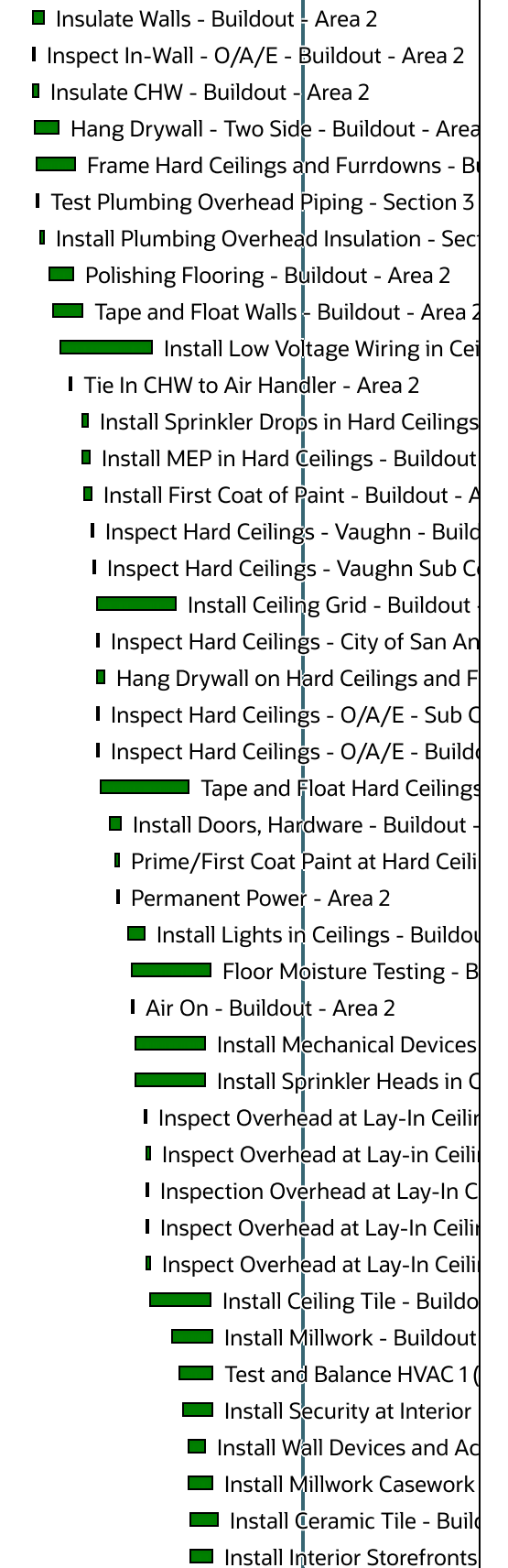
ID	Name	Planned Duration	Start	Finish	Activity Status	Gantt Chart									
						2020		2021				2022			
						Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
A1530	Install Metal Panels - Structure - Area 2	15d	30-Nov-21	25-Mar-22	Completed	■ Install Metal Panels - Structure - Area 2									
A2920	Install Hollow Ext Doors & Storefronts - Structure - Area 2	3d	17-Dec-21	06-May-22	Completed	■ Install Hollow Ext Doors & Storefronts - Structure - Area 2									
	Buildout	230d	14-Jul-21	31-Aug-22		■ Buildout									
	Buildout - Ar...	225d	14-Jul-21	19-Aug-22		■ Buildout - Area 1									
A9560	Frame and 1-Side Top Out Priority Walls - Buildout - Area 1	12d	14-Jul-21	29-Jul-21	Completed	■ Frame and 1-Side Top Out Priority Walls - Buildout - Area 1									
A9640	Frame Walls - Buildout - Area 1	14d	21-Jul-21	20-Aug-21	Completed	■ Frame Walls - Buildout - Area 1									
A9580	Fire Tape Top Out Priority Wall - Buildout - Area 1	6d	30-Jul-21	06-Aug-21	Completed	■ Fire Tape Top Out Priority Wall - Buildout - Area 1									
A9570	Build Out Mech/Electrical Room - Area 1	5d	30-Jul-21	05-Aug-21	Completed	■ Build Out Mech/Electrical Room - Area 1									
A9620	Fire Sprinkler Overhead Mains - Buildout - Area 1	5d	30-Jul-21	05-Aug-21	Completed	■ Fire Sprinkler Overhead Mains - Buildout - Area 1									
A9610	Mechanical Ductwork Overhead Rough-In Exhaust/Return Mains - Buildout - Ar...	10d	30-Jul-21	12-Aug-21	Completed	■ Mechanical Ductwork Overhead Rough-In Exhaust/Return Mains - Buildout - Area 1									
A9670	Electrical Overhead Branches and Feeders Rough-In - Buildout - Area 1	7d	04-Aug-21	12-Aug-21	Completed	■ Electrical Overhead Branches and Feeders Rough-In - Buildout - Area 1									
A9590	Install Mechanical Pads - Buildout - Area 1	3d	06-Aug-21	10-Aug-21	Completed	■ Install Mechanical Pads - Buildout - Area 1									
A9650	Mechanical Ductwork Overhead Rough-In Supply Mains - Buildout - Area 1	10d	06-Aug-21	19-Aug-21	Completed	■ Mechanical Ductwork Overhead Rough-In Supply Mains - Buildout - Area 1									
A9660	Install CHW Overhead - Area 1	4d	09-Aug-21	12-Aug-21	Completed	■ Install CHW Overhead - Area 1									
A9690	Mechanical Ductwork Overhead Rough-In Branch Lines - Buildout - Area 1	10d	12-Aug-21	25-Aug-21	Completed	■ Mechanical Ductwork Overhead Rough-In Branch Lines - Buildout - Area 1									
A9710	Install In-Wall Electrical Rough-In - Buildout - Area 1	12d	16-Aug-21	31-Aug-21	Completed	■ Install In-Wall Electrical Rough-In - Buildout - Area 1									
A9730	Test Ductwork Mains - Buildout - Area 1	3d	25-Aug-21	27-Aug-21	Completed	■ Test Ductwork Mains - Buildout - Area 1									
A9790	Install In-Wall Blocking - Buildout - Area 1	6d	26-Aug-21	30-Sep-21	Completed	■ Install In-Wall Blocking - Buildout - Area 1									
A9720	Install In-Wall Plumbing Rough-In - Buildout - Area 1	12d	26-Aug-21	24-Sep-21	Completed	■ Install In-Wall Plumbing Rough-In - Buildout - Area 1									
A9800	Inspect In-Wall - Vaughn - Buildout - Area 1	2d	31-Aug-21	24-Sep-21	Completed	■ Inspect In-Wall - Vaughn - Buildout - Area 1									
A9830	Inspect In-Wall - Vaughn Sub Corrections - Buildout - Area 1	2d	27-Sep-21	30-Sep-21	Completed	■ Inspect In-Wall - Vaughn Sub Corrections - Buildout - Area 1									
A9820	One Side Drywall on Walls - Buildout - Area 1	8d	27-Sep-21	28-Oct-21	Completed	■ One Side Drywall on Walls - Buildout - Area 1									
A9630	Install Air Handlers - Buildout - Area 1	10d	27-Sep-21	08-Oct-21	Completed	■ Install Air Handlers - Buildout - Area 1									
A9850	Inspect In-Wall - City of San Antonio - Buildout - Area 1	2d	28-Sep-21	28-Sep-21	Completed	■ Inspect In-Wall - City of San Antonio - Buildout - Area 1									
A9840	Inspect In-Wall - O/A/E - Buildout - Area 1	1d	29-Sep-21	29-Sep-21	Completed	■ Inspect In-Wall - O/A/E - Buildout - Area 1									
A9860	Insulate Walls - Buildout - Area 1	8d	04-Oct-21	27-Oct-21	Completed	■ Insulate Walls - Buildout - Area 1									
A9680	VAV Installation - Buildout - Area 1	8d	11-Oct-21	20-Oct-21	Completed	■ VAV Installation - Buildout - Area 1									
A9810	Fire Tape and Two Side Top Out All Walls - Buildout - Area 1	8d	13-Oct-21	02-Nov-21	Completed	■ Fire Tape and Two Side Top Out All Walls - Buildout - Area 1									
A10570	Test Overhead Plumbing - Buildout - Area 1	5d	13-Oct-21	15-Oct-21	Completed	■ Test Overhead Plumbing - Buildout - Area 1									
A10580	Install Insulation Overhead Plumbing - Buildout - Area 1	5d	18-Oct-21	02-Nov-21	Completed	■ Install Insulation Overhead Plumbing - Buildout - Area 1									
A10560	Install Overhead Plumbing - Buildout - Area 1	5d	20-Oct-21	20-Oct-21	Completed	■ Install Overhead Plumbing - Buildout - Area 1									
A9780	Insulate CHW - Buildout - Area 1	5d	25-Oct-21	03-Nov-21	Completed	■ Insulate CHW - Buildout - Area 1									
A9760	Insulate Ductwork Mains - Buildout - Area 1	5d	28-Oct-21	17-Nov-21	Completed	■ Insulate Ductwork Mains - Buildout - Area 1									
A9770	Insulate Ductwork Branches - Buildout - Area 1	5d	28-Oct-21	17-Nov-21	Completed	■ Insulate Ductwork Branches - Buildout - Area 1									
A9880	Hang Drywall - Two Side - Buildout - Area 1	12d	29-Oct-21	15-Nov-21	Completed	■ Hang Drywall - Two Side - Buildout - Area 1									
A9600	Set and Tie In Distribution Panels - Area 1	5d	01-Nov-21	05-Nov-21	Completed	■ Set and Tie In Distribution Panels - Area 1									
A9870	Permanent Power - Area 1	1d	05-Nov-21	08-Nov-21	Completed	■ Permanent Power - Area 1									
A9910	Frame Hard Ceilings and Furrdowns - Buildout - Area 1	12d	08-Nov-21	30-Nov-21	Completed	■ Frame Hard Ceilings and Furrdowns - Buildout - Area 1									
A10110	Install Polished Flooring - Buildout - Area 1	15d	15-Nov-21	02-Dec-21	Completed	■ Install Polished Flooring - Buildout - Area 1									
A9930	Install MEP in Hard Ceilings - Buildout - Area 1	5d	15-Nov-21	20-Dec-21	Completed	■ Install MEP in Hard Ceilings - Buildout - Area 1									
A9700	Flush & Test CHW - Air Handler - Area 1	9d	16-Nov-21	22-Dec-21	Completed	■ Flush & Test CHW - Air Handler - Area 1									
A9900	Tape and Float Walls - Buildout - Area 1	10d	23-Nov-21	17-Dec-21	Completed	■ Tape and Float Walls - Buildout - Area 1									
A9750	Install VFD/Controls - Air Handler - Buildout - Area 1	4d	29-Nov-21	30-Nov-21	Completed	■ Install VFD/Controls - Air Handler - Buildout - Area 1									

ID	Name	Planned Duration	Start	Finish	Activity Status											
						2020		2021				2022				
						Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
A9940	Install Sprinkler Drops in Hard Ceilings - Buildout - Area 1	5d	14-Dec-21	20-Dec-21	Completed											■ Install Sprinkler Drops in Hard Ceilings -
A9950	Inspect Hard Ceilings - Vaughn - Buildout - Area 1	1d	22-Dec-21	22-Dec-21	Completed											■ Inspect Hard Ceilings - Vaughn - Buildout
A9960	Inspect Hard Ceilings - Vaughn Sub Corrections - Buildout - Area 1	1d	23-Dec-21	23-Dec-21	Completed											■ Inspect Hard Ceilings - Vaughn Sub Corr
A9980	Inspect Hard Ceilings - O/A/E - Buildout - Area 1	1d	27-Dec-21	27-Dec-21	Completed											■ Inspect Hard Ceilings - O/A/E - Buildout
A9990	Inspect Hard Ceilings - O/A/E - Sub Corrections - Buildout - Area 1	2d	27-Dec-21	28-Dec-21	Completed											■ Inspect Hard Ceilings - O/A/E - Sub Cor
A10000	Inspect Hard Ceilings - City of San Antonio - Buildout - Area 1	2d	28-Dec-21	28-Dec-21	Completed											■ Inspect Hard Ceilings - City of San Anto
A9970	Install First Coat of Paint - Buildout - Area 1	7d	28-Dec-21	06-Jan-22	Completed											■ Install First Coat of Paint - Buildout - Ar
A10010	Hang Drywall on Hard Ceilings and Furrdowns - Buildout - Area 1	5d	29-Dec-21	05-Jan-22	Completed											■ Hang Drywall on Hard Ceilings and Furr
A10020	Tape and Float Hard Ceilings and Furrdowns - Buildout - Area 1	12d	31-Dec-21	18-Jan-22	Completed											■ Tape and Float Hard Ceilings and Furr
A9740	Tie In CHW to Air Handler - Area 1	2d	14-Jan-22	14-Jan-22	Completed											■ Tie In CHW to Air Handler - Area 1
A10090	Install Mechanical Devices In Ceilings - Buildout - Area 1	5d	17-Jan-22	28-Jan-22	Completed											■ Install Mechanical Devices In Ceilings
A9920	Air On - Buildout - Area 1	1d	17-Jan-22	18-Feb-22	Completed											■ Air On - Buildout - Area 1
A10030	Prime/First Coat Paint at Hard Ceilings and Furrdowns - Buildout - Area 1	4d	17-Jan-22	21-Jan-22	Completed											■ Prime/First Coat Paint at Hard Ceiling
A9890	Install Low Voltage Wiring in Ceilings - FA/Data/Security - Buildout - Area 1	5d	19-Jan-22	23-Feb-22	Completed											■ Install Low Voltage Wiring in Ceilin
A10100	Install Sprinkler Heads in Ceilings - Buildout - Area 1	6d	24-Jan-22	04-Feb-22	Completed											■ Install Sprinkler Heads in Ceilings -
A10040	Install Ceiling Grid - Buildout - Area 1	15d	24-Jan-22	28-Jan-22	Completed											■ Install Ceiling Grid - Buildout - Area 1
A10070	Install Lights in Ceilings - Buildout - Area 1	9d	24-Jan-22	04-Feb-22	Completed											■ Install Lights in Ceilings - Buildout -
A10140	Inspect Overhead at Lay-In Ceilings - Vaughn - Buildout - Area 1	2d	28-Jan-22	01-Feb-22	Completed											■ Inspect Overhead at Lay-In Ceilings
A10150	Inspect Overhead at Lay-in Ceilings - Vaughn Sub Corrections - Buildout - Area 1	3d	02-Feb-22	04-Feb-22	Completed											■ Inspect Overhead at Lay-in Ceilings
A10250	Install Interior Storefronts and Glazing - Buildout - Area 1	5d	21-Feb-22	25-Feb-22	Completed											■ Install Interior Storefronts and Gla
A10190	Install Ceiling Tile - Buildout - Area 1	6d	28-Feb-22	07-Mar-22	Completed											■ Install Ceiling Tile - Buildout - Ar
A10080	Install Millwork - Buildout - Area 1	15d	02-Mar-22	23-Mar-22	Completed											■ Install Millwork - Buildout - Are
A10420	Visual Fire Sprinkler Inspection - Buildout - Area 1	2d	09-Mar-22	09-Mar-22	Completed											■ Visual Fire Sprinkler Inspection
A10170	Inspect Overhead at Lay-In Ceilings - O/A/E Sub Corrections - Buildout - Area 1	2d	09-Mar-22	11-Mar-22	Completed											■ Inspect Overhead at Lay-In Ceilin
A10160	Inspect Overhead at Lay-In Ceilings - O/A/E - Buildout - Area 1	1d	09-Mar-22	09-Mar-22	Completed											■ Inspect Overhead at Lay-In Ceilin
A10210	Install Doors, Hardware - Buildout - Area 1	14d	14-Mar-22	18-Mar-22	Completed											■ Install Doors, Hardware - Buildo
A10780	Inspection Overhead at Lay-In Ceilings - City of San Antonio - Corrections - Buil...	2d	14-Mar-22	16-Mar-22	Completed											■ Inspection Overhead at Lay-In
A10180	Inspection Overhead at Lay-In Ceilings - City of San Antonio - Buildout - Area 1	2d	14-Mar-22	14-Mar-22	Completed											■ Inspection Overhead at Lay-In
A3990	Hydro Fire Sprinkler Inspection - Buildout - Area 1	2d	16-Mar-22	16-Mar-22	Completed											■ Hydro Fire Sprinkler Inspection
A10280	Install Coverplates and Trim out - Buildout - Area 1	2d	28-Mar-22	06-May-22	Completed											■ Install Coverplates and Tri
A10120	Install Millwork Casework Tops - Buildout - Area 1	3d	28-Mar-22	30-Mar-22	Completed											■ Install Millwork Casework Top
A10130	Test and Balance HVAC 1 (VAVs) - Buildout - Area 1	5d	04-Apr-22	04-May-22	Completed											■ Test and Balance HVAC 1 (
A10060	Install Wall Devices and Accessories - Buildout - Area 1	5d	04-Apr-22	04-Apr-22	Completed											■ Install Wall Devices and Ace
A10330	Install Fire Alarm Devices - Buildout - Area 1	5d	11-Apr-22	29-Apr-22	Completed											■ Install Fire Alarm Devices -
A11500	Install Security at Interior Doors - Buildout - Area 1	5d	12-Apr-22	04-May-22	Completed											■ Install Security at Interior
A10050	Install Ceramic Tile - Buildout - Area 1	10d	14-Apr-22	03-May-22	Completed											■ Install Ceramic Tile - Build
A10200	Install Plumbing Fixtures - Buildout - Area 1	5d	14-Apr-22	06-May-22	Completed											■ Install Plumbing Fixtures -
A11650	Install Metal Ceilings - Buildout - Area 1	4d	02-May-22	20-May-22	Completed											■ Install Metal Ceilings - B
A11630	Install Micronauts Flooring - Building - Area 1	4d	02-May-22	12-May-22	Completed											■ Install Micronauts Floorin
A11640	Install Moz Panels - Buildout - Area 1	4d	02-May-22	20-May-22	Completed											■ Install Moz Panels - Buile
A10290	Install Toilet Accessories and Wall Protection - Buildout - Area 1	5d	04-May-22	10-May-22	Completed											■ Install Toilet Accessories
A10260	Test and Balance HVAC 2 - Buildout - Area 1	14d	05-May-22	19-Aug-22	In Progress											■ Test and Balan
A10230	Final Polish Concrete - Buildout - Area 1	5d	06-May-22	12-May-22	Completed											■ Final Polish Concrete - Bu

ID	Name	Planned Duration	Start	Finish	Activity Status														
						2020		2021				2022							
						Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
A10350	Fire Sprinkler Trimout - Buildout - Area 1	2d	06-May-22	09-May-22	Completed														Fire Sprinkler Trimout - B
A11490	Install Security at Exterior Storefront Doors - Buildout - Area 1	3d	09-May-22	11-May-22	Completed														Install Security at Exterio
A10220	Install Floor Base - Buildout - Area 1	3d	13-May-22	17-May-22	Completed														Install Floor Base - Build
A10310	Initial Clean - Buildout - Area 1	2d	17-May-22	18-May-22	Completed														Initial Clean - Buildout -
A4030	Test Fire Alarm - Buildout - Area 1	3d	20-May-22	24-May-22	Completed														Test Fire Alarm - Buildo
A10270	Final Coat of Paint - Buildout - Area 1	5d	25-May-22	03-Jun-22	Completed														Final Coat of Paint - Bu
A10320	Vaughn Punch - Buildout - Area 1	2d	01-Jun-22	02-Jun-22	Completed														Vaughn Punch - Buildo
A10340	Vaughn Punch Sub Corrections - Buildout - Area 1	5d	03-Jun-22	09-Jun-22	Completed														Vaughn Punch Sub Co
	Buildout - Ar...	196d	05-Aug-21	31-Aug-22															Buildout - Ar
A1690	Fire Tape Top Out Priority Wall - Buildout - Area 2	5d	05-Aug-21	11-Aug-21	Completed														Fire Tape Top Out Priority Wall - Buildout - Area 2
A2390	Install Mechanical Pads - Buildout - Area 2	3d	06-Aug-21	10-Aug-21	Completed														Install Mechanical Pads - Buildout - Area 2
A1640	Fire Sprinkler Overhead Mains - Buildout - Area 2	5d	11-Aug-21	17-Aug-21	Completed														Fire Sprinkler Overhead Mains - Buildout - Area 2
A1630	Mechanical Ductwork Overhead Rough-In Exhaust/Return Mains - Buildout - Ar...	10d	11-Aug-21	24-Aug-21	Completed														Mechanical Ductwork Overhead Rough-In Exhaust/R
A2550	Install CHW Overhead - Area 2	4d	12-Aug-21	17-Aug-21	Completed														Install CHW Overhead - Area 2
A1710	Mechanical Ductwork Overhead Rough-In Supply Mains - Buildout - Area 2	10d	12-Aug-21	25-Aug-21	Completed														Mechanical Ductwork Overhead Rough-In Supply Ma
A1620	Frame Walls - Buildout - Area 2	8d	16-Aug-21	03-Sep-21	Completed														Frame Walls - Buildout - Area 2
A1610	Electrical Overhead Branches and Feeders Rough-In - Buildout - Area 2	7d	16-Aug-21	24-Aug-21	Completed														Electrical Overhead Branches and Feeders Rough-In -
A1650	Frame and Top Out Non Priority Walls - Buildout - Area 2	10d	18-Aug-21	31-Aug-21	Completed														Frame and Top Out Non Priority Walls - Buildout - Ar
A1740	Mechanical Ductwork Overhead Rough-In Branch Lines - Buildout - Area 2	10d	18-Aug-21	12-Nov-21	Completed														Mechanical Ductwork Overhead Rough-In Br
A1760	Test Ductwork Mains - Buildout - Area 2	3d	24-Aug-21	27-Aug-21	Completed														Test Ductwork Mains - Buildout - Area 2
A1670	Install In-Wall Plumbing Rough-In - Buildout - Area 2	12d	25-Aug-21	05-Nov-21	Completed														Install In-Wall Plumbing Rough-In - Buildout -
A1660	Install In-Wall Electrical Rough-In - Buildout - Area 2	12d	25-Aug-21	27-Oct-21	Completed														Install In-Wall Electrical Rough-In - Buildout - A
A2840	Build Out Mech/Electrical Room - Area 2	5d	25-Aug-21	31-Aug-21	Completed														Build Out Mech/Electrical Room - Area 2
A2370	Install Air Handlers - Buildout - Area 2	10d	27-Sep-21	08-Oct-21	Completed														Install Air Handlers - Buildout - Area 2
A1780	Install In-Wall Blocking - Buildout - Area 2	6d	29-Sep-21	02-Nov-21	Completed														Install In-Wall Blocking - Buildout - Area 2
A1720	VAV Installation - Buildout - Area 2	8d	11-Oct-21	15-Oct-21	Completed														VAV Installation - Buildout - Area 2
A2040	Install Plumbing Overhead - 1st Section North - Buildout - Area 2	10d	20-Oct-21	04-Nov-21	Completed														Install Plumbing Overhead - 1st Section North
A1790	Inspect In-Wall - Vaughn - Buildout - Area 2	2d	25-Oct-21	25-Oct-21	Completed														Inspect In-Wall - Vaughn - Buildout - Area 2
A1800	Inspect In-Wall - Vaughn Sub Corrections - Buildout - Area 2	2d	26-Oct-21	17-Nov-21	Completed														Inspect In-Wall - Vaughn Sub Corrections - B
A1700	Fire Tape and Two Side Top Out All Walls - Buildout - Area 2	8d	26-Oct-21	04-Nov-21	Completed														Fire Tape and Two Side Top Out All Walls - Bu
A1730	One Side Drywall on Walls - Buildout - Area 2	8d	26-Oct-21	04-Nov-21	Completed														One Side Drywall on Walls - Buildout - Area 2
A1770	Insulate Ductwork Branches - Buildout - Area 2	7d	29-Oct-21	08-Nov-21	Completed														Insulate Ductwork Branches - Buildout - Area
A2050	Testing Plumbing Overhead Piping - Section 1 North - Buildout - Area 2	2d	04-Nov-21	05-Nov-21	Completed														Testing Plumbing Overhead Piping - Section 1
A2060	Install Plumbing Overhead - Section 2 Middle - Buildout - Area 2	5d	05-Nov-21	11-Nov-21	Completed														Install Plumbing Overhead - Section 2 Middle
A2580	Install Plumbing Overhead Insulation - Section 1 North - Buildout - Area 2	5d	08-Nov-21	12-Nov-21	Completed														Install Plumbing Overhead Insulation - Sectio
A2910	Set and Tie In Distribution Panels and New Conduit - Area 2	5d	08-Nov-21	04-Feb-22	Completed														Set and Tie In Distribution Panels ar
A2080	Test Plumbing Overhead Piping - Section 2 Middle - Buildout - Area 2	2d	11-Nov-21	12-Nov-21	Completed														Test Plumbing Overhead Piping - Section 2 M
A2070	Install Plumbing Overhead - Section 3 South - Buildout - Area 2	5d	12-Nov-21	22-Nov-21	Completed														Install Plumbing Overhead - Section 3 South
A1750	Insulate Ductwork Mains - Buildout - Area 2	7d	15-Nov-21	23-Nov-21	Completed														Insulate Ductwork Mains - Buildout - Area 2
A2590	Install Plumbing Overhead Insulation - Section 2 Middle - Buildout - Area 2	5d	15-Nov-21	19-Nov-21	Completed														Install Plumbing Overhead Insulation - Secti
A2560	Flush & Test CHW - Air Handler - Area 2	3d	16-Nov-21	22-Dec-21	Completed														Flush & Test CHW - Air Handler - Area 2
A2530	Install VFD/Controls - Air Handler - Buildout - Area - 2	4d	16-Nov-21	19-Nov-21	Completed														Install VFD/Controls - Air Handler - Buildout
A1820	Inspect In-Wall - City of San Antonio - Buildout - Area 2	2d	17-Nov-21	17-Nov-21	Completed														Inspect In-Wall - City of San Antonio - Build



ID	Name	Planned Duration	Start	Finish	Activity Status															
						2020		2021				2022								
						Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4					
A1830	Insulate Walls - Buildout - Area 2	8d	18-Nov-21	30-Nov-21	Completed															
A1810	Inspect In-Wall - O/A/E - Buildout - Area 2	1d	18-Nov-21	18-Nov-21	Completed															
A9310	Insulate CHW - Buildout - Area 2	5d	18-Nov-21	24-Nov-21	Completed															
A1840	Hang Drywall - Two Side - Buildout - Area 2	12d	19-Nov-21	14-Dec-21	Completed															
A1680	Frame Hard Ceilings and Furrdowns - Buildout - Area 2	12d	22-Nov-21	30-Dec-21	Completed															
A2090	Test Plumbing Overhead Piping - Section 3 South - Buildout - Area 2	2d	22-Nov-21	23-Nov-21	Completed															
A2600	Install Plumbing Overhead Insulation - Section 3 South - Buildout - Area 2	3d	24-Nov-21	30-Nov-21	Completed															
A10770	Polishing Flooring - Buildout - Area 2	16d	03-Dec-21	27-Dec-21	Completed															
A1870	Tape and Float Walls - Buildout - Area 2	20d	07-Dec-21	05-Jan-22	Completed															
A2140	Install Low Voltage Wiring in Ceilings - FA/Data - Buildout - Area 2	5d	14-Dec-21	11-Mar-22	Completed															
A2570	Tie In CHW to Air Handler - Area 2	2d	22-Dec-21	23-Dec-21	Completed															
A1860	Install Sprinkler Drops in Hard Ceilings - Buildout - Area 2	5d	04-Jan-22	10-Jan-22	Completed															
A1850	Install MEP in Hard Ceilings - Buildout - Area 2	7d	04-Jan-22	12-Jan-22	Completed															
A1880	Install First Coat of Paint - Buildout - Area 2	7d	06-Jan-22	14-Jan-22	Completed															
A2290	Inspect Hard Ceilings - Vaughn - Buildout - Area 2	2d	12-Jan-22	14-Jan-22	Completed															
A2300	Inspect Hard Ceilings - Vaughn Sub Corrections - Buildout - Area 2	2d	13-Jan-22	14-Jan-22	Completed															
A1890	Install Ceiling Grid - Buildout - Area 2	10d	17-Jan-22	01-Apr-22	Completed															
A2330	Inspect Hard Ceilings - City of San Antonio - Buildout - Area 2	2d	17-Jan-22	18-Jan-22	Completed															
A2340	Hang Drywall on Hard Ceilings and Furrdowns - Buildout - Area 2	5d	17-Jan-22	25-Jan-22	Completed															
A2320	Inspect Hard Ceilings - O/A/E - Sub Corrections - Buildout - Area 2	2d	17-Jan-22	18-Jan-22	Completed															
A2310	Inspect Hard Ceilings - O/A/E - Buildout - Area 2	1d	17-Jan-22	17-Jan-22	Completed															
A2350	Tape and Float Hard Ceilings and Furrdowns - Buildout - Area 2	8d	21-Jan-22	14-Apr-22	Completed															
A2190	Install Doors, Hardware - Buildout - Area 2	10d	28-Jan-22	10-Feb-22	Completed															
A2360	Prime/First Coat Paint at Hard Ceilings and Furrdowns - Buildout - Area 2	3d	02-Feb-22	07-Feb-22	Completed															
A2900	Permanent Power - Area 2	1d	04-Feb-22	04-Feb-22	Completed															
A1900	Install Lights in Ceilings - Buildout - Area 2	12d	14-Feb-22	04-Mar-22	Completed															
A11820	Floor Moisture Testing - Buildout - Area 2	5d	18-Feb-22	04-May-22	Completed															
A2400	Air On - Buildout - Area 2	1d	18-Feb-22	18-Feb-22	Completed															
A1910	Install Mechanical Devices In Ceilings - Buildout - Area 2	5d	21-Feb-22	29-Apr-22	Completed															
A1920	Install Sprinkler Heads in Ceilings - Buildout - Area 2	8d	21-Feb-22	29-Apr-22	Completed															
A1930	Inspect Overhead at Lay-In Ceilings - Vaughn - Buildout - Area 2	2d	02-Mar-22	03-Mar-22	Completed															
A1940	Inspect Overhead at Lay-in Ceilings - Vaughn Sub Corrections - Buildout - Area 2	3d	03-Mar-22	08-Mar-22	Completed															
A1970	Inspection Overhead at Lay-In Ceilings - City of San Antonio - Buildout - Area 2	2d	04-Mar-22	07-Mar-22	Completed															
A1950	Inspect Overhead at Lay-In Ceilings - O/A/E - Buildout - Area 2	1d	04-Mar-22	04-Mar-22	Completed															
A1960	Inspect Overhead at Lay-In Ceilings - O/A/E Sub Corrections - Buildout - Area 2	3d	04-Mar-22	08-Mar-22	Completed															
A1980	Install Ceiling Tile - Buildout - Area 2	4d	07-Mar-22	03-May-22	Completed															
A2160	Install Millwork - Buildout - Area 2	10d	28-Mar-22	06-May-22	Completed															
A2460	Test and Balance HVAC 1 (VAVs) - Buildout - Area 2	5d	04-Apr-22	06-May-22	Completed															
A11520	Install Security at Interior Doors	5d	07-Apr-22	06-May-22	Completed															
A2170	Install Wall Devices and Accessories - Buildout - Area 2	5d	11-Apr-22	29-Apr-22	Completed															
A2180	Install Millwork Casework Tops - Buildout - Area 2	6d	11-Apr-22	06-May-22	Completed															
A1370	Install Ceramic Tile - Buildout - Area 2	18d	14-Apr-22	10-May-22	Completed															
A2250	Install Interior Storefronts and Glazing - Buildout - Area 2	5d	14-Apr-22	06-May-22	Completed															



ID	Name	Planned Duration	Start	Finish	Activity Status														
						2020		2021				2022							
						Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
A2240	Install Plumbing Fixtures - Buildout - Area 2	10d	02-May-22	13-May-22	Completed														■ Install Plumbing Fixtures
A2150	Install RVT Flooring - Buildout - Area 2	7d	05-May-22	13-May-22	Completed														■ Install RVT Flooring - Bui
A1990	Test and Balance HVAC 2 - Buildout - Area 2	14d	09-May-22	19-Aug-22	In Progress														■ Test and Balan
A2220	Install Coverplates and Trim out - Buildout - Area 2	5d	09-May-22	13-May-22	Completed														■ Install Coverplates and Tr
A11510	Install Security at Storefront Doors	5d	09-May-22	13-May-22	Completed														■ Install Security at Storefro
A2270	Install Toilet Accessories and Wall Protection - Buildout - Area 2	5d	11-May-22	17-May-22	Completed														■ Install Toilet Accessories
A2000	Initial Clean - Buildout - Area 2	2d	11-May-22	12-May-22	Completed														■ Initial Clean - Buildout - A
A10450	Install Toilet Partitions - Buildout - Area 2	5d	11-May-22	17-May-22	Completed														■ Install Toilet Partitions -
A2020	Vaughn Punch - Buildout - Area 2	2d	11-May-22	12-May-22	Completed														■ Vaughn Punch - Buildout
A2030	Vaughn Punch Sub Corrections - Buildout - Area 2	5d	12-May-22	18-May-22	Completed														■ Vaughn Punch Sub Corre
A2010	Install Fire Alarm Devices - Buildout - Area 2	5d	13-May-22	19-May-22	Completed														■ Install Fire Alarm Device
A11840	Flush Domestic Water - Buildout - Area 2	2d	16-May-22	17-May-22	Completed														■ Flush Domestic Water - I
A2100	Final Polish Concrete - Buildout - Area 2	5d	16-May-22	20-May-22	Completed														■ Final Polish Concrete - B
A2230	Final Coat of Paint - Buildout - Area 2	5d	16-May-22	20-May-22	Completed														■ Final Coat of Paint - Bui
A2470	Install Blinds - Buildout - Area 2	3d	17-May-22	19-May-22	Completed														■ Install Blinds - Buildout -
A11830	Test Fire Alarm - Buildout - Area 2	4d	20-May-22	25-May-22	Completed														■ Test Fire Alarm - Buildo
A2200	Install Floor Base - Buildout - Area 2	2d	23-May-22	24-May-22	Completed														■ Install Floor Base - Bui
A2480	Install Alamo Colleges Accessories - Buildout - Area 2	5d	23-Jun-22	31-Aug-22	In Progress														■ Install Alamo
A2260	Install Signage - Buildout - Area 2	5d	25-Jul-22	27-Jul-22	Completed														■ Install Signage -
Buildout - Mi...		14d	23-May-22	03-Jun-22															■ Buildout - Mirconauts
A11360	Micronauts Exhibits Installation	14d	23-May-22	03-Jun-22	Completed														■ Micronauts Exhibits Ins
Sitework		268d	23-Aug-21	20-Sep-22															■ Sitework
Sitework - N...		246d	23-Aug-21	18-Aug-22															■ Sitework - Nor
A6950	Grade Cut and Fill - North	8d	23-Aug-21	24-Aug-21	Completed														■ Grade Cut and Fill - North
A6980	Install Blue Top/Verify Grades - North	6d	25-Aug-21	10-Sep-21	Completed														■ Install Blue Top/Verify Grades - North
A7040	Install Form & Reinforcing - Light Pole Bases - North	3d	13-Sep-21	23-Nov-21	Completed														■ Install Form & Reinforcing - Light Pole Base
A7030	Drill Piers - Light Pole Bases - North	3d	13-Sep-21	16-Nov-21	Completed														■ Drill Piers - Light Pole Bases - North
A7050	Install Electrical Conduit - Light Pole Bases - North	3d	13-Sep-21	26-Nov-21	Completed														■ Install Electrical Conduit - Light Pole Bases
A7000	Install Electrical Sleeves - North	4d	13-Sep-21	16-Nov-21	Completed														■ Install Electrical Sleeves - North
A7410	Excavate Footing for Monument Signage - North	3d	16-Nov-21	19-Nov-21	Completed														■ Excavate Footing for Monument Signage - N
A7260	Excavate Footings - Serpentine Walls - North	2d	22-Nov-21	24-Nov-21	Completed														■ Excavate Footings - Serpentine Walls - Nort
A8990	Install Reinforcing Footings - Serpentine Walls - North	1d	23-Nov-21	29-Nov-21	Completed														■ Install Reinforcing Footings - Serpentine W
A7430	Install Reinforcing for Monument Signage - North	3d	25-Nov-21	29-Nov-21	Completed														■ Install Reinforcing for Monument Signage -
A9060	Third Party Inspection - Footing Reinforcing - Serpentine Walls - North	2d	29-Nov-21	29-Nov-21	Completed														■ Third Party Inspection - Footing Reinforcin
A7350	Install FSW - North	5d	29-Nov-21	21-Mar-22	Completed														■ Install FSW - North
A7070	City Inspection - Light Pole Bases Reinforcing - North	1d	29-Nov-21	29-Nov-21	Completed														■ City Inspection - Light Pole Bases Reinforci
A7440	City Inspection - Monument Signage Footing Reinforcing - North	2d	29-Nov-21	29-Nov-21	Completed														■ City Inspection - Monument Signage Footi
A9050	City Inspection - Footing Reinforcing - Serpentine Walls - North	2d	29-Nov-21	29-Nov-21	Completed														■ City Inspection - Footing Reinforcing - Serp
A6970	Rough-In Irrigation System - North	8d	29-Nov-21	22-Dec-21	Completed														■ Rough-In Irrigation System - North
A7450	Place Concrete - Monument Sign Footing - North	1d	30-Nov-21	30-Nov-21	Completed														■ Place Concrete - Monument Sign Footing -
A9000	Place Concrete Footings - Serpentine Walls - North	1d	30-Nov-21	30-Nov-21	Completed														■ Place Concrete Footings- Serpentine Walls
A7080	Place Concrete - Light Poles Bases - North	1d	30-Nov-21	30-Nov-21	Completed														■ Place Concrete - Light Poles Bases - North
A7090	Pull wire - Light Pole Bases - North	2d	30-Nov-21	06-May-22	Completed														■ Pull wire - Light Pole Base

ID	Name	Planned Duration	Start	Finish	Activity Status	2020 2021 2022																	
						2020		2021				2022											
						Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4								
A9070	Install Mockup - Serpentine Wall - North	5d	27-Dec-21	17-Jan-22	Completed																		
A9080	Mockup Approval - Serpentine Wall and Red Stamped - North	1d	27-Jan-22	30-Mar-22	Completed																		
A7160	Excavate for Micronauts Retaining Wall - North	8d	14-Feb-22	18-Feb-22	Completed																		
A7920	Form - Sidewalks Section 2 (Bus Loop)- North	7d	21-Feb-22	04-Mar-22	Completed																		
A7870	Cut & Install Base - Sidewalks Section 2 (Bus Loop) - North	3d	07-Mar-22	09-Mar-22	Completed																		
A7170	Install Reinforcing - Micronauts Retaining Walls Footing - North	3d	09-Mar-22	11-Mar-22	Completed																		
A7890	Install Reinforcing - Sidewalks Section 2 (Bus Loop) - North	2d	14-Mar-22	15-Mar-22	Completed																		
A7180	Third Party Inspection - Reinforcing - Micronauts Retaining Walls Footing - North	1d	14-Mar-22	14-Mar-22	Completed																		
A7190	Place Concrete - Micronauts Retaining Walls Footing - North	1d	18-Mar-22	18-Mar-22	Completed																		
A7950	Third Party Inspection - Sidewalks Section 2 (Bus Loop) - North	1d	18-Mar-22	18-Mar-22	Completed																		
A7200	Install Forms One Side - Micronauts Retaining Wall - North	2d	21-Mar-22	21-Mar-22	Completed																		
A7370	Form - Micronauts Retaining Wall Footing- North	2d	21-Mar-22	28-Mar-22	Completed																		
A7210	Install Reinforcing - Micronauts Retaining Wall - North	2d	23-Mar-22	25-Mar-22	Completed																		
A7220	Third Party Inspection - Reinforcing - Micronauts Retaining Wall - North	1d	25-Mar-22	25-Mar-22	Completed																		
A7970	Place Concrete - Sidewalks Section 2 (Bus Loop) - North	1d	25-Mar-22	25-Mar-22	Completed																		
A7930	Form - Sidewalks Section 3 (Bus Loop Red) - North	1d	28-Mar-22	28-Mar-22	Completed																		
A8000	Wreck Forms - Sidewalks Section 2 (Bus Loop) - North	2d	28-Mar-22	30-Mar-22	Completed																		
A7230	Close Forms - Micronauts Retaining Wall - North	1d	28-Mar-22	28-Mar-22	Completed																		
A7880	Cut & Install Base - Sidewalks Section 3 (Bus Loop Red) - North	2d	29-Mar-22	29-Mar-22	Completed																		
A7900	Install Reinforcing - Sidewalks Section 3 (Bus Loop Red) - North	2d	30-Mar-22	06-Apr-22	Completed																		
A7250	Place Concrete - Micronauts Retaining Wall - North	1d	01-Apr-22	01-Apr-22	Completed																		
A7380	Third Party - 3 Day Break - Micronauts Retaining Wall - North	3d	04-Apr-22	04-Apr-22	Completed																		
A7270	Wreck Forms - Micronauts Retaining Wall - North	1d	05-Apr-22	05-Apr-22	Completed																		
A7960	Third Party Inspection - Sidewalks Section 3 (Bus Loop Red) - North	1d	06-Apr-22	06-May-22	Completed																		
A7020	Cut & Install Base - Sidewalks Section 1 (Micronauts) - North	2d	14-Apr-22	02-May-22	Completed																		
A7910	Form - Sidewalks Section 1 (Micronauts) - North	1d	03-May-22	03-May-22	Completed																		
A7130	Install Reinforcing - Sidewalks Section 1 (Micronauts) - North	2d	04-May-22	05-May-22	Completed																		
A7140	Third Party Inspection - Sidewalks Section (Micronauts) - North	1d	05-May-22	05-May-22	Completed																		
A7150	Place Concrete - Sidewalks Section 1 (Micronauts) - North	1d	06-May-22	06-May-22	Completed																		
A7980	Place Concrete - Sidewalks Section 3-A (Bus Loop Red) - North	1d	06-May-22	06-May-22	Completed																		
A11890	Cut & Install Base - Alley Sidewalks Section 1 - North	1d	09-May-22	09-May-22	Completed																		
A7100	Install Light Poles - North	2d	09-May-22	10-May-22	Completed																		
A11900	Form - Alley Sidewalks Section 1 - North	2d	09-May-22	10-May-22	Completed																		
A7990	Wreck Forms - Sidewalks Section 1 (Micronauts) - North	1d	09-May-22	09-May-22	Completed																		
A11910	Install Reinforcing - Alley Sidewalks Section 1 - North	2d	11-May-22	12-May-22	Completed																		
A11920	Third Party Inspection - Alley Sidewalks Section 1 - North	1d	12-May-22	12-May-22	Completed																		
A11930	Place Concrete - Alley Sidewalks Section 1 - North	1d	13-May-22	13-May-22	Completed																		
A11860	Place Concrete - Sidewalks Section 3-B (Bus Loop Red) - North	1d	13-May-22	13-May-22	Completed																		
A11960	Form - Alley Sidewalks Section 2 - North	2d	16-May-22	17-May-22	Completed																		
A11950	Cut & Install Base - Alley Sidewalks Section 2 - North	1d	16-May-22	16-May-22	Completed																		
A12020	Install Handrails and Ramp Fence - North	2d	16-May-22	17-May-22	Completed																		
A11940	Wreck Forms - Alley Sidewalks Section 1 - North	1d	16-May-22	16-May-22	Completed																		
A11970	Install Reinforcing - Alley Sidewalks Section 2 - North	2d	18-May-22	19-May-22	Completed																		

ID	Name	Planned Duration	Start	Finish	Activity Status	2020								2021				2022							
						Q3		Q4		Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4	
A12000	Third Party Inspection - Alley Sidewalks Section 2 - North	1d	19-May-22	19-May-22	Completed																	Third Party Inspection - Alley Sidewalks Section 2 - North			
A11980	Place Concrete - Alley Sidewalks Section 2 - North	1d	20-May-22	20-May-22	Completed																	Place Concrete - Alley Sidewalks Section 2 - North			
A11870	Place Concrete - Sidewalks Section 3-C (Bus Loop Red) - North	1d	20-May-22	20-May-22	Completed																	Place Concrete - Sidewalks Section 3-C (Bus Loop Red) - North			
A12010	Wreck Forms - Alley Sidewalks Section 2 - North	1d	23-May-22	23-May-22	Completed																	Wreck Forms - Alley Sidewalks Section 2 - North			
A11880	Place Concrete - Sidewalks Section 3-D (Bus Loop Red) - North	1d	27-May-22	27-May-22	Completed																	Place Concrete - Sidewalks Section 3-D (Bus Loop Red) - North			
A9010	Install Formwork - Serpentine Walls - North	6d	31-May-22	07-Jun-22	Completed																	Install Formwork - Serpentine Walls - North			
A7280	Install Irrigation System - North	5d	31-May-22	06-Jun-22	Completed																	Install Irrigation System - North			
A11850	Install Shade Structures - North	10d	06-Jun-22	17-Jun-22	Completed																	Install Shade Structures - North			
A7290	City Inspection - Irrigation System - North	1d	06-Jun-22	06-Jun-22	Completed																	City Inspection - Irrigation System - North			
A7300	Install Top Soil - Landscaping - North	3d	07-Jun-22	09-Jun-22	Completed																	Install Top Soil - Landscaping - North			
A7310	Install Landscaping - North	5d	07-Jun-22	13-Jun-22	Completed																	Install Landscaping - North			
A9020	Install Reinforcing - Serpentine Walls - North	2d	08-Jun-22	09-Jun-22	Completed																	Install Reinforcing - Serpentine Walls - North			
A12030	Third Party Inspection - Serpentine Walls - North	1d	29-Jul-22	29-Jul-22	Not Started																	Third Party Inspection - Serpentine Walls - North			
A9030	Place Concrete - Serpentine Walls - North	1d	29-Jul-22	29-Jul-22	Not Started																	Place Concrete - Serpentine Walls - North			
A9040	Wreck Forms - Serpentine Walls - North	2d	01-Aug-22	02-Aug-22	Not Started																	Wreck Forms - Serpentine Walls - North			
A7330	Power Wash - Final Clean - North	2d	01-Aug-22	02-Aug-22	Not Started																	Power Wash - Final Clean - North			
A7240	Install Bike Racks - North	3d	10-Aug-22	12-Aug-22	Not Started																	Install Bike Racks - North			
A7340	Vaughn Punch - North	1d	15-Aug-22	15-Aug-22	Not Started																	Vaughn Punch - North			
A7460	Vaughn Punch - Sub Corrections - North	3d	16-Aug-22	18-Aug-22	Not Started																	Vaughn Punch - Sub Corrections - North			
<b>Sitework - West</b>		<b>10d</b>	<b>24-Aug-22</b>	<b>07-Sep-22</b>																		<b>Sitework - West</b>			
A7510	Final Grade - West	4d	24-Aug-22	29-Aug-22	Not Started																	Final Grade - West			
A7710	Install Top Soil - Landscaping - West	2d	30-Aug-22	31-Aug-22	Not Started																	Install Top Soil - Landscaping - West			
A7690	Install Temporary Irrigation System - West	2d	31-Aug-22	01-Sep-22	Not Started																	Install Temporary Irrigation System - West			
A7720	Install Hyromulch & Trees - West	1d	01-Sep-22	01-Sep-22	Not Started																	Install Hyromulch & Trees - West			
A7750	Vaughn Punch - West	1d	02-Sep-22	02-Sep-22	Not Started																	Vaughn Punch - West			
A7820	Vaughn Punchlist - Sub Corrections - West	2d	06-Sep-22	07-Sep-22	Not Started																	Vaughn Punchlist - Sub Corrections - West			
<b>Sitework - East</b>		<b>247d</b>	<b>29-Sep-21</b>	<b>20-Sep-22</b>																		<b>Sitework - East</b>			
A6440	Demolition of Existing Sidewalks, Curbs and Drive - East	5d	29-Sep-21	06-Oct-21	Completed																	Demolition of Existing Sidewalks, Curbs and Drive - East			
A6450	Cut and Fill - East	12d	11-Oct-21	22-Oct-21	Completed																	Cut and Fill - East			
A6480	Install Blue Top/Verify Grades - East	3d	18-Oct-21	22-Oct-21	Completed																	Install Blue Top/Verify Grades - East			
A6510	Install Electrical Rough-In - East	4d	29-Nov-21	31-Dec-21	Completed																	Install Electrical Rough-In - East			
A6550	Install Reinforcing - Light Pole Bases - East	3d	13-Dec-21	20-Jan-22	Completed																	Install Reinforcing - Light Pole Bases - East			
A6560	Install Electrical Conduit - Light Pole Bases - East	3d	13-Dec-21	20-Jan-22	Completed																	Install Electrical Conduit - Light Pole Bases - East			
A6540	Drill Piers - Light Pole Bases - East	3d	13-Dec-21	20-Jan-22	Completed																	Drill Piers - Light Pole Bases - East			
A6600	Place Concrete - Light Poles Bases - East	2d	13-Dec-21	20-Jan-22	Completed																	Place Concrete - Light Poles Bases - East			
A6470	Install Irrigation Rough-In - East	4d	23-Dec-21	29-Dec-21	Completed																	Install Irrigation Rough-In - East			
A6590	Third Party Inspection - Light Pole Bases Reinforcing - East	1d	18-Jan-22	18-Jan-22	Completed																	Third Party Inspection - Light Pole Bases Reinforcing - East			
A6610	Pull wire - Light Pole Bases - East	2d	28-Jan-22	06-May-22	Completed																	Pull wire - Light Pole Bases - East			
A6880	Install Storm Drain & Catch Basins - RFI 132R1 - East	3d	28-Feb-22	02-Mar-22	Completed																	Install Storm Drain & Catch Basins - RFI 132R1 - East			
A6670	Excavate for Retaining Walls Footing (Playground) - East	3d	11-Apr-22	06-May-22	Completed																	Excavate for Retaining Walls Footing (Playground) - East			
A6680	Install Reinforcing - Retaining Walls Footing (Playground) - East	5d	09-May-22	05-Jul-22	Completed																	Install Reinforcing - Retaining Walls Footing (Playground) - East			
A6620	Install Light Poles - East	2d	09-May-22	10-May-22	Completed																	Install Light Poles - East			
A12260	Install Drains and Test at Artificial Turf - (Playground) - East	37d	23-May-22	28-Jun-22	Completed																	Install Drains and Test at Artificial Turf - (Playground) - East			

ID	Name	Planned Duration	Start	Finish	Activity Status													
						2020		2021			2022							
						Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4			
A6690	Third Party Inspection - Retaining Walls Footing Reinforcing (Playground) - East	1d	05-Jul-22	05-Jul-22	Completed													Third Party Inspect
A6700	Place Concrete - Retaining Walls Footing - Pour 1 (Playground) - East	1d	06-Jul-22	06-Jul-22	Completed													Place Concrete - Re
A12040	Place Concrete - Retaining Walls Footing - Pour 2 (Playground) - East	1d	11-Jul-22	11-Jul-22	Completed													Place Concrete - R
A6830	Install Forms One Side - Retaining Walls (Playground) - East	5d	12-Jul-22	15-Jul-22	Completed													Install Forms One
A6960	Install Reinforcing - Retaining Walls - Section 1 (Playground) - East	2d	18-Jul-22	19-Jul-22	Completed													Install Reinforcing
A6990	Third Party Inspection - Retaining Walls Reinforcing (Playground) - East	1d	19-Jul-22	19-Jul-22	Completed													Third Party Inspe
A12050	Install Reinforcing - Retaining Walls - Section 2 (Playground) - East	2d	20-Jul-22	21-Jul-22	Completed													Install Reinforcing
A7010	Close Forms - Retaining Walls - Section 1 (Playground) - East	2d	20-Jul-22	20-Jul-22	Completed													Close Forms - Re
A12070	Close Forms - Retaining Walls - Section 2 (Playground) - East	2d	21-Jul-22	21-Jul-22	Completed													Close Forms - Re
A12060	Third Party Inspection - Retaining Walls Reinforcing - Section 2 (Playground) - E...	1d	21-Jul-22	21-Jul-22	Completed													Third Party Inspe
A12090	Install Reinforcing - Retaining Walls - Section 3 (Playground) - East	2d	21-Jul-22	22-Jul-22	Completed													Install Reinforcing
A7360	Third Party - 3 Day Break - Retaining Wall - Section 1 (Playground) - East	3d	21-Jul-22	25-Jul-22	Completed													Third Party - 3 Da
A7060	Place Concrete - Retaining Walls - Section 1 (Playground) - East	1d	21-Jul-22	21-Jul-22	Completed													Place Concrete -
A12100	Third Party Inspection - Retaining Walls Reinforcing - Section 3 (Playground) - E...	1d	22-Jul-22	22-Jul-22	Completed													Third Party Inspe
A12080	Place Concrete - Retaining Walls - Section 2 (Playground) - East	1d	22-Jul-22	22-Jul-22	Completed													Place Concrete -
A12130	Third Party - 3 Day Break - Retaining Wall - Section 2 (Playground) - East	3d	22-Jul-22	26-Jul-22	Completed													Third Party - 3 Da
A12110	Close Forms - Retaining Walls - Section 3 (Playground) - East	2d	25-Jul-22	25-Jul-22	Completed													Close Forms - Re
A7110	Wreck Forms - Retaining Walls - Section 1 (Playground) - East	2d	25-Jul-22	26-Jul-22	Completed													Wreck Forms - R
A12150	Third Party - 3 Day Break - Retaining Wall - Section 3 (Playground) - East	3d	26-Jul-22	29-Jul-22	Completed													Third Party - 3 D
A12120	Place Concrete - Retaining Walls - Section 3 (Playground) - East	1d	26-Jul-22	26-Jul-22	Completed													Place Concrete -
A12160	Wreck Forms - Retaining Walls - Section 3 (Playground) - East	2d	26-Jul-22	29-Jul-22	Completed													Wreck Forms - R
A12140	Wreck Forms - Retaining Walls - Section 2 (Playground) - East	2d	26-Jul-22	26-Jul-22	Completed													Wreck Forms - R
A7120	Backfill & French Drains (Playground) - East	4d	26-Jul-22	29-Jul-22	Completed													Backfill & French
A7320	Cut & Install Base - Sidewalks - East	2d	29-Jul-22	01-Aug-22	Not Started													Cut & Install Bas
A6750	Install Bollards - East	2d	29-Jul-22	01-Aug-22	Not Started													Install Bollards -
A6900	Install Base for Asphalt - East	5d	29-Jul-22	04-Aug-22	Not Started													Install Base for A
A6570	Install Reinforcing - Curb & Gutters - East	3d	02-Aug-22	04-Aug-22	Not Started													Install Reinforcir
A6530	Form - Curbs & Gutters - East	3d	02-Aug-22	04-Aug-22	Not Started													Form - Curbs &
A7470	Form - Sidewalks - East	2d	02-Aug-22	03-Aug-22	Not Started													Form - Sidewalk
A6720	Third Party Inspection Sidewalks - East	1d	04-Aug-22	04-Aug-22	Not Started													Third Party Insp
A6710	Install Reinforcing Sidewalk - East	1d	04-Aug-22	04-Aug-22	Not Started													Install Reinforci
A6640	Place Concrete - Curb & Gutter - East	1d	04-Aug-22	04-Aug-22	Not Started													Place Concrete -
A6630	Third Party Inspection - Curb & Gutter Reinforcing - East	1d	04-Aug-22	04-Aug-22	Not Started													Third Party Insp
A6760	Verify Grades for Asphalt - East	1d	04-Aug-22	04-Aug-22	Not Started													Verify Grades fo
A6920	Install Signage - East	3d	05-Aug-22	09-Aug-22	Not Started													Install Signage -
A6730	Place Concrete Sidewalks - East	1d	05-Aug-22	05-Aug-22	Not Started													Place Concrete
A6770	Install Asphalt - East	3d	05-Aug-22	09-Aug-22	Not Started													Install Asphalt -
A7480	Wreck Forms - Sidewalks - East	2d	08-Aug-22	09-Aug-22	Not Started													Wreck Forms -
A6790	Install Irrigation System - East	5d	08-Aug-22	12-Aug-22	Not Started													Install Irrigatio
A12170	Install Bike Racks - East	2d	10-Aug-22	11-Aug-22	Not Started													Install Bike Rac
A6910	Install Striping - East	3d	10-Aug-22	12-Aug-22	Not Started													Install Striping
A6800	City Inspection - Irrigation System - East	2d	11-Aug-22	12-Aug-22	Not Started													City Inspection
A6850	Vaughn Punch - East	2d	12-Aug-22	15-Aug-22	Not Started													Vaughn Punch

ID	Name	Planned Duration	Start	Finish	Activity Status	2020 2021 2022																	
						2020		2021				2022											
						Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4								
A8050	Vaughn Punchlist - Sub Corrections - East	5d	15-Aug-22	19-Aug-22	Not Started																		
A6820	Install Topsoil & Landscaping - East	3d	15-Aug-22	17-Aug-22	Not Started																		
A6840	Power Wash - Final Clean - East	2d	17-Aug-22	18-Aug-22	Not Started																		
A6740	Install Fence (Playground) - East	15d	30-Aug-22	20-Sep-22	Not Started																		
AHJ Inspectio...		103d	02-Jun-22	26-Sep-22																			
A4100	Project Float Contingency	0d	02-Jun-22	02-Jun-22	Completed																		
A10390	COSA Final Electrical Inspection	2d	14-Jun-22	15-Jun-22	Completed																		
A10380	COSA Final Mechanical Inspection	2d	16-Jun-22	17-Jun-22	Completed																		
A10370	COSA Final Plumbing Inspection	2d	16-Jun-22	17-Jun-22	Completed																		
A4040	O/A/E Building Punch	2d	16-Jun-22	17-Jun-22	Completed																		
A10410	COSA Final Building Inspection	2d	17-Jun-22	17-Jun-22	Completed																		
A10400	COSA Final Fire Alarm System Inspection	2d	17-Jun-22	17-Jun-22	Completed																		
A10430	COSA Fire Final Inspection	2d	17-Jun-22	17-Jun-22	Completed																		
A4120	Building Substantial Completion	1d	17-Jun-22	17-Jun-22	Completed																		
A6890	O/A/E Building Punch List Corrections	15d	20-Jun-22	26-Aug-22	In Progress																		
A11590	Temporary Certificate of Occupancy	1d	22-Jun-22	22-Jun-22	Completed																		
A12230	Furniture Move-In	5d	27-Jun-22	08-Jul-22	Completed																		
A11770	COSA Signage Inspection	2d	10-Aug-22	11-Aug-22	Not Started																		
A11740	COSA Fire Line Inspection	2d	15-Aug-22	16-Aug-22	Not Started																		
A11760	COSA Irrigation Inspection	2d	15-Aug-22	16-Aug-22	Not Started																		
A11780	COSA Traffic Inspection	2d	15-Aug-22	16-Aug-22	Not Started																		
A11750	COSA Landscape/Tree Inspection	2d	18-Aug-22	19-Aug-22	Not Started																		
A11810	O/A/E Exterior Punch	2d	19-Aug-22	22-Aug-22	Not Started																		
A10440	C of O Issuance	2d	22-Aug-22	23-Aug-22	Not Started																		
A11800	O/A/E Exterior Punch List Corrections	5d	23-Aug-22	29-Aug-22	Not Started																		
A11790	Exterior Substantial Completion	1d	24-Aug-22	24-Aug-22	Not Started																		
A4110	Final Completion Activities	23d	24-Aug-22	26-Sep-22	Not Started																		

**Discussion and Possible Action on Amending the Guaranteed Maximum Price and Extending the Construction Time Schedule for Alamo Colleges District – Westside Education & Training Center (WETC) Capital Improvement Project (CIP), Construction Manager-at-Risk Contract with Joeris General Contractors, Ltd. (CSP 18C-005)**

Presented to the Board Acting as Committee of the Whole on August 9, 2022 and now presented to the Board for approval on August 16, 2022.

**MINUTE ORDER**

**“The Board of Trustees hereby approves an amendment to the contract with Construction Manager-at-Risk Joeris General Contractors, Ltd. for the construction of the Alamo Colleges District – Westside Education & Training Center Capital Improvement Project (“Project”) to increase the Guaranteed Maximum Price by \$500,000 to \$19,733,781 and to extend the construction time schedule for substantial completion by 104 days and revising final completion to be due 60 days thereafter (164 days), subject to subsequent execution of GMP amendment acceptable to District counsel by Chancellor or delegate.”**

**PURPOSE**

To increase the Project Guaranteed Maximum Price by \$500,000 to \$19,733,781 and extend the Project substantial completion date by 104 days and final completion by 60 days (163 days).

**BACKGROUND**

On February 27, 2018, the Board approved the purchase of Construction Manager-at-Risk Services for the District for the General Obligation Bond Projects. On April 20, 2021, the Board approved a Guaranteed Maximum Price (GMP) negotiated with Joeris General Contractors, Ltd. in the amount not to exceed \$19,233,781 for the construction of the Alamo Colleges District - Westside Education and Training Center (WETC) Capital Improvement Project (CIP). This increase amendment is due to unforeseen delays caused by CPS in relocation of existing electrical equipment, installation of new service and adds funds for a monument sign and an increased contingency to mitigate constraints associated with these delays.

The District’s standard form of Construction Manager at Risk agreement requires Board approval for extensions of time exceeding 29 days. The former substantial completion date was June 4, 2022, which is to be extended by 104 days, with final completion due 60 days thereafter.

The project consists of two new buildings total 46,907sf. Building “A” will be a two-story building 39,613 sf.; Building “B” will be a single story building 7,294 sf. Building “A” design consists of a welcome/registration center, veterans outreach center, student business office, advising, library, large general classrooms, testing centers, private student collaboration labs and office areas. Building “B” design includes Nanotech labs, support and cell culture labs, water resource labs, prep lab/classrooms and office and conference room areas. Also included is an outdoor circulation spaces with covered canopy walkways. Site improvements include concrete sidewalks, concrete curbs, asphalt parking areas, landscape and irrigation.

WETC project	Original GMP on February 2018	Revised GMP on August 2022
Westside Education and Training Center (WETC)	\$19,233,781	19,733,781
<b>TOTALS</b>	<b>\$19,233,781</b>	<b>19,733,781</b>

**IMPLICATIONS**

**Financial: GMP: \$19,733,781** of the Total Project Costs of **\$24,300,000**.

**Strategic Objective:** Goal I – Student Success; Goal III – Performance Excellence

**SWMBE/HUB Participation:** 35%

**Employee Services:** None

**ATTACHMENTS:** Change Order No. #01, Project Summary Sheet, Construction Extension Narrative and

## Construction Schedule

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Dr. Daniel Powell  
Vice President, Northwest Vista College

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Lacy Hampton  
Interim Associate Vice Chancellor  
G.O. Bond Construction Improvement Program (CIP)

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Diane E. Snyder, CPA, Ph.D.  
Vice Chancellor for Finance & Administration

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Dr. Mike Flores  
Chancellor

# Capital Improvement Program - Project Summary



## General Information

<b>Location/Campus:</b>	Higher Education Regional Centers	<b>Bond Tranche #:</b>	1
<b>Project Title:</b>	Westside Education and Training Center (WETC)	<b>Target Completion:</b>	Orig. 3/27/2020 Rev. 11/15/2022
<b>Project Type:</b>	Growth / Renovation	<b>Target Square Footage:</b>	40,000      46,907
<b>Project Manager:</b>	Ana Fasone	<b>Construction Manager:</b>	Joeris General Contractors
<b>Architect/Engineer:</b>	HKS	<b>Furniture:</b>	Office Source
<b>Project Description:</b>	Project consist of two new buildings - Bldg. A -two story and Bldg B- one story. Design includes veterans outreach,welcome/registration center, testing and science labs. Commencement of construction must await the first closing pertaining to the purchase of the land and approval of the City of San Antonio Council lease and sublease with District and Westside Development Corporation.		

Revenue Source	Projected Costs	% Overage	0%
Gen. Oblig. Bonds	\$ 23,000,000.00	<b>Current Estimated GMP:</b>	\$ 19,733,781
Maintenance Tax Notes:	\$ -	<b>Original FF&amp;E Budget:</b>	\$ 1,300,000
COSA Westside Dev:	\$ 1,000,000.00	<b>Current Estimated Soft Costs:</b>	\$ 2,263,868
Veteran's Services	\$ 300,000.00	<b>Land Costs</b>	\$ 1,002,351
	\$ -		\$ -
<b>Total Revenue:</b>	<b>\$ 24,300,000.00</b>	<b>Total Projected Costs:</b>	<b>\$ 24,300,000</b>

	Original Budget	Revisions	Revised Budget	Encumbrances	Expenditures	Remaining Budget
<b>Land Costs:</b>	\$ 2,000,000	\$ (997,649)	\$ 1,002,351		\$ 1,002,351	\$ 0
<b>Construction (GMP) Budget:</b>	\$ 14,000,000	\$ 5,733,781	\$ 19,733,781	\$ 4,108,827	\$ 15,124,954	\$ 500,000
<b>Arch. &amp; Eng.:</b>	\$ 1,400,000	\$ 156,458	\$ 1,556,458	\$ 369,600	\$ 1,186,858	\$ 0
<b>Const. Mtrls.Testing:</b>	\$ 300,000	\$ (144,760)	\$ 155,240	\$ -	\$ 95,343	\$ 59,897
<b>Spclzd. Eng. Services / Cx Svc. &amp; Bain</b>	\$ 100,000	\$ 102,350	\$ 202,350	\$ 49,062	\$ 23,558	\$ 129,730
<b>Bldg Permit &amp; Dev. Fees:</b>	\$ 100,000	\$ (80,018)	\$ 19,982		\$ 19,982	\$ -
<b>SAWs Impact FEES</b>	\$ -	\$ 165,765	\$ 165,765		\$ 165,765	\$ -
<b>Public Art (1% of Construction</b>	\$ 140,000	\$ 24,073	\$ 164,073	\$ -	\$ -	\$ 164,073
<b>FF&amp;E</b>	\$ 4,960,000	\$ (4,960,000)	\$ -	\$ -	\$ -	\$ -
<b>Total Bond Funded Budget:</b>	<b>\$ 23,000,000</b>	<b>\$ -</b>	<b>\$ 23,000,000</b>	<b>\$ 4,527,489</b>	<b>\$ 17,618,811</b>	<b>\$ 853,700</b>
<b>Variance from Bond Revenue:</b>	<b>\$ -</b>					

**Budget Comments:** The land purchase costs were originally estimated to be \$2M, however, the anticipated purchase price is \$1.4M. The City of San Antonio has pledged \$500K towards the construction of this building. Veteran Services have provided \$300k towards costs. The cost of demolition and abatement of the existing buildings is not included in the GMP presented. 01.21.21 update - Pursuant with the leadership team's current direction, this project is schedule to re-bid in the market place. There has been some significant price increases to raw material cost, that will have an impact to this budget. To what degree we wont know until all the bids are received and evaluated. **04.06.21 Update The project was required to be re-bid due to the negotiations to purchase the land from Edgewood ISD. With increase in raw material cost it was anticipated the price would go up. The bid came in \$733,871 higher than the previous estimate. With an additional \$500K contribution from the City of San Antonio and a \$397,649 saving on the purchase of the land, this project is back in budget, cost rebalanced and ready to move in to the construction phase.**

# Capital Improvement Program - Project Summary

NON- BOND Funded Costs						
	Original Budget	Revisions	Revised Budget	Encumbrance	Expenditures	Remaining Budget
Cnstrctn. (GMP) Budget: CoSA Westside De	\$ -	\$ 1,000,000	\$ 1,000,000	\$ -	\$ -	\$ 1,000,000
Cnstrctn. (GMP) Budget: Veteran's Services	\$ -	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ 300,000
<b>Total One-Time Budget:</b>	\$ -	\$ 1,300,000	\$ 1,300,000	\$ -	\$ -	\$ 1,300,000
<b>Variance from Other Revenues:</b>	\$ -					

**Budget Comments:**

*The City of San Antonio committed another \$500k to their previous commitment of \$500k, bringing the City's total commitment to a total amount of \$1,000,000 towards the construction of the new Westside Educational & Training Center (WETC). In addition to the City's commitment, Veteran's Services has committed a total of \$300k towards the project. The total investment in the community from ACD partners towards the construction of this new facility is \$1,300,000.00*

## CHANGE ORDER PROPOSAL

This change order (“Change Order”) to the Contract described herein is made and entered into between the **Alamo Community College District**, a political subdivision of the State of Texas (“Alamo Colleges District” or “Owner”), **Joeris General Contractors, Ltd** (“Contractor” or “Construction Manager”) and, HKS, Inc. (“Architect”) regarding the Alamo Colleges District – Westside Education and Training Center Capital Improvement Project (Project), which was agreed to as evidenced by the Guaranteed Maximum Price Amendment executed on May 4, 2021 with a Guaranteed Maximum Price of \$19,233,781, a Substantial Completion date of June 4, 2022 and a Final Completion date of August 8, 2022.

This is Change Order No. 001  
 Date of this Changer Order is August 9, 2022

The original date for Substantial Completion was June 4, 2022 and Final Completion was August 8, 2022.

The original not-to exceed Guaranteed Maximum Price consisting of:

- |    |   |                      |
|----|---|----------------------|
| 1. | Stipulated amount for the <b>Preconstruction Services</b> Fee   | \$ <u>150,000</u>    |
| 2. | Amount for the <b>Construction Services</b> including:  | \$ <u>19,083,781</u> |
|    | a. A not-to exceed amount for the Cost of Work  | \$ <u>16,464,646</u> |
|    | b. A not-to exceed amount for the General Conditions  | \$ <u>1,313,768</u>  |
|    | i. The not-to-exceed minor self-performed work included in the General Conditions Cost are <u>\$132,520</u>   |                      |
|    | c. A not-to exceed amount Construction Phase Fee  | \$ <u>535,602</u>    |
|    | d. <b>Contingencies:</b> This is a lump sum amount in accordance with the AIA A133, executed by the parties. Any unused amounts will automatically accrue to the Owner: |                      |
|    | Construction Contingency  | <u>\$502,021</u>     |
|    | Owner Contingency   | <u>\$192,744</u>     |
|    | Other Contingency, if any   | <u>\$75,000</u>      |
| 3. | <b>TOTAL OF GMP LINE ITEMS 1 AND 2:</b>   | \$ <u>19,233,781</u> |

This amount was the original not to exceed Guaranteed Maximum Price (GMP).

The Construction Manager hereby submits to the Alamo Colleges District a request for a change in the Work, Contract Sum, Contract Time and/or Contract Documents accompanied by sufficient supporting data and information to permit the Architect to make a recommendation to Owner and to permit the Owner to make a decision. Owner reserves the right to request additional information to evaluate any request and recommends that all requests be prepared in a manner consistent with the District's Guidelines for the Preparation of the Guaranteed Maximum Price Proposal.

All changes orders must include an updated Project Schedule, General Conditions, and Schedule of Values, as applicable.

**Based on the request and the supporting documents, the contract is changed as follows:**

*(Insert a detailed description of the change and attach specific exhibits, plans or specifications with which contractor shall comply, but not subcontractor bids, responses or proposals. Also include any agreed-upon adjustments.)*

The changes to the Contract are based upon the following assumptions, specifications, drawings, or other conditions of the Contract:

This amendment extends the substantial completion date by 164 days due to unforeseen weather and CPS delays and increases the contingency funds to mitigate constraints associated to these delays.

Notwithstanding anything to the contrary in the paragraph below or within the Architect's drawings, plans, specifications or other requirements (collectively, the Plans and Specifications"), the AIA 133-2009, as amended and the AIA 201-2007, as amended (Collectively, the "Agreements") signed by the Owner and Contractor shall control over any conflicting provisions in the Plans and Specifications. The Plans and Specifications impose requirements upon the Contractor that are in addition to the requirements in the Agreements. The Contractor shall seek written clarification from both the Owner and Architect as soon as it identifies any requirements or provisions in the Plans and Specifications that are (i) in conflict with the Agreements; (2) confusing; (3) ambiguous; or (3) unnecessarily duplicative.

The Contract is changed to modify the scope of work, which is set forth in detail in the documents attached hereto, incorporated herein or referenced herein. The Contractor must comply with these aforementioned plans, specifications, conditions and requirements as it relates to the Project and the modified scope of work. The provisions of this Change Order shall (i) modify the terms of the Contract Documents, as herein specified; and (ii) shall prevail over any conflicting provisions of the Contract Documents, to the extent of such conflict, as of the date of this Change Order.

The Contract Time will increase by One Hundred and Sixty Four calendar days( 164 ) of days and the new date for Substantial Completion is November 15, 2022 and the new date for Final Completion is January 14, 2023 as further reflected on the attached Project Schedule.

The new not-to exceed Guaranteed Maximum Price consisting of:

- |    |   |                      |
|----|---|----------------------|
| 1. | Stipulated amount for the <b>Preconstruction Services</b> Fee   | \$ <u>150,000</u>    |
| 2. | Amount for the <b>Construction Services</b> including:  | \$ <u>19,083,781</u> |
|    | a. A not-to exceed amount for the Cost of Work  | \$ <u>16,464,646</u> |
|    | b. A not-to exceed amount for the General Conditions  | \$ <u>1,313,768</u>  |
|    | ii. The not-to-exceed minor self-performed work included<br>in the General Conditions Cost are <u>\$132,520</u>   |                      |
|    | c. A not-to exceed amount Construction Phase Fee  | \$ <u>535,602</u>    |
|    | d. <b>Contingencies:</b> This is a lump sum amount in accordance with<br>the AIA A133, executed by the parties. Any unused amounts will<br>automatically accrue to the Owner: |                      |
|    | Construction Contingency  | <u>\$502,021</u>     |
|    | Owner Contingency   | <u>\$692,744</u>     |
|    | Other Contingency, if any   | <u>\$75,000</u>      |

3. **TOTAL of the NEW AMENDED GMP LINE ITEMS 1 AND 2:** \$ 19,733,781

This amount shall be the new Guaranteed Maximum Price (GMP), which we hereby guarantee to the Owner shall not be exceeded.

By signing below, each party represents and acknowledges that they (i) have reviewed this instrument and its supporting data and (ii) are in agreement with the terms, conditions and requirements of this Change Order.

**[Signature page to follow]**

**Accepted and Agreed to by:**

**Alamo Colleges District:**

By: \_\_\_\_\_  
Printed Name: [Dr. Diane Snyder]  
Its: [Vice Chancellor, Finance & Administration]

**Contractor:**

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Its: \_\_\_\_\_

**District's Counsel, as to form only:**

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Its: \_\_\_\_\_

**Architect:**

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Its: \_\_\_\_\_

# Westside Education Training Center Project Schedule Narrative

July 29, 2022

## I. PURPOSE

Provide updated construction schedule for the Westside Education Training Center project, which reflects revised Substantial Completion & Final Completion dates.

## II. BACKGROUND

This request is comprised of the additional time associated with the delays incurred from the relocation of existing CPS electrical equipment and CPS installation of new electrical service at the campus. The project team initiated communication and coordination with CPS shortly after the NTP was issued for the project. At that time, it was noted that the relocation work would need to be completed by October 15, 2021, temporary power would be needed by October 21, 2021, and permanent power for the new facility would need to be energized no later than March of 2022. As of July-2022 there are still relocation items pending completion and neither temporary nor permanent electrical services have been installed at the site. As a result, these delays have impacted the start and/or completion of several critical components on the project.

## III. ADJUSTMENTS

Increase construction duration by 164 calendar days, resulting in a revised Substantial Completion date of November 15, 2022.

## IV. KEY MILESTONE DATES

The table below outlines key milestone dates and construction durations for the original contract schedule and the proposed revised contract schedule.

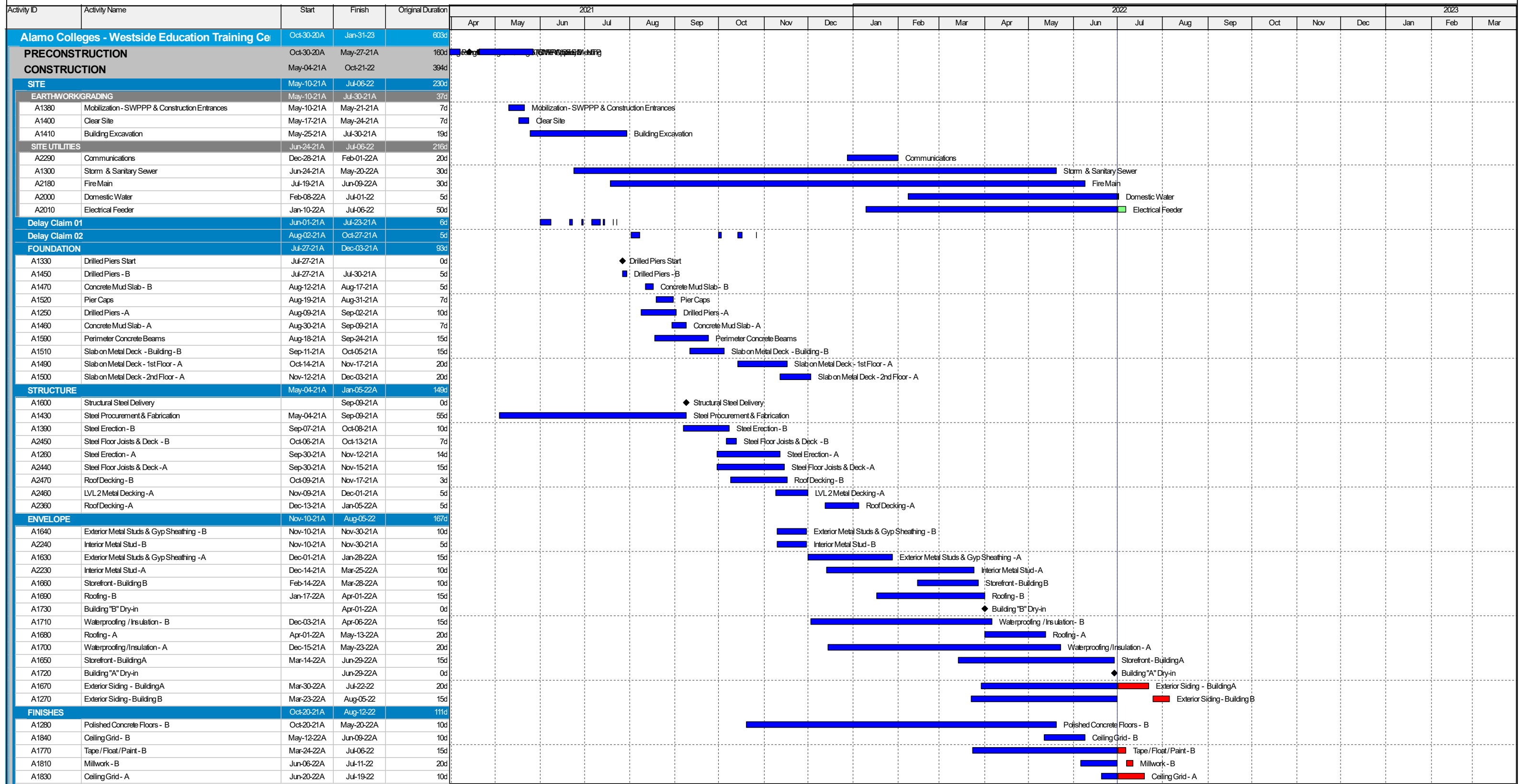
Description	Original	Adjustments	Revised
Notice-To-Proceed	May 4, 2021		May 4, 2021
Construction Duration	+396 Days	+164 Days	+560 Days
Substantial Completion	June 4, 2022		November 15, 2022
Duration to Final Completion	+60 Days	N/A	+60 Days
Final Completion	August 8, 2022		January 14, 2023

## V. CRITICAL PATH ACTIVITIES

Reference activity bars shown in red on the attached construction schedule.

## VI. POTENTIAL OPPORTUNITIES

The revised construction duration and completion dates noted above will require accelerated timeframes for the commissioning, FF&E, and move-in phases of the project in order to accommodate the start of the Spring-2023 semester. We believe that thorough planning and coordination around these activities represents a significant opportunity to mitigate any potential impact to the campus' intended future operations.



Date	Revision	Checked	Approved		
				Remaining Level of Effort	
				Actual Work	
				Remaining Work	
				Critical Remaining Work	
				Milestone	

Project Start: Oct-30-20  
 Project Finish: Jan-31-23  
 Data Date: Jul-01-22  
 Created Date: Jul-07-22

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Page 1 of 3





**Discussion and Possible Action on Amending the Guaranteed Maximum Price and Extending the Construction Time Schedule for Alamo Colleges District – Northeast Lakeview College (NLC) Paluxy Hall (STEM), Capital Improvement Project (CIP), Construction Manager-at-Risk Contract with Turner Construction Company (CSP18C-005)**

Presented to the Board Acting as Committee of the Whole on August 9, 2022 and now presented to the Board for approval on August 16, 2022.

**MINUTE ORDER**

“The Board of Trustees hereby approves an amendment to increase the Guaranteed Maximum Price by \$814,295 to \$38,450,504 and to extend the construction time schedule for final completion by 129 days under the contract with Construction Manager-at-Risk Turner Construction Company for the construction of the Alamo Colleges District – Northeast Lakeview College (NLC) Science and Technology Building (STEM) Capital Improvement Project (CIP), subject to subsequent execution of GMP amendment acceptable to District counsel by Chancellor or delegate.

**PURPOSE**

To approve the amendment to increase the Guaranteed Maximum Price by \$814,295 to \$38,450,504 and to extend the Project Final Completion date by 129 days. The extension of the final completion date allows occupancy of most of the building at contractual substantial completion.

**BACKGROUND**

In February 27, 2018, the Board approved the purchase of Construction Manager-at-Risk Services for the District for the General Obligation Bond Projects. On September 15, 2020, the Board approved a Guaranteed Maximum Price (GMP) of \$36,162,898 (including contingency) for the construction of the NLC Science and Technology (STEM) Building by Turner Construction Company. On July 20th, 2021 the board approved an increase amendment that incorporated technological enhancements driven by recent advancements and an exterior learning space by the café. The increased funding in the current amendment funds infrastructure changes needed to accommodate the addition of a nursing program and exterior campus renovations driven by the addition of the new Paluxy Hall. The extension of the final completion date allows occupancy of most of the building at contractual substantial completion.

The District’s standard form of Construction Manager at Risk agreement requires Board approval for extensions of time exceeding 29 days. The former final completion date was September 6, 2022, which is being extended by 129 days.

<b>NLC project</b>	<b>September 2020 GMP Award</b>	<b>July 2021 GMP Increase Amount</b>	<b>August 2022 GMP Increase Amount</b>	<b>Final GMP</b>
Paluxy Hall (STEM)	\$ 36,162,898	\$ 1,473,311	\$ 814,295	\$ 38,450,504
<b>TOTALS</b>	<b>\$ 36,162,898</b>	<b>\$ 1,473,311</b>	<b>\$ 814,295</b>	<b>\$ 38,450,504</b>

**IMPLICATIONS**

**Financial: GMP:** \$38,450,504 of Total Project Costs of \$47.68M.

\$42M of G.O. Bonds will fund \$37,636,209 of construction costs and \$4,363,791 of project soft costs and FFE. Maintenance Tax Notes (MTN) will fund \$814,295 of construction costs and approximately \$4.85M of soft costs such as furniture and equipment.

**Strategic Objective:** Goal I – Student Success; Goal III – Performance Excellence

**SWMBE/HUB Participation:** 30%

**Employee Services:**

**ATTACHMENTS:** Project Summary Sheet, Draft Change Order #02, Construction Extension Narrative and Construction Schedule.

\_\_\_\_\_  
Dr. Veronica Garcia  
President, Northeast Lakeview College

\_\_\_\_\_  
Lacy Hampton  
Interim Associate Vice Chancellor  
G.O. Bond Construction Improvement Program (CIP)

\_\_\_\_\_  
Diane E. Snyder, CPA, Ph.D.  
Vice Chancellor for Finance & Administration

\_\_\_\_\_  
Dr. Mike Flores  
Chancellor



# Capital Improvement Program - Project Summary



## General Information

<b>Location/Campus:</b>	Northeast Lakeview College	<b>Bond Tranche #:</b>	2+3
<b>Project Title:</b>	Science & Technology Building	<b>Target Completion:</b>	Orig. 7/23/2021 Rev. 8/7/2022
<b>Project Type:</b>	New Building	<b>Target Square Footage:</b>	73,965 / 86,390
<b>Project Manager:</b>	Ana Fasone	<b>Construction Manager:</b>	Turner Construction Co.
<b>Architect/Engineer:</b>	Ford Powell and Carson	<b>Furniture:</b>	Workplace Resources
<b>Project Description:</b>	The Physical Plant Improvement, the Science Building and the Technology Center of Excellence projects have been combined into one project for greater efficiencies (Science & Technology Building). The new Science & Technology Building will provide the Northeast Lakeview College campus with a dedicated building to enhance and promote science education and support current and future programs. It will provide a second academic building on campus to alleviate the high demand on Academic I Building. The new facility is expected to provide computer labs, faculty offices, and academic classrooms.		

Revenue Source	Projected Costs	% Overage	0%
Gen. Oblig. Bonds	\$ 40,000,000	<b>Current Estimated GMP:</b>	\$ 38,450,504
Transfer Phy. PI GO Bonds:	\$ 2,000,000	<b>Current Estimated FF&amp;E Budget:</b>	\$ 5,441,928
Maintenance Tax Notes	\$ 5,680,000	<b>Current Estimated Soft Costs:</b>	\$ 3,787,568
Institutional Funds	\$ -	<b>Owner Provided Scope</b>	
<b>Total Revenue:</b>	<b>\$ 47,680,000</b>	<b>Total Projected Costs:</b>	<b>\$ 47,680,000</b>

## G.O. Bond Funded Expenditure Budget

	Original Budget	Revisions	Revised Budget	Encumbrances	Expenditures	Remaining Budget
<b>Construction Budget:</b>	\$ 26,666,667	\$ 10,969,542	\$ 37,636,209	\$ 2,022,943	\$ 35,613,266	\$ (0)
<b>Arch. &amp; Eng.:</b>	\$ 2,666,667	\$ (59,196)	\$ 2,607,471	\$ 338,713	\$ 2,232,225	\$ 36,533
<b>Const. Mtrls. Testing:</b>	\$ 533,333	\$ (75,893)	\$ 457,440	\$ 38,987	\$ 248,258	\$ 170,195
<b>Splclzd. Eng. Services:</b>	\$ 266,667	\$ (226,667)	\$ 40,000		\$ 19,581	\$ 20,418
<b>Bldg Permit &amp; Dev. Fees:</b>	\$ 266,667	\$ 54,361	\$ 321,028	\$ -	\$ 321,028	\$ 0
<b>Public Art:</b>	\$ 266,667	\$ 94,963	\$ 361,630	\$ 209,400	\$ 73,940.00	\$ 78,290
<b>F,F&amp;E:</b>	\$ 9,333,333	\$ (8,757,110)	\$ 576,223	\$ 375,461	\$ 761.85	\$ 200,000
<b>Other</b>		\$ -	\$ -	\$ -	\$ -	
<b>Total Bond Funded Budget:</b>	<b>\$ 40,000,000</b>	<b>\$ 2,000,000</b>	<b>\$ 42,000,000</b>	<b>\$ 2,985,504</b>	<b>\$ 38,509,059</b>	<b>\$ 505,437</b>
<b>Variance from Bond Revenue:</b>	\$ -					

**Budget Comments:** The Physical Plant Improvement and the Science Building and the Technology Center of Excellence projects were combined into one project (Science & Technology Building). The NLC site suffers from adverse shifting soil conditions, which the approved GMP addresses by using a reinforced concrete foundation slab suspended from multiple deeply placed, load-bearing piers and the suspension of under-foundation plumbing and electrical features within a 12-inch under-foundation air space allowing soil movement to that extent. However, the creation of a true crawl space to facilitate repair of any eventual deterioration (such as plumbing leaks not caused by shifting soils) is not included in the GMP. The cost of the crawl space was estimated at \$700,000 to \$1,000,000, which would have caused the GMP to exceed CIP-budgeted funds.

## One-Time Costs in (Year Completed) to open Facility:

Original Budget	Revisions	Revised Budget	Encumbrance	Expenditures	Remaining Budget
					232

# Capital Improvement Program - Project Summary



<b>*MTN: F,F&amp;E</b>	\$ -	\$ 4,865,705	\$ 4,865,705	\$ 1,826,914	\$ 932,663	\$ 2,106,128
<b>*MTN: Construction</b>	\$ -	\$ 814,295	\$ 814,295	\$ -	\$ -	\$ 814,295
<b>Total One-Time Budget:</b>	\$ -	\$ 5,680,000	\$ 5,680,000	\$ 1,826,914	\$ 932,663	\$ 2,920,423

Variance from Other Revenues:

**Budget Comments:** \*\$8.1 MTN Budget for College, originally allocated \$4M to Sci. Tech. Bldg. Increased MTN allocation to \$5,680,000 in July 2021.

**EXHIBIT A - ATTACHMENT D1**

**CHANGE ORDER PROPOSAL**

This change order (“Change Order”) to the Contract described herein is made and entered into between the **Alamo Community College District**, a political subdivision of the State of Texas (“Alamo Colleges District” or “Owner”), Turner Construction Co. (“Contractor” or “Construction Manager”) and, Ford Powell & Carson Architects & Planners, Inc. (“Architect”) regarding the Northeast Lakeview College STEM Education Building Capital Improvement Project (Project), which was agreed to as evidenced by the Guaranteed Maximum Price Amendment executed on 9/28/2020 with a Guaranteed Maximum Price of \$36,162,898 and a Final Completion date of 09/06/2022.

This is Change Order No. 002  
Date of this Changer Order is 07/27/2022

The original date for Final Completion was 09/06/2022.

The original not-to exceed Guaranteed Maximum Price consisting of:

- |    |  |                      |
|----|--|----------------------|
| 1. | Stipulated amount for the Preconstruction Services Fee | \$ <u>299,500</u>    |
| 2. | Amount for the Construction Services including:        | \$ <u>35,863,398</u> |
|    | a. A not-to exceed amount for the Cost of Work         | \$ <u>30,358,329</u> |
|    | b. A not-to exceed amount for the General Conditions   | \$ <u>2,530,955</u>  |
|    | c. A not-to exceed amount Construction Phase Fee       | \$ <u>1,768,366</u>  |
|    | d. A lump sum amount of Construction Contingency       | \$ <u>904,072</u>    |
|    | e. A lump sum amount of Owner Contingency              | \$ <u>301,676</u>    |
| 3. | TOTAL OF GMP LINE ITEMS 1 AND 2:                       | \$ <u>36,162,898</u> |

This amount is the current Guaranteed Maximum Price (GMP) guaranteed to the Owner not to be exceeded.

The Construction Manager hereby submits to the Alamo Colleges District a request for a change in the Work, Contract Sum, Contract Time and/or Contract Documents accompanied by sufficient supporting data and information to permit the Architect to make a recommendation to Owner and to permit the Owner to make a decision. Owner reserves the right to request additional information to evaluate any request and recommends that all requests be prepared in a manner consistent with the District’s Guidelines for the Preparation of the Guaranteed Maximum Price Proposal.

All changes orders must include an updated Project Schedule, General Conditions, and Schedule of Values, as applicable.

**Based on the request and the supporting documents, the contract is changed as follows:**

*(Insert a detailed description of the change and attach specific exhibits, plans or specifications with which contractor shall comply, but not subcontractor bids, responses or proposals. Also include any agreed-upon adjustments.)*

The changes to the Contract are based upon the following assumptions, specifications, drawings, or other conditions of the Contract:

PR-15 Pedestrian Bridge, (1) Wayfinding Sign, and Grading Revisions at JECA; PR-017 (4) Wayfinding Signs; PR-018 Nursing Changes – Schedule only.

The Contract is changed to modify the scope of work, which is set forth in detail in the documents attached hereto, incorporated herein or referenced herein. The Contractor must comply with these aforementioned plans, specifications, conditions and requirements as it relates to the Project and the modified scope of work. The provisions of this Change Order shall (i) modify the terms of the Contract Documents, as herein specified; and (ii) shall prevail over any conflicting provisions of the Contract Documents, to the extent of such conflict, as of the date of this Change Order.

The Contract Time will Change by One Hundred and Twenty Nine ( 129 ) of days and the new date for Final Completion is 01/13/2023 as further reflected on the attached Project Schedule.

The new not-to exceed Guaranteed Maximum Price consists of:

- |    |   |                      |
|----|---|----------------------|
| 1. | The new not-to exceed amount for Preconstruction Services Fee   | \$ <u>299,500</u>    |
| 2. | The new not-to exceed amount for Construction Services include: | \$ <u>38,151,004</u> |
|    | a. The new not-to exceed amount for the Cost of Work            | \$ <u>32,047,105</u> |
|    | b. The new not-to exceed amount for the General Conditions      | \$ <u>2,625,463</u>  |
|    | c. The new not-to exceed amount Construction Phase Fee          | \$ <u>1,842,586</u>  |
|    | d. The new not-to exceed amount of Construction Contingency     | \$ <u>968,050</u>    |
|    | e. The new not-to exceed amount of Owner Contingency            | \$ <u>667,800</u>    |
|    | Any of the unused contingencies shall accrue to the Owner.      |                      |
| 3. | TOTAL of the NEW AMENDED GMP LINE ITEMS 1 AND 2:                | \$ <u>38,450,504</u> |

This amount shall be the new Guaranteed Maximum Price (GMP), which we hereby guarantee to the Owner shall not be exceeded.

By signing below, each party represents and acknowledges that it (i) has reviewed this instrument and its supporting data and (ii) is in agreement with the terms, conditions and requirements of this Change Order.

**Accepted and Agreed to by:**

**Alamo Colleges District:**

By: \_\_\_\_\_  
Printed Name: Dr. Diane Snyder  
Its: Vice Chancellor, Finance & Administration

**District's Counsel, as to form only:**

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Its: \_\_\_\_\_

**Contractor:**

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Its: \_\_\_\_\_

**Architect:**

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Its: \_\_\_\_\_

# PROJECT SCHEDULE NARRATIVE

August 1, 2022

## I. PURPOSE

The purpose of this narrative is to give an outline of the current schedule which has been updated and modified to reflect an FPC design change as provided via the PRs #15, #17, and #18 document sets. The PR #15 design includes a pedestrian bridge, JECA grading, and one (1) wayfinding sign. The PR #17 design includes an additional four (4) wayfinding signs. The PR #18 design consists of modifications to several existing interior classroom spaces within the newly constructed STEM building. These modifications derive from the use of a future nursing program for ACCD. The schedule attached has been updated to show most current status after the revised design was incorporated. This is a schedule extension to the final project completion only. The project's substantial completion will remain per the original Contract and the building will be turned over to ACCD facilities to commence operations and take control from that point forward.

## II. PROJECT STATUS

Below are updated key project dates:

Description	Contract	Current
Notice to Proceed	September 28, 2020	September 28, 2020
Construction Duration	678 Calendar Days	678 Calendar Days
Substantial Completion	August 7, 2022	August 7, 2022
Duration to Final Completion	30 Calendar Days	159 Calendar Days
Final Completion	September 6, 2022	January 13, 2023

## III. CONSTRAINTS

Below are the Constraints included in the project schedule:

Activity:	Activity Name:	Comments:
FC0900900	Final Completion	Must Finish Constraint to Meet Contractual Final Completion

## IV. IMPACTS

Although PRs #15 and #17 are now reflected in the current schedule, please note that only the PR #18 scope caused an actual impact to the final completion activity. Below is a brief outline of the PR #18 scope and its impacts as reflected in the current schedule:

The PR #18 Nursing changes include various amounts of electrical, mechanical, data, camera, and architectural modifications to rooms 102, 104, 106, 109, 109A. There is an NTP activity for PR #18 scope set for 8/11/22. Submittal process will start at this date and have a duration of ten (10) working days to complete. Fabrication and delivery process will begin 8/25/22 and due to several long lead items (up to 45 working days), deliveries will arrive approximately by 10/27/22. These long lead items consist of the vacuum pump, air compressor, headwall units, and cameras. Actual construction process will commence 9/9/22 and is expected to complete 11/17/22, which will be considered a substantial completion for PR #18 scope work only. Final completion for this work is scheduled for 12/2/22. We have allowed thirty (30) working days for Owner furniture installation which brings the overall project completion to the new date of 1/13/2023. Total calendar days requested for this schedule impact is an additional one hundred and twenty nine (129) days.



ACCD Northeast Lakeview College - PR 18 Update 07.22.22
\*All Activities 1



Activity ID | Activity Name | Planned Duration | Remaining Duration | At Completion Duration | Start | Finish | Total Float | 2019 | 2020 | 2021 | 2022 | 2023 | Legend

Project Start: 11-Mar-19
Project Finish: 13-Jan-23
Data Date: 22-Jul-22
Layout: \*All Activities\_1

Legend: Remaining Level of Effort (green bar), Actual Level of Effort (blue bar), Actual Work (blue square), Remaining Work (green square), Critical Remaining Work (red square), Milestone (black diamond)



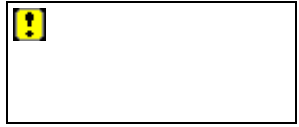








ACCD Northeast Lakeview College - PR 18 Update 07.22.22  
**\*All Activities 1**



Activity ID	Activity Name	Planned Duration	Remaining Duration	At Completion Duration	Start	Finish	Total Float	2019												2020												2021												2022												2023											
								M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D		
SU08007030	SUBMIT - HARDWARE SCHEDULE	30	0	15	22-Feb-21 A	15-Mar-21 A		<span style="color: blue;">■</span> SUBMIT - HARDWARE SCHEDULE																																																											
SU06007010	SUBMIT - MILLWORK, SHOP DRAWINGS	15	0	18	26-Feb-21 A	24-Mar-21 A		<span style="color: blue;">■</span> SUBMIT - MILLWORK, SHOP DRAWINGS																																																											
SU06007020	SUBMIT - MILLWORK, SAMPLES	15	0	17	26-Feb-21 A	23-Mar-21 A		<span style="color: blue;">■</span> SUBMIT - MILLWORK, SAMPLES																																																											
SU09007000	SUBMIT - CEILING TILE PRODUCT DATA / SHOPS	10	0	33	03-Mar-21 A	19-Apr-21 A		<span style="color: blue;">■</span> SUBMIT - CEILING TILE PRODUCT DATA / SHOPS																																																											
SU23005001	SUBMIT - AREA A MECHANICAL SHOP DRAWINGS	20	0	7	05-Mar-21 A	16-Mar-21 A		<span style="color: blue;">■</span> SUBMIT - AREA A MECHANICAL SHOP DRAWINGS																																																											
SU09009000	SUBMIT - TILE SUBMITTTALS	20	0	64	24-Mar-21 A	22-Jun-21 A		<span style="color: blue;">■</span> SUBMIT - TILE SUBMITTTALS																																																											
SU03009000	SUBMIT - POLISHED CONCRETE MOCKUP	20	0	0	25-Mar-21 A	25-Mar-21 A		<span style="color: blue;">■</span> SUBMIT - POLISHED CONCRETE MOCKUP																																																											
SU26016000	SUBMIT - AREA A ELECTRICAL SHOP DRAWING	20	0	3	31-Mar-21 A	05-Apr-21 A		<span style="color: blue;">■</span> SUBMIT - AREA A ELECTRICAL SHOP DRAWING																																																											
SU07004010	SUBMIT METAL PANEL SHOP DRAWINGS	30	0	1	26-Apr-21 A	27-Apr-21 A		<span style="color: blue;">■</span> SUBMIT METAL PANEL SHOP DRAWINGS																																																											
SU21016000	SUBMIT - FIRE SPRINKLER SHOP DRAWINGS	20	0	16	28-Apr-21 A	20-May-21 A		<span style="color: blue;">■</span> SUBMIT - FIRE SPRINKLER SHOP DRAWINGS																																																											
SU09007030	SUBMIT - PAINT SAMPLES	13	0	0	11-Aug-21 A	11-Aug-21 A		<span style="color: blue;">■</span> SUBMIT - PAINT SAMPLES																																																											
<b>APPROVALS</b>																																																																			
AP03011000	APPROVE - AREA A, LVL 01: CONCRETE SHOP DRAWINGS	10	0	8	18-Nov-20 A	02-Dec-20 A		<span style="color: blue;">■</span> APPROVE - AREA A, LVL 01: CONCRETE SHOP DRAWINGS																																																											
AP03001000	APPROVE - AREA A: GRADE BEAM SHOP DRAWINGS	10	0	8	18-Nov-20 A	02-Dec-20 A		<span style="color: blue;">■</span> APPROVE - AREA A: GRADE BEAM SHOP DRAWINGS																																																											
AP23005000	APPROVE - AIR HANDING UNIT SUBMITTALS	10	0	32	20-Nov-20 A	12-Jan-21 A		<span style="color: blue;">■</span> APPROVE - AIR HANDING UNIT SUBMITTALS																																																											
AP26018000	APPROVE - EXTERIOR FIXTURE PACKAGE	10	0	9	08-Dec-20 A	21-Dec-20 A		<span style="color: blue;">■</span> APPROVE - EXTERIOR FIXTURE PACKAGE																																																											
AP03011010	APPROVE - AREA B/C, LVL 01: C CONCRETE SHOP DRAWING	10	0	10	09-Dec-20 A	23-Dec-20 A		<span style="color: blue;">■</span> APPROVE - AREA B/C, LVL 01: CONCRETE SHOP DRAWINGS																																																											
AP03001010	APPROVE - AREA B/C: GRADE BEAM SHOP DRAWINGS	10	0	10	09-Dec-20 A	23-Dec-20 A		<span style="color: blue;">■</span> APPROVE - AREA B/C: GRADE BEAM SHOP DRAWINGS																																																											
AP26016010	APPROVE - SWITCHGEAR SUBMITTAL	10	0	28	10-Dec-20 A	22-Jan-21 A		<span style="color: blue;">■</span> APPROVE - SWITCHGEAR SUBMITTAL																																																											
AP26016020	APPROVE - TRANSFORMER "T1LA"	10	0	2	10-Dec-20 A	14-Dec-20 A		<span style="color: blue;">■</span> APPROVE - TRANSFORMER "T1LA"																																																											
AP03011030	APPROVE - AREA B/C: COLUMN SHOP DWGS	10	0	11	14-Dec-20 A	31-Dec-20 A		<span style="color: blue;">■</span> APPROVE - AREA B/C: COLUMN SHOP DWGS																																																											
AP05013000	APPROVE - AREA A: STRUCTURAL STEEL SHOP DRAWING	10	0	15	22-Dec-20 A	15-Jan-21 A		<span style="color: blue;">■</span> APPROVE - AREA A: STRUCTURAL STEEL SHOP DRAWINGS																																																											
AP26006000	APPROVE - ELECTRICAL UNDERGROUND SHOP DRAWING	10	0	31	29-Dec-20 A	11-Feb-21 A		<span style="color: blue;">■</span> APPROVE - ELECTRICAL UNDERGROUND SHOP DRAWINGS																																																											
AP05013010	APPROVE - AREA B/C: STRUCTURAL STEEL SHOP DRAWIN	10	0	17	30-Dec-20 A	25-Jan-21 A		<span style="color: blue;">■</span> APPROVE - AREA B/C: STRUCTURAL STEEL SHOP DRAWINGS																																																											
AP07011000	APPROVE WATERPROOFING SUBMITTALS	10	0	8	27-Jan-21 A	08-Feb-21 A		<span style="color: blue;">■</span> APPROVE WATERPROOFING SUBMITTALS																																																											
AP04004010	APPROVE - MASONRY, SAMPLES	10	0	1	28-Jan-21 A	29-Jan-21 A		<span style="color: blue;">■</span> APPROVE - MASONRY, SAMPLES																																																											
AP26017000	APPROVE - LIGHT FIXTURE PACKAGE	10	0	43	29-Jan-21 A	31-Mar-21 A		<span style="color: blue;">■</span> APPROVE - LIGHT FIXTURE PACKAGE																																																											
AP03021000	APPROVE - AREA B/C, LVL 02: C CONCRETE SHOP DRAWING	10	0	11	29-Jan-21 A	12-Feb-21 A		<span style="color: blue;">■</span> APPROVE - AREA B/C, LVL 02: CONCRETE SHOP DRAWINGS																																																											
AP26016030	APPROVE - EXTERIOR TRANSFORMER	10	0	10	09-Feb-21 A	23-Feb-21 A		<span style="color: blue;">■</span> APPROVE - EXTERIOR TRANSFORMER																																																											
AP26016040	APPROVE - PANELS	10	0	5	09-Feb-21 A	16-Feb-21 A		<span style="color: blue;">■</span> APPROVE - PANELS																																																											
AP05004000	APPROVE - AREA A: CFMF SHOP DRAWINGS	10	0	4	20-Feb-21 A	26-Feb-21 A		<span style="color: blue;">■</span> APPROVE - AREA A: CFMF SHOP DRAWINGS																																																											
AP05004010	APPROVE - AREA B/C: CFMF SHOP DRAWINGS	10	0	4	20-Feb-21 A	26-Feb-21 A		<span style="color: blue;">■</span> APPROVE - AREA B/C: CFMF SHOP DRAWINGS																																																											
AP03031000	APPROVE - AREA B/C, LVL 03: C CONCRETE SHOP DRAWING	10	0	36	23-Feb-21 A	14-Apr-21 A		<span style="color: blue;">■</span> APPROVE - AREA B/C, LVL 03: CONCRETE SHOP DRAWINGS																																																											
AP08007030	APPROVE - HARDWARE SCHEDULE	10	0	0	15-Mar-21 A	15-Mar-21 A		<span style="color: blue;">■</span> APPROVE - HARDWARE SCHEDULE																																																											
AP06007020	APPROVE - MILLWORK, SAMPLES	10	0	7	23-Mar-21 A	01-Apr-21 A		<span style="color: blue;">■</span> APPROVE - MILLWORK, SAMPLES																																																											
AP06007010	APPROVE - MILLWORK, SHOP DRAWINGS	10	0	14	24-Mar-21 A	13-Apr-21 A		<span style="color: blue;">■</span> APPROVE - MILLWORK, SHOP DRAWINGS																																																											

Project Start: 11-Mar-19  
 Project Finish: 13-Jan-23  
 Data Date: 22-Jul-22

- Remaining Level of Effort
- Actual Level of Effort
- Actual Work
- Remaining Work
- Critical Remaining Work
- Milestone







ACCD Northeast Lakeview College - PR 18 Update 07.22.22  
**\*All Activities 1**



Activity ID	Activity Name	Planned Duration	Remaining Duration	At Completion Duration	Start	Finish	Total Float	2019				2020				2021				2022				2023													
								M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A
BB03012120	AREA B, L1 P2: COLS, CONCRETE	1	0	0	30-Mar-21 A	30-Mar-21 A											I	AREA B, L1 P2: COLS, CONCRETE																			
BB230200	AREA B, L2 P1: IN-SLAB PLUMBING ROUGH IN	3	0	12	30-Mar-21 A	15-Apr-21 A											I	AREA B, L2 P1: IN-SLAB PLUMBING ROUGH IN																			
BB26022000	AREA B, L2 P1: IN-SLAB ELECTRICAL ROUGH IN	3	0	12	30-Mar-21 A	15-Apr-21 A											I	AREA B, L2 P1: IN-SLAB ELECTRICAL ROUGH IN																			
BB0302130	AREA B, L1 P2: COLS, CURE CONCRETE & REMOVE FORM	4	0	3	31-Mar-21 A	05-Apr-21 A											I	AREA B, L1 P2: COLS, CURE CONCRETE & REMOVE FORM																			
BB03022100	AREA B, L2 P2: FORM SLAB	2	0	1	31-Mar-21 A	01-Apr-21 A											I	AREA B, L2 P2: FORM SLAB																			
BB03022120	AREA B, L2 P2: SHORE FROM L1 - 2	10	0	5	01-Apr-21 A	08-Apr-21 A											I	AREA B, L2 P2: SHORE FROM L1 - 2																			
CC03012030	AREA C, L1 P1: PLACE CONCRETE	1	0	0	05-Apr-21 A	05-Apr-21 A											I	AREA C, L1 P1: PLACE CONCRETE																			
BB03022110	AREA B, L2 P2: REINFORCE SLAB	3	0	5	08-Apr-21 A	15-Apr-21 A											I	AREA B, L2 P2: REINFORCE SLAB																			
CC03012040	AREA C, L1 P1: COLS, FORM AND REINFORCE COLUMNS	5	0	4	08-Apr-21 A	14-Apr-21 A											I	AREA C, L1 P1: COLS, FORM AND REINFORCE COLUMNS																			
BB03022030	AREA B, L2 P1: PLACE CONCRETE	1	0	0	12-Apr-21 A	12-Apr-21 A											I	AREA B, L2 P1: PLACE CONCRETE																			
BB32001570	AREA B, L2 P2: IN-SLAB PLUMBING ROUGH IN	3	0	3	12-Apr-21 A	15-Apr-21 A											I	AREA B, L2 P2: IN-SLAB PLUMBING ROUGH IN																			
BB26022010	AREA B, L2 P2: IN-SLAB ELECTRICAL ROUGH IN	3	0	3	12-Apr-21 A	15-Apr-21 A											I	AREA B, L2 P2: IN-SLAB ELECTRICAL ROUGH IN																			
AA05043000	AREA A, INSTALL METAL DECKING	5	0	13	14-Apr-21 A	30-Apr-21 A											I	AREA A, INSTALL METAL DECKING																			
CC03012050	AREA C, L1 P1: COLS, PLACE CONCRETE	1	0	0	15-Apr-21 A	15-Apr-21 A											I	AREA C, L1 P1: COLS, PLACE CONCRETE																			
BB03022050	AREA B, L2 P1: RE-SHORE FROM L1 - 2	10	0	9	16-Apr-21 A	29-Apr-21 A											I	AREA B, L2 P1: RE-SHORE FROM L1 - 2																			
BB03022060	AREA B, L2 P1: COLS, FORM AND REINFORCE COLUMNS	5	0	2	16-Apr-21 A	20-Apr-21 A											I	AREA B, L2 P1: COLS, FORM AND REINFORCE COLUMNS																			
BB03022130	AREA B, L2 P2: PLACE CONCRETE	1	0	0	16-Apr-21 A	16-Apr-21 A											I	AREA B, L2 P2: PLACE CONCRETE																			
AA05013010	AREA A, ROOF: INSTALL BEAMS	10	0	9	16-Apr-21 A	29-Apr-21 A											I	AREA A, ROOF: INSTALL BEAMS																			
CC03012060	AREA C, L1 P1: COLS, CURE CONCRETE & REMOVE FORM	4	0	3	16-Apr-21 A	21-Apr-21 A											I	AREA C, L1 P1: COLS, CURE CONCRETE & REMOVE FORM																			
BB03022040	AREA B, L2 P1: CURE CONCRETE & REMOVE FORMS	4	0	3	19-Apr-21 A	22-Apr-21 A											I	AREA B, L2 P1: CURE CONCRETE & REMOVE FORMS																			
AA05013020	AREA A, ROOF: INSTALL JOISTS	15	0	14	19-Apr-21 A	07-May-21 A											I	AREA A, ROOF: INSTALL JOISTS																			
BB03022140	AREA B, L2 P2: CURE CONCRETE & REMOVE FORMS	4	0	2	20-Apr-21 A	22-Apr-21 A											I	AREA B, L2 P2: CURE CONCRETE & REMOVE FORMS																			
BB03022070	AREA B, L2 P1: COLS, CONCRETE	1	0	0	21-Apr-21 A	21-Apr-21 A											I	AREA B, L2 P1: COLS, CONCRETE																			
BB03022080	AREA B, L2 P1: COLS, CURE CONCRETE & REMOVE FORM	4	0	0	22-Apr-21 A	22-Apr-21 A											I	AREA B, L2 P1: COLS, CURE CONCRETE & REMOVE FORM																			
BB03022150	AREA B, L2 P2: RE-SHORE FROM L1 - 2	10	0	7	23-Apr-21 A	04-May-21 A											I	AREA B, L2 P2: RE-SHORE FROM L1 - 2																			
BB03022160	AREA B, L2 P2: COLS, FORM AND REINFORCE COLUMNS	5	0	0	23-Apr-21 A	23-Apr-21 A											I	AREA B, L2 P2: COLS, FORM AND REINFORCE COLUMNS																			
BB03032000	AREA B, L3 P1: FORM SLAB	2	0	0	23-Apr-21 A	23-Apr-21 A											I	AREA B, L3 P1: FORM SLAB																			
BB03022090	AREA B, L2 P1: REMOVE SHORING FROM L1-2	3	0	7	24-Apr-21 A	05-May-21 A											I	AREA B, L2 P1: REMOVE SHORING FROM L1-2																			
BB03022170	AREA B, L2 P2: COLS, CONCRETE	1	0	0	24-Apr-21 A	24-Apr-21 A											I	AREA B, L2 P2: COLS, CONCRETE																			
BB03022180	AREA B, L2 P2: COLS, CURE CONCRETE & REMOVE FORM	4	0	0	25-Apr-21 A	25-Apr-21 A											I	AREA B, L2 P2: COLS, CURE CONCRETE & REMOVE FORM																			
BB03032010	AREA B, L3 P1: REINFORCE SLAB	3	0	5	28-Apr-21 A	05-May-21 A											I	AREA B, L3 P1: REINFORCE SLAB																			
BB26032000	AREA B, L3 P1: IN-SLAB ELECTRICAL ROUGH IN	3	0	5	28-Apr-21 A	05-May-21 A											I	AREA B, L3 P1: IN-SLAB ELECTRICAL ROUGH IN																			
BB23032000	AREA B, L3 P1: IN-SLAB PLUMBING ROUGH IN	3	0	4	29-Apr-21 A	05-May-21 A											I	AREA B, L3 P1: IN-SLAB PLUMBING ROUGH IN																			
BB03032200	Rain Day 04/29/21	1	0	1	29-Apr-21 A	29-Apr-21 A											I	Rain Day 04/29/21																			
BB03032020	AREA B, L3 P1: SHORE FROM L2-3	10	0	10	30-Apr-21 A	14-May-21 A											I	AREA B, L3 P1: SHORE FROM L2-3																			
CC03032100	AREA C, L3 P1: FORM SLAB	2	0	1	03-May-21 A	04-May-21 A											I	AREA C, L3 P1: FORM SLAB																			
BB03032110	AREA B, L3 P2: REINFORCE SLAB	3	0	3	05-May-21 A	08-May-21 A											I	AREA B, L3 P2: REINFORCE SLAB																			

Project Start: 11-Mar-19  
 Project Finish: 13-Jan-23  
 Data Date: 22-Jul-22

Layout: \*All Activities\_1

- Remaining Level of Effort
- Actual Level of Effort
- Actual Work
- Remaining Work
- Critical Remaining Work
- Milestone



ACCD Northeast Lakeview College - PR 18 Update 07.22.22  
 \*All Activities 1



Activity ID	Activity Name	Planned Duration	Remaining Duration	At Completion Duration	Start	Finish	Total Float	2019					2020					2021					2022					2023																																					
								M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
AA05014010	AREA A: NORTH ELEVATION: INSTALL SHEATHING	3	0	2	12-May-21 A	14-May-21 A																																																											
AA05014020	AREA A: EAST ELEVATION: INSTALL EXTERIOR STUDS	4	0	3	12-May-21 A	17-May-21 A																																																											
AA05014030	AREA A: EAST ELEVATION: INSTALL SHEATHING	3	0	2	18-May-21 A	20-May-21 A																																																											
AA05014040	AREAREA A: SOUTH ELEVATION: INSTALL EXTERIOR STUD	5	0	4	18-May-21 A	24-May-21 A																																																											
AA05014050	AREA A: SOUTH ELEVATION: INSTALL SHEATHING	3	0	2	25-May-21 A	27-May-21 A																																																											
AA05014060	AREA A, WEST ELEVATION: INSTALL EXTERIOR STUDS	4	0	3	25-May-21 A	28-May-21 A																																																											
AA05014070	AREA A, WEST ELEVATION: INSTALL SHEATHING	3	0	2	01-Jun-21 A	03-Jun-21 A																																																											
BB05014000	AREA B/C: NORTH ELEVATION: INSTALL EXTERIOR STUDS	15	0	14	04-Jun-21 A	24-Jun-21 A																																																											
AA07044000	AREA A, ROOF: INSTALL COVERBOARD	5	0	5	07-Jun-21 A	14-Jun-21 A																																																											
AA07014000	AREA A: NORTH ELEVATION: INSTALL WATERPROOFING	3	0	3	09-Jun-21 A	14-Jun-21 A																																																											
AA07014020	AREA A: EAST ELEVATION: INSTALL WATERPROOFING	3	0	3	14-Jun-21 A	17-Jun-21 A																																																											
AA07044010	AREA A, ROOF: INSTALL WOOD BLOCKING	3	0	3	15-Jun-21 A	18-Jun-21 A																																																											
AA07014040	AREA A: SOUTH ELEVATION: INSTALL WATERPROOFING	3	0	3	17-Jun-21 A	21-Jun-21 A																																																											
AA07044020	AREA A, ROOF: INSTALL ROOFING INSULATION	10	0	9	21-Jun-21 A	02-Jul-21 A																																																											
AA07014060	AREA A, WEST ELEVATION: INSTALL WATERPROOFING	3	0	3	22-Jun-21 A	25-Jun-21 A																																																											
AA07014010	AREA A: NORTH ELEVATION: INSTALL RIGID INSULATION	3	0	2	30-Jun-21 A	02-Jul-21 A																																																											
BB05014010	AREA B/C: NORTH ELEVATION: INSTALL SHEATHING	10	0	86	30-Jun-21 A	29-Oct-21 A																																																											
AA07044030	AREA A, ROOF: INSTALL TPO ROOFING	4	0	3	06-Jul-21 A	09-Jul-21 A																																																											
AA07044040	AREA A, PARAPET: INSTALL SHEATHING	3	0	2	06-Jul-21 A	08-Jul-21 A																																																											
AA07014030	AREA A: EAST ELEVATION: INSTALL RIGID INSULATION	3	0	3	06-Jul-21 A	08-Jul-21 A																																																											
AA07014200	AREA A: NORTH ELEVATION: INSTALL FLASHING IN MASON	5	0	5	06-Jul-21 A	12-Jul-21 A																																																											
AA07014050	AREA A: SOUTH ELEVATION: INSTALL RIGID INSULATION	3	0	3	09-Jul-21 A	13-Jul-21 A																																																											
AA07014230	AREA A: EAST ELEVATION: INSTALL FLASHING AT WINDOW	5	0	5	09-Jul-21 A	15-Jul-21 A																																																											
BB05014040	AREA B/C: SOUTH ELEVATION: INSTALL EXTERIOR STUDS	15	0	34	13-Jul-21 A	30-Aug-21 A																																																											
AA07014210	AREA A: NORTH ELEVATION: INSTALL FLASHING AT WINDO	5	0	5	13-Jul-21 A	19-Jul-21 A																																																											
AA07014070	AREA A, WEST ELEVATION: INSTALL RIGID INSULATION	4	0	4	14-Jul-21 A	19-Jul-21 A																																																											
AA07014250	AREA A: SOUTH ELEVATION: INSTALL FLASHING AT WINDO	5	0	5	14-Jul-21 A	20-Jul-21 A																																																											
BB07014000	AREA B/C: NORTH ELEVATION: INSTALL WATERPROOFING	10	0	102	15-Jul-21 A	08-Dec-21 A																																																											
AA32001660	AREA A: EAST, WINDOW FRAMES	2	0	2	16-Jul-21 A	19-Jul-21 A																																																											
AA08018020	AREA A: NORTH, WINDOW FRAMES	2	0	2	20-Jul-21 A	21-Jul-21 A																																																											
AA07014270	AREA A, WEST ELEVATION: INSTALL FLASHING AT WINDOW	5	0	5	20-Jul-21 A	26-Jul-21 A																																																											
AA32001730	AREA A: SOUTH, WINDOW FRAMES	2	0	2	21-Jul-21 A	22-Jul-21 A																																																											
AA32001800	AREA A, WEST ELEVATION: WINDOW FRAMES	5	0	30	27-Jul-21 A	07-Sep-21 A																																																											
BB05014060	AREA B/C: WEST ELEVATION: INSTALL EXTERIOR STUDS	8	0	8	02-Aug-21 A	11-Aug-21 A																																																											
AA04014000	AREA A: NORTH, INSTALL BRICK	20	0	9	02-Aug-21 A	13-Aug-21 A																																																											
AA04014010	AREA A: EAST, INSTALL BRICK	12	0	10	16-Aug-21 A	27-Aug-21 A																																																											
BB05014050	AREA B/C: SOUTH ELEVATION: INSTALL SHEATHING	10	0	5	20-Aug-21 A	27-Aug-21 A																																																											

Project Start: 11-Mar-19  
 Project Finish: 13-Jan-23  
 Data Date: 22-Jul-22

- █ Remaining Level of Effort
- █ Actual Level of Effort
- █ Actual Work
- █ Remaining Work
- █ Critical Remaining Work
- ◆ Milestone











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\*All Activities 1



Table with columns: Activity ID, Activity Name, Planned Duration, Remaining Duration, At Completion Duration, Start, Finish, Total Float, and monthly activity bars for years 2019 through 2023.

Project Start: 11-Mar-19
Project Finish: 13-Jan-23
Data Date: 22-Jul-22

Legend for Remaining Level of Effort, Actual Level of Effort, Actual Work, Remaining Work, Critical Remaining Work, and Milestone.



ACCD Northeast Lakeview College - PR 18 Update 07.22.22
\*All Activities 1

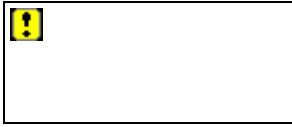


Table with columns: Activity ID, Activity Name, Planned Duration, Remaining Duration, At Completion Duration, Start, Finish, Total Float, 2019, 2020, 2021, 2022, 2023. Rows list various construction activities like 'AREA B, L2: PAINT, FINAL COAT' with their durations and schedules.

Project Start: 11-Mar-19
Project Finish: 13-Jan-23
Data Date: 22-Jul-22

- Remaining Level of Effort
Actual Level of Effort
Actual Work
Remaining Work
Critical Remaining Work
Milestone



ACCD Northeast Lakeview College - PR 18 Update 07.22.22  
**\*All Activities 1**

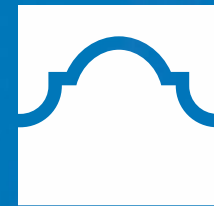


Activity ID	Activity Name	Planned Duration	Remaining Duration	At Completion Duration	Start	Finish	Total Float	2019					2020					2021					2022					2023																													
								M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A
<b>SITWORK</b>																																																									
A1530	INSTALL SANITARY SEWER LINES	12	0	10	10-Jan-21 A	23-Jan-21 A		■ INSTALL SANITARY SEWER LINES																																																	
A1520	INSTALL FIRE & DOMESTIC WATER LINES	10	0	41	24-Jan-21 A	23-Mar-21 A		■ INSTALL FIRE & DOMESTIC WATER LINES																																																	
A4040	AREA A, L0: TRENCH / INSTALL CHW	5	0	1	16-Apr-21 A	17-Apr-21 A		AREA A, L0: TRENCH / INSTALL CHW																																																	
A3740	DUCTBANK, TRENCH	5	0	3	01-Jun-21 A	04-Jun-21 A		DUCTBANK, TRENCH																																																	
A3750	Install Tele Data Conduit and Manhole	20	0	7	07-Jun-21 A	16-Jun-21 A		■ Install Tele Data Conduit and Manhole																																																	
A3990	DUCTBANK, INSTALL AND COMPACT SAND	5	0	26	07-Jun-21 A	14-Jul-21 A		■ DUCTBANK, INSTALL AND COMPACT SAND																																																	
A4000	DUCTBANK, INSTALL CONDUITS	10	0	5	07-Jun-21 A	14-Jun-21 A		DUCTBANK, INSTALL CONDUITS																																																	
A4010	DUCTBANK, FLOWABLE FILL	5	0	1	15-Jun-21 A	16-Jun-21 A		DUCTBANK, FLOWABLE FILL																																																	
A1510	INSTALL STORM DRAIN LINES	15	0	15	30-Jun-21 A	21-Jul-21 A		■ INSTALL STORM DRAIN LINES																																																	
A3980	TEST & TIE-IN WATER & FIRE LINES	2	0	2	30-Jun-21 A	01-Jul-21 A		TEST & TIE-IN WATER & FIRE LINES																																																	
A3960	DEMO EXISTING HEADWALL & TIE-IN 24" STORM DRAIN	2	0	2	22-Jul-21 A	23-Jul-21 A		DEMO EXISTING HEADWALL & TIE-IN 24" STORM																																																	
A2890	INSTALL FIRE HYDRANT & TEST	5	0	5	26-Jul-21 A	30-Jul-21 A		INSTALL FIRE HYDRANT & TEST																																																	
A4120	FINAL GRADE	0	0	15	03-Jan-22 A	24-Jan-22 A		■ FINAL GRADE																																																	
A1560	NEW CONCRET PAVING / CURBS	25	0	25	25-Jan-22 A	28-Feb-22 A		■ NEW CONCRET PAVING / CURBS																																																	
A1540	Rain Days 2/3 & 2/4	2	0	2	03-Feb-22 A	04-Feb-22 A		Rain Days 2/3 & 2/4																																																	
A1590	ASPHALT PAVING	10	0	20	21-Feb-22 A	19-Mar-22 A		■ ASPHALT PAVING																																																	
A1620	CONCRETE WALKS / FEATURES	14	0	23	10-Mar-22 A	11-Apr-22 A		■ CONCRETE WALKS / FEATURES																																																	
A4100	INSTALL IRRIGATION	30	0	65	29-Mar-22 A	29-Jun-22 A		■ INSTALL IRRIGATION																																																	
A1630	CONCRETE FOUNDATIONS - PR14	7	0	10	29-Mar-22 A	11-Apr-22 A		■ CONCRETE FOUNDATIONS -																																																	
A4110	INSTALL LANDSCAPING	30	0	53	02-May-22 A	15-Jul-22 A		■ INSTALL LANDSCAPING																																																	
A1640	STRIPING AND SIGNAGE	5	0	36	09-May-22 A	29-Jun-22 A		■ STRIPING AND SIGNAGE																																																	
A1650	Install Sculpture - PR14	3	3	3	04-Aug-22	06-Aug-22	0	Install Sculpture - PR14																																																	
<b>PROJECT CLOSEOUT</b>																																																									
AA32001990	TURNER COMMISSIONING / PUNCHLIST	0	0	7	06-Jun-22 A	15-Jun-22 A		TURNER COMMISSIONING																																																	
AA09019100	OWNER TRAINING	15	10	37	15-Jun-22 A	05-Aug-22	1	■ OWNER TRAINING																																																	
AA32002020	Turner QAQC	0	0	0	25-Jul-22	25-Jul-22	11	Turner QAQC																																																	
AA09019110	PROJECT CLOSE OUT	21	21	21	07-Aug-22	02-Sep-22	61	■ PROJECT CLOSE OUT																																																	
AA32002000	WEATHER DAYS (Original Dur 38 Days)	0	0	0	07-Aug-22	07-Aug-22	0	WEATHER DAYS (Orig																																																	
SC09009001	SUBSTANTIAL COMPLETION (Expires 8-7-22)	0	0	0		07-Aug-22*	0	◆ SUBSTANTIAL COMP																																																	
AA09019120	Project Closeout PR15, PR17, PR18	15	15	15	05-Dec-22	23-Dec-22	-16	■ Project Clos																																																	

Project Start: 11-Mar-19  
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- Remaining Level of Effort
- Actual Level of Effort
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- Remaining Work
- Critical Remaining Work
- ◆ ◆ Milestone

# Purchase of Construction Services for Northeast Lakeview College Parking Lot Surveillance Repair and Upgrade



ALAMO  
COLLEGES  
DISTRICT

Greg McClure

Associate Vice Chancellor, Facilities & Construction Management

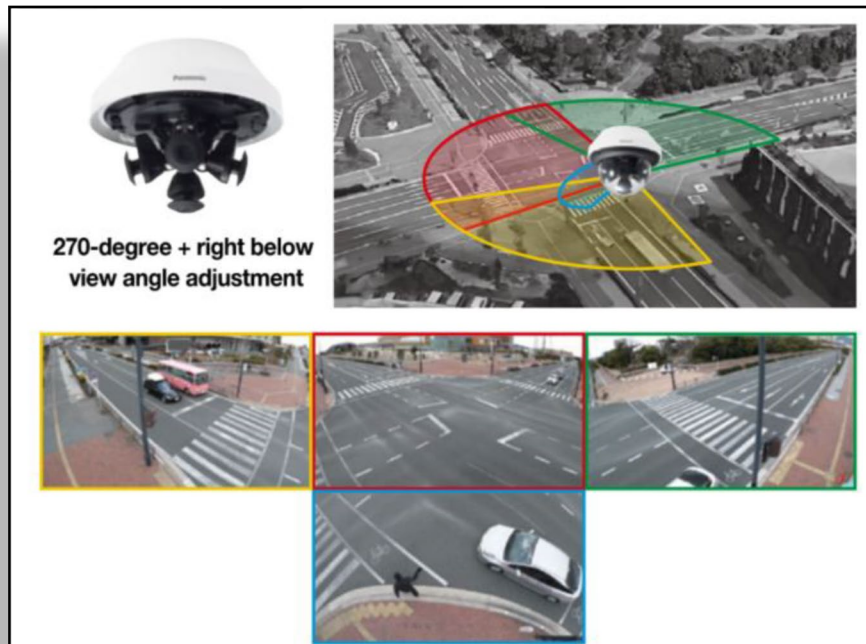


Malcolm Baldrige  
National Quality Award  
2018 Award Recipient



# Minute Order Action

- Discussion and Possible Action on the Purchase of Construction Services for Alamo Colleges, Northeast Lakeview Parking Lot Surveillance Repair and Upgrade
  - Approves award to 3Sixty Integrated to upgrade the inadequate and outdated camera surveillance system at Northeast Lakeview College
  - Buy Board COOP contract exceeds \$500K, so TX Statute requires Board Approval



# Purpose

- This contract provides for purchase of construction services to repair and upgrade the security camera surveillance system for NLC parking lots
- The scope of work requires the contractor to replace and upgrade the existing, obsolete security camera system near the end of useful life
- The existing system has insufficient coverage leaving many areas of the parking lots without security surveillance, which will be corrected under this project.
- The new system also dramatically improves resolution for increased recognition of vehicles and people
- This project also installs hard-wired communications and power to end patchy wireless connectivity and battery power that has been unreliable at times



# Background

- Proposals were requested from four firms via BuyBoard and TIPS Cooperative Purchase Programs to optimize cost effectiveness
- Two firms (3Sixty and Alterman) responded. The responding firms were evaluated with a best value source selection approach.



# Recommended Contract Action

**Type of Contract Action:** Awarding contract for the purchase of Purchase of Construction Services for Security Technology System Improvements in the Parking Lots at Alamo Colleges – Northeast Lakeview College

**Vendors:** 3Sixty Integrated

**Award Amount:** \$702,166.43

**Contract Term:** The contracts begin upon award and terminate upon completion of the project

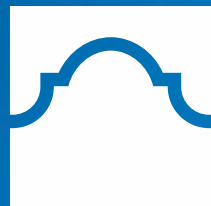
**Local Vendor:** Y

**SMWVBE:** Y

**Funding:** Operations Budget (\$500K)/ FY22 Preventive Maintenance, unplanned emergency repairs (\$202,167)



THANK YOU !!



ALAMO  
COLLEGES  
DISTRICT





Parking Lots 1, 2 & 3



Main Entrance



Parking Lot 4



Parking Lots 5, 6 & 7



## Current Coverage

## Future Coverage

## **Discussion and Possible Action on the Purchase of Construction Services for Alamo Colleges District, Northeast Lakeview College Parking Lot Surveillance Repair and Upgrade**

Presented to the Board Acting as Committee of the Whole on August 9, 2022 and now presented to Board for approval on August 16, 2022.

### **MINUTE ORDER**

**"The Board of Trustees hereby approves award of a job order contract to 3Sixty Integrated providing for the purchase of construction services for Northeast Lakeview College to repair and upgrade the security camera surveillance system for a cost of \$702,167 as requested by the Office of the Vice Chancellor for Finance and Administration. "**

### **PURPOSE**

To award a job order contract for construction services to repair and upgrade the security camera surveillance system for Northeast Lakeview College (NLC).

### **BACKGROUND**

This contract provides for the repair and upgrading of NLC's camera surveillance systems, which are currently inadequate. This project enhances student and faculty safety by improving system image resolution and quality, improving system reliability, increasing coverage of parking areas, and replacing aging and obsolete technology. The project replaces cameras that are nearing end-of-life with new cameras having resolution that is four times better (eight versus two megapixels). The current system does not have sufficient resolution to identify targets (make/model of vehicles or recognizable images of people). The new system will be connected via hard-wire cable and fiber, replacing a wireless system with spotty connectivity. The new system also provides hard-wire power connections, replacing a battery configuration that sometimes fails to maintain continuous operation. New multi-sensor cameras will provide 270-degree field-of-view with three lenses and a fourth lens which will be angled down to eliminate any blind spot – this dramatically improves the coverage of the NLC parking lots to enhance safety and aid DPS in investigating incidents. Camera locations will be changed in some parking lots to further enhance coverage and reduce blind spots.

The contract will be awarded via the Buy Board COOP Job Order Contract Purchasing and Contract Administration utilizes the Cooperative Purchase Programs (COOP) to gain greater access to goods and services, cost savings through leveraged buying, and reduced administration costs by issuing fewer competitive bids and proposals. The combined buying power of public institutions throughout the State of Texas and nationally translates into savings and provides an efficient, cost effective and legal means for providing goods and services to departments throughout the Alamo Colleges District in an expedited fashion. Vendor contracts awarded through approved federal, state or cooperative purchasing agreements are a statutorily approved alternative to competitively procured vendor contracts.

The Job Order Contracts Method can be used to procure maintenance, repair, alteration, renovation, remediation, or minor construction of a facility if the governing body of a governmental entity shall approve each job, task, or purchase order that exceeds \$500,000. As such, this purchase is recommended in accordance with the Texas Government Code 2269 Contracting and Delivery Procedures for Construction Projects, Subchapter I Job Order Contracts Method.

**IMPLICATIONS**

**Financial:** \$500,000; Funding provided Operations Budget  
\$202,167; Funding provided from FY22 Preventive Maintenance (Unplanned  
Emergency Repairs)

**Strategic Plan:** Goal II – Principle-Centered Leadership; Goal III Performance Excellence

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Greg McClure  
Vice Chancellor for Facilities and  
Construction Mgmt.

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Gary O'Bar, C.P.M.  
Director, Purchasing & Contract Admin.

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Dr. Diane E. Snyder, CPA  
Vice Chancellor for Finance & Admin.

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Dr. Mike Flores  
Chancellor

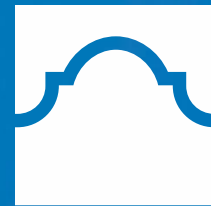


# Overview for Amending the Policy and Procedure for Purchasing, Contracting, and Acquisitions

Dr. Diane Snyder  
Vice Chancellor for Finance and Administration

Gary O'Bar, C.P.M.  
Director, Purchasing & Contract Administration

August 9, 2022



ALAMO  
COLLEGES  
DISTRICT



Malcolm Baldrige  
National Quality Award  
2018 Award Recipient



# Purchasing, Contracting and Acquisitions

## Policy C.1.5

**The Board delegates to the Chancellor and to Purchasing & Contract Administration the authority to:**

- Determine the method of purchasing and make budgeted purchases pursuant to Texas state procurement laws including compliance with the competitive procurement requirements (currently \$50,000 in any 12-month period).
  - Excluding Construction-related Texas law subchapters C and E which the Board approves related to Construction Manager-Agent Method and Design-Build Method.
- Award purchase orders and contracts < \$100,000 in any 12-month period, subject to full compliance with all applicable Texas state procurement laws, Board policies, Alamo College procedures and any applicable grant or other funding requirements.

**Based upon All-Funds Annual Budget approximating \$1 billion and Board request to possibly raise current Purchasing Policy Thresholds, increase of the purchasing threshold for Board approval is recommended**



# Background

August 2009, the Board adopted policy setting a \$50,000 threshold requiring Board approval for:

Purchase transactions, subject to the limited cooperative purchase agreement exception; and

Contract changes for construction change orders.

August 2015, the Board adopted policy changes setting new thresholds requiring Board approval for:

Initial Award: \$100,000;

Contract Changes:

25% as the threshold for changes in the Board award amount ranging from \$100,000-\$500,000;

\$100,000 as the threshold for changes in the Board award amount for those >\$500,000 - \$999,999; and

25% as the threshold for Board award amount for those > \$1 million with a redetermination of whether competitive procurement must be performed.



# Future – Dollar Threshold for Contact Awards

While \$50,000 remains the threshold in determining the method of purchase (as set by Texas state procurement laws), \$200,000 will be the future threshold for Board approval.

Purchase Orders or Contracts	Current Threshold	Future Threshold
Board Contract Award (includes competitive or exempt)	\$100,000	\$200,000



# Future – Dollar Threshold for Contract Changes

\$200,000 is the proposed future threshold for changes to Board awarded contracts, except for contract awards > \$1M will remain at 25%.

Board Awarded Contracts	Current Threshold	Future Threshold
\$200,000 - \$500,000	25% (\$100,000 award)	<b>\$200,000</b> <b>(\$200,000 award)</b>
\$500,000 - \$1,000,000	\$100,000	<b>\$200,000</b>
> \$1,000,000	25%	25%



# Construction Change Orders

- Amending applicable Board policies to increase the spending threshold requiring Board approval of construction change orders from \$50,000 to \$200,000 is only proposed when the overall approved construction budget is not exceeded as per Policy C.2.3.
- In the Construction Manager at Risk contracting method designated by the Board for bond-funded and most other major construction, this authority could not be used to increase the guaranteed maximum price per Policy C.2.3.



# Board Policy Action

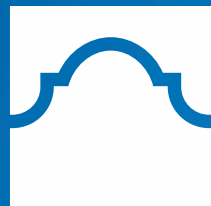
- Approve recommended increase in Purchase Thresholds requiring Board Action for Policy C.1.5 Purchasing and Acquisitions; Policy C.2.3 Facilities and Grounds Management; and Policy B.5.4 Contractual Authority:
  - **Initial Award:** From \$100,000 to \$200,000; and
  - **Contract Changes** of District financial commitments threshold of \$200,000 (except for contract awards > \$1M will remain at 25%):
    - (i) that cumulatively exceed purchase thresholds if not previously approved by the Board, or
    - (ii) that increase by more than threshold (a contract previously approved by the Board).

## **Impact of Related Changes:**

- No change to delegated authority to Chancellor and Purchasing Department to ensure compliance with Texas Procurement laws on competitive procurement requirements (currently required at \$50K)
- Benefits of the Change:
  - Streamlines the process, and
  - For < \$200,000, no need to wait for the next Board meeting (approx. 16 Minute Orders a year avoided)



Thank you.



ALAMO  
COLLEGES  
DISTRICT



Malcolm Baldrige  
National Quality Award  
2018 Award Recipient



Achieving the Dream LEADER  
COLLEGE  
OF DISTINCTION

## Discussion and Possible Action on Revisions to Policies to Raise the Spending Threshold Requiring Board Approval of Procurements and Change Orders

Presented to the Board Acting as Committee of the Whole on August 9, 2022 and now presented to Board for approval on August 16, 2022.

### MINUTE ORDER

**“The Board of Trustees hereby approves revisions to Policy C.1.5 Purchasing and Acquisitions; Policy C.2.3 Facilities and Grounds Management; and Policy B.5.4 Contractual Authority to raise the spending threshold requiring Board approval of procurements and change orders, substantially as presented in the attachments to this minute order, as requested by the Vice Chancellor for Finance and Administration.”**

### PURPOSE

Purchasing & Contract Administration recommends amending applicable Board policies to increase the Board approval spending threshold for the award of purchase orders or contracts from \$100,000 to \$200,000, provided that all applicable Texas governmental procurement laws and Board policies and procedures are followed. The result of this change would be that \$50,000 remains the threshold requiring competitive procurement or the identification of an applicable exception (as set by Texas state procurement laws), and \$200,000 would be the future threshold requiring approval by the Board.

Purchasing & Contract Administration also recommends amending applicable Board policies delegating to Purchasing and Contract Administration the limited authority to make changes increasing payments to vendors under executed purchase orders or contracts providing for an increased District financial commitment (i) that cumulatively exceed the following threshold if not previously approved by the Board, or (ii) that increase by more than the following threshold a contract previously approved by the Board.

Board Awarded Contracts	Current Threshold	Future Threshold
\$200,000 - \$500,000	25% (\$100,000 award)	<b>\$200,000</b> <b>(\$200,000 award)</b>
\$500,000 - \$1,000,000	\$100,000	<b>\$200,000</b>
> \$1,000,000	25%	25%

Finally, Purchasing and Contract Administration recommends amending applicable Board policies to increase the spending threshold requiring Board approval of construction change orders from \$50,000 to \$200,000, maintaining the requirement that the overall approved construction budget is not exceeded. In the Construction Manager at Risk contracting method designated by the Board for bond-funded and most other major construction, this authority could not be used to increase the guaranteed maximum price.

The only exceptions to the requirement of Board approval when these new thresholds are exceeded would remain express delegation of authority to exceed the approved amount in the initial approving or subsequent minute order and the cooperative contract exception.

Increasing these thresholds is expected to accelerate the procurement process, thereby starting the services/deliveries sooner using already budgeted funds, without material loss of control.

The recommended changes are consistent with the policies of peer institutions; comply with Texas state procurement laws; will contribute to the efficiency and effectiveness of the procurement and contract processes and functions; will promote fiscal responsibility and controls; and will help improve Customer service. The Office of Legal Services is recommending amendment of related procedures regarding contracting.

## **BACKGROUND**

August 2009, the Board adopted policy setting a \$50,000 threshold requiring Board approval for: Purchase transactions, subject to the limited cooperative purchase agreement exception  
Contract Changes - construction change orders MODIFICATION PROPOSED

August 2015, the Board adopted policy setting the following thresholds:  
Contract Awards - \$100,000 (increased from \$50,000). MODIFICATION PROPOSED  
Contract Changes - 25% for contracts from \$100,000-\$500,000. MODIFICATION PROPOSED  
Contract Changes - \$100,000 for contracts >\$500,000. MODIFICATION PROPOSED  
Contract Changes - 25% for contracts \$1 million or more with a redetermination of whether competitive procurement must be performed.

## **IMPLICATIONS**

Financial: There is no fiscal impact resulting from the recommended change  
Strategic Plan: Goal I – Student Success; Goal III Performance Excellence  
Employee Services: None

**Attachments:** Redlined Policy C.1.5 Purchasing and Acquisitions  
Redlined Policy C.2.3 Facilities and Grounds Management  
Redlined Policy B.5.4 Contractual Authority

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Gary O'Bar, C.P.M.  
Director, Purchasing & Contract Administration

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Lisa Mazure  
Associate Vice Chancellor, Finance & Fiscal Services

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Dr. Diane E. Snyder, CPA, Ph.D.  
Vice Chancellor, Finance & Administration

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Dr. Mike Flores  
Chancellor

### **C.1.5 (Policy) Purchasing and Acquisitions**

Responsible Department: Vice Chancellor for Finance and Administration

Board Adoption: 8-18-09

Last Board Action: 7-28-20, 9-15-20, 10-20-20, 8-16-22

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#### **Best Value**

The Board seeks to accept the bid or proposal that represents the best value for the College District after considering all legally permissible factors in awarding a contract. This policy applies to the purchase of personal property, improvements to realty, goods or services. For additional construction-related procedures, see [C.2.3.4](#).

#### **Purchasing Authority Delegation**

The Board delegates to the Chancellor and to Purchasing & Contract Administration the authority to determine the method of purchasing pursuant to state law (excluding only Subchapters C (Construction Manager-Agent Method) and E (Design-Build Method) of Texas Government Code Chapter 2269, and to make budgeted purchases. The Chancellor or Purchasing & Contract Administration shall serve as hearing officer for proposer complaints regarding specifications or other elements of the procurement process. The Board of Trustees delegates authority to Purchasing & Contract Administration to award purchase orders and contracts up to ~~\$1200,000~~ in any 12-month period, subject to full compliance with all applicable Texas state procurement laws, Board policies, Alamo College procedures and any applicable grant or other funding requirements. The threshold for compliance with the competitive procurement requirements shall be as specified by Texas state procurement laws (currently \$50,000 in any 12-month period), and the approval of purchases not expected to exceed ~~\$1200,000~~ for any twelve-month period are delegated to the Chancellor and Purchasing & Contract Administration.

#### **Board-Awarded Purchases**

Purchases over ~~\$1200,000~~ in any 12-month period must have the approval of the Board of Trustees. Purchasing & Contract Administration will prepare and submit a Minute Order for consideration and action by the Board of Trustees, through the office of the Vice Chancellor for Finance & Administration, with the concurrence from the Vice Chancellor or College President.

#### **Competitive Purchases**

Except for the exceptions stated in TEXAS EDUCATION CODE Section 44.031, all Alamo Colleges contracts for the purchase of goods and services, except contracts for the purchase of produce or vehicle fuel, valued at \$50,000 or more in the aggregate for each 12-month period shall be made by the method, of the following methods, that provides the best value for the District:

- (1) competitive bidding for services other than construction services;
- (2) competitive sealed proposals for services other than construction services;
- (3) a request for proposals, for services other than construction services;
- (4) an interlocal contract;
- (5) a method provided by Chapter 2269, Government Code, for construction services;
- (6) the reverse auction procedure as defined by Section 2155.062(d), Government Code; or
- (7) the formation of a political subdivision corporation under Section 304.001, Local Government Code.

### **C.1.5 (Policy) Purchasing and Acquisitions**

Responsible Department: Vice Chancellor for Finance and Administration

Board Adoption: 8-18-09

Last Board Action: 7-28-20, 9-15-20, 10-20-20, 8-16-22

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#### **Competitive Purchase Specifications**

Purchasing & Contract Administration shall ensure that the staff prepares detailed specifications for any competitive purchase, regardless of procurement method.

#### **Competitive Procurement Evaluation**

For purchases subject to competitive procurement requirements, the documents soliciting bids or proposals must identify weighted evaluation criteria. These criteria are determined at the discretion of the Purchasing & Contract Administration Department, in consultation with the using department and/or the selection committee, and shall be relevant and material to properly evaluate a bid or proposal. For the purchase of goods and services other than construction and professional services, the evaluation criteria shall include best value concepts, which allow consideration of the overall combination of quality, price and other elements that in total are optimal relative to the needs of Alamo Colleges.

When best value analysis applies, it is District policy that cost should be given as much consideration as is reasonable, balancing price against the technical difficulty or expertise required to develop a bid or proposal for the purchase of General Goods or Services (automobiles, office supplies, tools). Criteria Weighting Guidelines are provided in Table 1.1. With the prior approval of the Vice Chancellor of Finance and Administration, a lesser percentage than listed in Table 1.1 may be applied toward price. The weight afforded to price should only be reduced when there is substantial uncertainty as to the nature of the statement of work or respondents are required to demonstrate extraordinary expertise in formulating and implementing the statement of work for the purchase of Specialized Goods or Highly Complex Services (software, financial services, banking services).

After considering price, Alamo Colleges may utilize, other than for construction, any of the following evaluation criteria in the tables below.

**C.1.5 (Policy) Purchasing and Acquisitions**

Responsible Department: Vice Chancellor for Finance and Administration

Board Adoption: 8-18-09

Last Board Action: 7-28-20, 9-15-20, 10-20-20, 8-16-22

<b>TABLE 1.1: CRITERIA WEIGHTING GUIDELINES (EXCLUDING CONSTRUCTION)</b>	Select from the suggested evaluation point ranges for the purchase of General Goods or Services	Select from the suggested evaluation point ranges for the purchase of Specialized Goods or Highly Complex Services
Purchase price.	30-80	20-50
Reputation of the vendor and of the vendor's goods or services.	0-10	0-10
Quality of vendor's goods and services.	0-20	20-30
The extent to which the goods or services meet the district's needs.	20-30	20-30
The vendor's past relationship with the district.	0-10	0-10
The impact on the ability of the district to comply with laws and rules relating to historically underutilized businesses.	(currently no laws exist)	(currently no laws exist)
Total long-term cost to the district to acquire the vendor's goods or services.	0-10	0-30
Any other relevant factor specifically listed in the request for bids or proposals, including the Small, Minority, Women, Veteran Business Enterprise (SMWVBE) Subcontracting Plan	0-20	0-30
Whether the vendor or the vendor's ultimate parent company or majority owner: (A) has its principal place of business in this state; or (B) employs at least 500 persons in this state.	0-10	0-10

### **C.1.5 (Policy) Purchasing and Acquisitions**

Responsible Department: Vice Chancellor for Finance and Administration

Board Adoption: 8-18-09

Last Board Action: 7-28-20, 9-15-20, 10-20-20, 8-16-22

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The listed criteria are the only criteria that may be considered by the College District in its decision to award a contract. The College District may apply one, some, or all of the criteria, but it may not completely ignore them.

For construction procurement, the College District will follow the procedures required by law, which presently appear at Texas Government Code Chapter 2269. The Board has authorized, and delegated to the Chancellor its authority to select from amongst, the following construction methods for any particular construction project: Competitive Bidding; Competitive Sealed Proposal; Construction Manager-at-Risk; and Job Order Contracting. The chancellor is authorized to sub-delegate the authority of law, presently set forth at Section 2269.55.

#### **Sole Source Purchases**

Without complying with requirements for Competitive Purchases in this policy, Alamo Colleges may purchase an item that is available from only one source, including:

- (1) an item for which competition is precluded because of the existence of a patent, copyright, secret process, or monopoly;
- (2) a film, manuscript, or book;
- (3) a utility service, including electricity, gas, or water; and
- (4) a captive replacement part or component for equipment.

The Sole Source purchase exceptions do not apply to mainframe data-processing equipment and peripheral attachments with a single-item purchase price in excess of \$15,000.

#### **Professional Services**

The competitive procurement requirements do not apply to a contract for professional services rendered, including services of an architect, attorney, certified public accountant, engineer, or fiscal agent. Alamo Colleges may, at its option, contract for professional services rendered by a financial consultant or a technology consultant in the manner provided by Section 2254.003, Government Code, in lieu of the methods provided. Professional services are not exclusively defined by TEXAS EDUCATION CODE Section 44.031 or TEXAS GOVERNMENT CODE Chapter 2254, and the contracting requirements of that latter section apply only to the professions therein listed, those being:

- (i) accounting;
- (ii) architecture;
- (iii) landscape architecture;
- (iv) land surveying;
- (v) medicine;
- (vi) optometry;
- (vii) professional engineering;
- (viii) real estate appraising; or
- (ix) professional nursing.

### C.1.5 (Policy) Purchasing and Acquisitions

Responsible Department: Vice Chancellor for Finance and Administration

Board Adoption: 8-18-09

Last Board Action: 7-28-20, 9-15-20, 10-20-20, 8-16-22

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#### **Receipt of Electronic Bid or Proposal Responses**

Purchasing & Contract Administration shall adhere to rules to ensure security and confidentiality for receiving Bids or Proposal through electronic transmission pursuant to Texas Education Code Section 44.0313, which shall ensure that the electronic bids or proposals remain effectively unopened until the time identified within the solicitation. Purchasing and Contract Administration shall determine the circumstances under which paper responses will be accepted consistent with the requirements of applicable law.

#### **Change Orders**

If a change in plans or specifications is necessary after the performance of a contract is begun or if it is necessary to decrease or increase the quantity of work to be performed or of materials, equipment, or supplies to be furnished, Purchasing & Contract Administration may approve change orders making the changes. The total contract price may not be increased because of the changes unless additional money for increased costs is in the budget for that purpose from available money or is provided for by the authorization of the issuance of time warrants.

Purchases or contracts approved by the Board with an amount of \$1200,000 - \$999,500,999,000: Purchasing & Contract Administration is delegated authority to change executed purchase orders or contracts, except that prior Board approval is required for any change order or amendment providing for an increased District financial commitment that causes the total of all increases since the original or most recent Board-approved amount to ~~be exceeded~~ \$200,000 by 25 percent or more. These principles shall not apply only if authority to exceed the approved amount is expressly delegated by the Board or an exception is expressly adopted by the Board for that contract.

~~Purchases or contracts approved by the Board with an amount exceeding \$500,000: Purchasing & Contract Administration is delegated authority to change executed purchase orders or contracts, except that prior Board approval is required for any change orders or amendment providing for an increased District financial commitment that causes the total of all increases since the original or most recent Board-approved amount to be exceeded by \$100,000 or more. These principles shall not apply only if authority to exceed the approved amount is expressly delegated by the Board or an exception is expressly adopted by the Board for that contract.~~

A contract with an original contract price of \$1 million or more may not be increased by more than 25 percent without a redetermination of whether competitive procurement must be performed. If a change order for a contract with an original contract price of less than \$1 million increases the contract amount to \$1 million or more, the total of the subsequent change orders may not increase the revised contract amount by more than 25 percent of the original contract price. Board delegation, exception or approval is not sufficient under these circumstances.

### **C.1.5 (Policy) Purchasing and Acquisitions**

Responsible Department: Vice Chancellor for Finance and Administration

Board Adoption: 8-18-09

Last Board Action: 7-28-20, 9-15-20, 10-20-20, 8-16-22

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#### **Communication with Contractors, Consultants, and Other Vendors**

From the date the project is approved for publication until a contract is executed, no College District Board member or employee other than authorized Purchasing & Contract Administration personnel shall communicate with potential contractors, consultants, or other vendors (referred to collectively as potential proposers/bidders) who are interested in, or in the view of a reasonable person situated similarly to the potential proposer/bidder, might reasonably become interested in, any non-construction competitive procurement opportunity. Rules governing communication for construction-related procurement opportunities are found in [C.2.3.4](#).

#### **Responsibility for Debts**

The Board shall assume responsibility for debts incurred in the name of the College District so long as those debts are for purchases made in accordance with adopted Board Policy and current administrative procedures. Persons making unauthorized purchases may be responsible for all such debts.

#### **Authorized Purchases**

Unless state law or Board policy requires the Board to make or approve a purchase, authorized College District employees in charge of a department or college budget may requisition Purchasing & Contract Administration to purchase items included in their approved budget, in accordance with administrative procedures.

#### **Exclusive Purchase Commitments & Contract Execution Authority**

All purchase commitments shall be memorialized by the Chancellor or Purchasing & Contract Administration on a properly drawn and issued purchase order or agreement approved in accordance with administrative procedures. Purchasing & Contract Administration is delegated exclusive signature authority for all vendor transaction agreements, other than the retention and compensation of outside counsel by the Office of Legal Services as provided for in Policy [B.7.2](#). Centralizing the contract signature authority for vendor purchases and agreements will reasonably assure the reliability of reporting, effectiveness, and compliance with applicable laws and policies.

#### **Emergency Purchases**

Emergency purchases as defined by Texas Education Code 44.031(h) must be approved by the Chancellor or Purchasing & Contract Administration prior to award and processed to ensure all requirements are met. All such purchases shall be presented to the Board of Trustees for ratification.

### **C.1.5 (Policy) Purchasing and Acquisitions**

Responsible Department: Vice Chancellor for Finance and Administration

Board Adoption: 8-18-09

Last Board Action: 7-28-20, 9-15-20, 10-20-20, 8-16-22

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#### **State and Cooperative Purchases**

The Board authorizes the Chancellor or Purchasing & Contract Administration to approve state and cooperative contract purchases. Purchasing & Contract Administration shall report each such purchase of \$100,000 or more to the Board on a monthly basis.

#### **Verifying Purchases**

The Purchasing & Contract Administration shall establish procedures regarding the manner of verifying the quality, quantity, and physical condition of the materials received so that approval for payment may be established.

#### **Detailed Purchasing Procedures**

The Purchasing & Contract Administration shall supplement this policy with detailed purchasing procedures and instructions.

#### **Small, Minority, Women, and/or Veteran-Owned Business Enterprises Program (SMWVBE)**

It is the policy of Alamo Colleges to encourage the use of Small, Minority, Women, and/or Veteran-Owned Business Enterprises as herein below defined to assist in the implementation of this policy through race, ethnicity, and gender-neutral means. The purpose of this program is to ensure that SMWVBE's are provided the maximum practicable opportunity to participate in all purchasing and contracting opportunities.

“SMWVBE” means a company with a certification designation from an authorized certification agency as a small, minority or a woman group certification, such as a Historically Underutilized Business (HUB), or Minority Business Enterprise (MBE), or Women Business Enterprise (WBE), Small Business Enterprise (SBE), and/or Veteran Business Enterprise (VBE).

The Vice Chancellor for Finance and Administration will establish the Alamo Colleges Aspirational Goal for the SMWVBE Program based on an analysis of projected annual purchases and a survey of available SMWVBEs registered with the Alamo Colleges and/or the South Central Texas Certification Agency. The primary means for achieving the Aspirational Goal will be through race- and gender-neutral principles.

The SMWVBE Aspirational Goal will be reviewed annually by the SMWVBE Program Office. Any recommendations for adjustment will be submitted to the Vice Chancellor for Finance and Administration approval. Progress towards the Aspirational Goal will be reported annually to the Board of Trustees.

### **C.1.5 (Policy) Purchasing and Acquisitions**

Responsible Department: Vice Chancellor for Finance and Administration

Board Adoption: 8-18-09

Last Board Action: 7-28-20, 9-15-20, 10-20-20, 8-16-22

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In addition, Alamo Colleges considers entering into a contract for the purchase of goods, services, construction services, or professional services with an expected value of \$50,000 or more shall, before soliciting bids, proposals, offers, or other applicable expressions of interest for the contract, determine whether there will be subcontracting opportunities under the contract. If the SMWVBE Program Office determines that there is that probability, the Purchasing & Contract Administration Department will incorporate the SMWVBE Subcontracting Plan requirements and evaluation criteria into the solicitation for bid, proposal, offer, or other applicable expression of interest.

#### Local Suppliers

There is no statutory authorization for the Alamo Colleges District to give consideration to a vendor in a competitive procurement due to the location of its principal place of business, as there is for cities and certain other local governments. The Alamo Colleges District will utilize the existing authority to advance the objective to the extent permissible.

Working together, Requisitioners and Purchasing & Contract Administration will assess purchase requirements for:

Competitive Purchases (over \$50,000) - establish minimum qualifications for awarding to local suppliers when service requirements require a local a provider (as with some maintenance or other services) due to response time, accessibility, etc.; and

Informal (under \$50,000) and COOP Purchases - select from local suppliers considering our requirements and vendor availability.

#### Procedure [C.1.5.1](#) Purchasing Authority

Legal Reference - TACC Policy Reference Manual

CF(LEGAL) - Purchasing and Acquisition

CFE(LEGAL) - Purchasing and Acquisition: Vendor Relations

CFF(LEGAL) - Purchasing and Acquisition: Payment Procedures

CFG(LEGAL) - Purchasing and Acquisition: Real Property and Improvements

CFH(LEGAL) - Purchasing and Acquisition: Financing Personal Property Purchases

### **C.2.3 (Policy) Facilities and Grounds Management**

Responsible Department: Vice Chancellor for Finance and Administration, District  
Institutional Advancement

Board Adoption: 8-18-09

Last Board Action: 2-24-14, [8-16-22](#)

Reviewed: 7-25-19

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#### **Maintenance and Operations**

The College District shall ensure that its facilities are safe, comfortable, and hygienic for students, faculty, employees, and the general public. Consistent maintenance standards shall be employed throughout the College District. Periodic assessments of the condition of College District facilities shall be conducted.

#### **Preventive Maintenance**

The College District administration shall prepare, budget, and execute an annual preventive maintenance program.

#### **Funding**

Funds allocated for the preventive maintenance program may be utilized only for materials, labor, tools, and equipment or contracted work directly relating to and supporting the concept of well-maintained buildings, grounds, utilities, or like items normally associated with physical plant activities. Funds shall be set aside annually to fund preventive maintenance projects. Unspent funds shall be carried over for inclusion in the subsequent annual budget. The set aside amount shall be determined by the Board.

#### **Administration**

The Chancellor or designee shall develop, publish, and disseminate specific instructions and procedures necessary to implement the preventive maintenance program.

#### **Naming Facilities**

The ultimate authority for naming College District property rests with the College District Board of Trustees.

The Chancellor or designee shall establish procedures for introducing naming opportunities for consideration by the College District Board of Trustees, the Chancellor or designee, and the Alamo Colleges Foundation Board of Directors.

#### **Criteria for Naming Facilities**

The naming of College District property as defined in [C.2.3.3](#) shall be based on the consideration of funds or other resources generated for the benefit of the College District as agreed to by the donors, the College District Board of Trustees, the Chancellor or designee, and the Alamo Colleges Foundation Board of Directors.

The Board may waive the application of this criterion when a naming opportunity is so significant that a donation of funds or other resources is unnecessary. The Board shall base this determination solely on the applicability of one or more of the following criteria:

1. Outstanding academic and/or professional service to the College District;

### **C.2.3 (Policy) Facilities and Grounds Management**

Responsible Department: Vice Chancellor for Finance and Administration, District  
Institutional Advancement

Board Adoption: 8-18-09

Last Board Action: 2-24-14, 8-16-22

Reviewed: 7-25-19

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2. Outstanding volunteer service that has significantly contributed to the advancement of the College District; or
3. A significant historical association between the property to be named and the person, persons, or organization for whom that property would be named.

Nothing in this policy or related procedures shall prevent the College Presidents, the Chancellor, members of the Board of Trustees, the Board of Trustees as a whole, or the Alamo Colleges Foundation Board of Directors as a whole from initiating action for the naming of any College District property.

#### **Authority and Recommendations**

The College District Board of Trustees (Board) is the only entity with the authority to approve the naming of any College District property, and reserves the right to accept or reject naming proposals submitted through the Chancellor.

Further, the Board may set aside certain streets, buildings and places, both inside and outside of buildings, at each college of the College District for its own naming decisions. The Board may assign these places as either fundable or non-fundable as it so determines, and may add to these places from time to time as it may choose.

The remaining places shall be recommended to the Board for naming from time to time by the Chancellor, with or without recommendations from the public or college community, and may require an investment from the individual, group of individuals, or organization wishing to secure the name of the place, per the contribution value schedule approved by the Board. Such investment shall be secured with the Alamo Colleges Foundation for the benefit of students, faculty and programs of the College District.

#### **Facilities Planning**

The College District shall operate a continuing Capital Improvement Program based on College District needs, taking into account enrollment, operations, and acquisition of property. Facilities planning shall be inclusive of program needs and facilities standards in a manner consistent with the master plan. The master plan shall be continually reviewed and shall be revised based on College District needs or at least every five years.

#### **Construction Management**

The College District shall establish standards for all College District facilities, in accordance with federal, state, and local law and regulations. No construction, with the exception of routine maintenance, shall be initiated without Board approval.

All construction delivery methods shall be selected and conducted pursuant to relevant law.

### **C.2.3 (Policy) Facilities and Grounds Management**

Responsible Department: Vice Chancellor for Finance and Administration, District  
Institutional Advancement

Board Adoption: 8-18-09

Last Board Action: 2-24-14, [8-16-22](#)

Reviewed: 7-25-19

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#### **Project Administration**

All construction projects shall be administered by the Chancellor or designee.

#### **Change Orders**

Change orders of \$~~5~~200,000 and over shall be reviewed and recommended by the building committee of the Board before submission to the full Board for approval.

~~Change orders~~If less than \$~~5~~200,000; ~~change orders may~~shall be approved by the Chancellor or designee ~~provided that the originally approved contract amount, plus contingency, is not exceeded.~~

Additionally, for construction manager at risk contracts, a change order or aggregate total of change orders that would put it beyond the contract amount plus contingency, ~~must~~shall be submitted to the full Board for approval.

#### **Environmental Protection**

The College District fully supports national and state objectives to preserve, protect, and enhance the environment.

To assist in achieving these ends, the Chancellor and the college Presidents shall develop programs that implement the environmental principles set forth in [C.2.3.2](#).

Procedure [C.2.3.1](#) Preventive Maintenance

Procedure [C.2.3.2](#) Environmental Protection

Procedure [C.2.3.3](#) Naming of College District Property

Form [C.2.3.3.F](#) Recommendation for the Naming of ACCD Property

Procedure [C.2.3.4](#) Construction Management

*Legal Reference - TACC Policy Reference Manual*

CLA(LEGAL) - Facilities Planning: Facilities Standards

CM(LEGAL) - Facilities Construction

CM(EXHIBIT) - Facilities Construction

CMA(LEGAL) - Facilities Construction: Competitive Bidding

CMB(LEGAL) - Facilities Construction: Competitive Sealed Proposals

CMC(LEGAL) - Facilities Construction: Construction Manager-Agent

CMD(LEGAL) - Facilities Construction: Construction Manager-At-Risk

CME(LEGAL) - Facilities Construction: Design-Build

CMF(LEGAL) - Facilities Construction: Job-Order Contracts

#### **B.5.4 (Policy) Contractual Authority**

Responsible Department: Office of the Chancellor, Legal Services

Board Adoption: 8-18-09

Last Board Action: 2-23-16, 8-16-22

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Contracts and renewals or extensions of contracts valued at more than \$5200,000 must be approved by the Board unless the contract itself is part of an approved cooperative purchases program. Once approved by the Board, the Chancellor or designee may sign the contract.

The Board delegates to the Chancellor or designee the contracting authority within the following policy guidelines:

1. Contracts up to ~~\$1200,000~~. The Chancellor or designee may contract for any lawful purpose of the College District, provided the obligation thereby incurred does not exceed \$1200,000 in cash or in-kind equivalent.
2. Construction change orders. Subject to the requirements of Policy C.2.3, the Chancellor or designee may approve a construction change order involving an expenditure of less than \$5200,000.
3. Temporary use of facilities. The Chancellor or designee is authorized to issue procedures for the temporary use of facilities owned by a second party and for temporary use of College District-owned facilities by a second party.
4. Application for funding. The Chancellor or designee is authorized to make application on behalf of the College District to private or governmental agencies for extramural funding. Prior approval of the Board shall be required for any application in support of new facilities construction.
5. Membership in organizations and associations. The Chancellor or designee is authorized to issue procedures and guidelines for college and College District memberships in organizations and associations.
6. Emergencies. The Chancellor or designee is authorized to sign and implement contracts and agreements on an urgent basis. All emergency actions thus taken outside these guidelines shall be presented to the Board for ratification at the earliest possible time.
7. Contracts and agreements not involving College District funds. The Chancellor or designee is authorized to approve contracts and agreements ~~pertaining to instructional programs and services~~ when such contracts and agreements involve no exchange of monies and/or when they provide for payment to the College District for services rendered to an agency or organization.

Complete records of contracts and agreements for which College District funds are expended shall be maintained in the appropriate College District offices, as determined by the Chancellor or designee.

#### **B.5.4 (Policy) Contractual Authority**

Responsible Department: Office of the Chancellor, Legal Services

Board Adoption: 8-18-09

Last Board Action: 2-23-16, [8-16-22](#)

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#### **Legal Settlements**

The Board delegates to the Chancellor, in consultation with the College District's attorney, the authority to execute settlements of legal cases not to exceed \$15,000.

#### **Authorization to Negotiate for Property Within a College's Master Plan**

The Board authorizes the Chancellor or designee to negotiate for property within the master plan areas of the College District's colleges. All recommended acquisitions will be reviewed by the building committee of the Board. Before presentation to the Board, a complete and detailed summary shall be given to the Board prior to the Board meeting. Property appraisals shall be obtained by rotating services among qualified appraisers.

*Legal Reference - TACC Policy Reference Manual*

BAA(LEGAL) - Board Legal Status: Powers, Duties, Responsibilities

BBE(LEGAL) - Board Members: Authority