

Master Maintenance Project Rotation List							
CoastalBend College							
Updated 12/11/18							
		Estimated Construction Cost	Estimated Construction Materials Testing Fees 1.5% of Est. Construction cost	Estimated Project Contingency 15% of Construction Cost	Estimated Escalation for project 10% of Construction Cost	Project Totals	Priority Comments
	BUILDING ENVELOPE						
asb	Floor Tile Repair/Replace	\$ 100,000.00	\$ 1,500.00	\$ 15,000.00	\$ 10,000.00	\$ 126,500.00	Floor tile is cracking in major traffic areas (hallways only phase 1). 20,000 sq.ft. @ \$5 p/sq.ft. (Alice & PL) Classrooms estimated at same pricing p/sq.ft. for phase 2
	Roof Replacement	\$ 176,000.00	\$ 2,640.00	\$ 26,400.00	\$ 17,600.00	\$ 205,040.00	Roof at KV Site is deteriorating and leaking in sections. Replace with exact roof is listed. Replace with higher pitch "Galvalume" panelling - \$465,000 (financing available).
	Upgrade lighting and controls, occupancy sensors, college-wide	\$ 150,000.00	\$ -	\$ 22,500.00	\$ 15,000.00	\$ 187,500.00	Convert to LED lighting. EPA compliance regulation is reduced with removal of flourescent bulbs and bulb life expands from 8,000 hours to 25,000 hours.
	Building door replacement	\$ 12,000.00	\$ -	\$ 1,800.00	\$ 1,200.00	\$ 15,000.00	KV backside entrance & Side entrance. (solid & glass)
	Replace/remove classroom carpet, cove base, ceiling tile, and paint classrooms & hallway.	\$ 177,368.00	\$ 2,660.52	\$ 26,605.20	\$ 17,736.80	\$ 224,370.52	Dirks, Beasely, Hogue (library). Carpet can be removed for optional stain or natural cement floor finish.
	Instructional Programs	\$ 50,000.00	\$ 750.00	\$ 7,500.00	\$ 5,000.00	\$ 63,250.00	Workforce & Academic programs; welding lab - new bay door, cosmo lab - new student stations, program expansions, etc. This will fluctuate with program needs/requirements.
	Gymnasium	\$ 50,000.00	\$ 750.00	\$ 7,500.00	\$ 5,000.00	\$ 63,250.00	floor repairs/restriping (\$15,000), backboard lighting (\$1,200), scoreboard replacement (\$15K-\$30K), and electrical additions.
	Classroom & office signage	\$ 10,000.00	\$ -	\$ 1,500.00	\$ 1,000.00	\$ 12,500.00	Wayfinders and updated signage to identify room numbers, buildings, etc.
	Roof repairs	\$ 50,000.00	\$ 750.00	\$ 7,500.00	\$ 5,000.00	\$ 63,250.00	BV Campus (apartments, dorms, gymnasium, Latcham, Day Care, etc.)
	Apartment kitchen remodel	\$ 117,000.00	\$ 1,755.00	\$ 17,550.00	\$ 11,700.00	\$ 148,005.00	Remodel and improve space in kitchen for apartments (20 units @ \$5,850 each)
	Building door entry card systems	\$ 275,000.00	\$ 4,125.00	\$ 41,250.00	\$ 27,500.00	\$ 347,875.00	Building entrances currently have key/lock system. This will replace all locking mechanisms with card/chip reader system that will improve all key management and govern building access.
	Electrical Engineering Assessment	\$ 43,000.00	\$ 645.00	\$ 6,450.00	\$ 4,300.00	\$ 54,395.00	Assessment will assist with master planning in identifying existing electrical systems condition, recommendations for improvements & costs for repairs/replacement/improvements.
12	Building Envelope Totals	\$ 1,210,368.00	\$ 15,575.52	\$ 181,555.20	\$ 121,036.80	\$ 1,510,935.52	
	EXTERIOR						
geo/cmt	Parking Lot repairs	\$ 150,000.00	\$ -	\$ 22,500.00	\$ 15,000.00	\$ 187,500.00	Repairs & restriping college wide. BV: 8, KV:1, PL: 2, AL: 2
geo/cmt	Correct underground water drainage.	\$ 25,000.00		\$ 3,750.00	\$ 2,500.00	\$ 31,250.00	AL Site parking lot drainage requires cleanout and proper drainage.
	Paint buildings	\$ 50,000.00		\$ 7,500.00	\$ 5,000.00	\$ 62,500.00	All satelite campuses, apartments, dorms; bi-annually, fill in cracks, repair stucco, etc.
	Athletic Faciltiies - Soccer Field	\$ 40,000.00		\$ 6,000.00	\$ 4,000.00	\$ 50,000.00	Soccer field fencing, wind screens, goal back-stop, signage, and seating.
	Zero-scape grounds areas	\$ 20,000.00		\$ 3,000.00	\$ 2,000.00	\$ 25,000.00	Beeville Campus
	Level sidewalks	\$ 25,000.00		\$ 3,750.00	\$ 2,500.00	\$ 31,250.00	May need to expand scope & estimate if deferred 2+ yrs., or revise design for master planning. BV & AL Site
	Repair/Paint handrails, campus-wide	\$ 10,000.00		\$ 1,500.00	\$ 1,000.00	\$ 12,500.00	college wide
	Modify /Add seating	\$ 35,000.00		\$ 5,250.00	\$ 3,500.00	\$ 43,750.00	Seating college-wide.
	Walking Trail	\$ 50,000.00		\$ 7,500.00	\$ 5,000.00	\$ 62,500.00	Repairs on pavement, solar powered lighting, signage, etc.
	Campus irrigation system repair or replacement.	\$ 20,000.00		\$ 3,000.00	\$ 2,000.00	\$ 25,000.00	Areas throughout campus require repairs/replacement due to shifting of terrain.
	Dormitory second story handrail repair or replacement	\$ 25,000.00		\$ 3,750.00	\$ 2,500.00	\$ 31,250.00	These rails are rusted up and deteriorating. Requires repair or replacement.
	Exterior lighting	\$ 25,000.00		\$ 3,750.00	\$ 2,500.00	\$ 31,250.00	Replace/repair lighting (BV, AL PL, Dorms,etc.)

	Architectural Engineering Analysis - Assessment	\$ 30,000.00		\$ 4,500.00	\$ 3,000.00	\$ 37,500.00	Assessment will assist with master planning in identifying existing architectural condition, recommendations for improvements & costs for repairs/replacement/improvements.
13	Exterior Totals	\$ 505,000.00	\$ -	\$ 75,750.00	\$ 50,500.00	\$ 631,250.00	
	MECHANICAL						
	Repair pump foundations and replace leaking isolaiton valve	\$ 20,000.00		\$ 3,000.00	\$ 2,000.00	\$ 25,000.00	Physical Plant; Beasley bldg;
	Replace 2 heat water pumps	\$ 12,000.00		\$ 1,800.00	\$ 1,200.00	\$ 15,000.00	Physical Plant
asb	Replace duct system at AHU #14	\$ 12,000.00		\$ 1,800.00	\$ 1,200.00	\$ 15,000.00	Jones Auditorium
asb	Replace 3-way heat control valve at AHU #12	\$ 5,000.00		\$ 750.00	\$ 500.00	\$ 6,250.00	Beasley Bldg; original equipment
asb	Replace AHU #9; heat coil and unit rusted out	\$ 80,000.00		\$ 12,000.00	\$ 8,000.00	\$ 100,000.00	Latcham Bldg; original equipment
asb	Replace AHU #10; heating coil leaking	\$ 170,500.00		\$ 25,575.00	\$ 17,050.00	\$ 213,125.00	Beasley Bldg.; Original equipment nearing end of life cycle
asb	Replace AHU 1 & 2	\$ 191,410.00		\$ 28,711.50	\$ 19,141.00	\$ 239,262.50	Marecek Gymnasium Basketball AHU's located above court, nearing life cyelce
asb	Replace AHU #3, unit only	\$ 45,000.00		\$ 6,750.00	\$ 4,500.00	\$ 56,250.00	Marecek Gymnasium AHU's located in locker room/offices, nearing life cycle
asb	Replace AHU #4, unit only	\$ 45,000.00		\$ 6,750.00	\$ 4,500.00	\$ 56,250.00	Marecek Gymnasium AHU's located in locker room/offices, nearing life cycle
asb	Replace AHU #2	\$ 45,000.00		\$ 6,750.00	\$ 4,500.00	\$ 56,250.00	Student Union Bldg. (SUB) clogged coils, leaking drain pan, nearing life cycle.
asb	Replace chill/hot water underground piping, extend HVAC control software	\$ 22,000.00		\$ 3,300.00	\$ 2,200.00	\$ 27,500.00	Benton Hall Dormitory underground system piping, nearing life cycle
asb	Repair obsolete electric heaters in ceiling	\$ 15,000.00		\$ 2,250.00	\$ 1,500.00	\$ 18,750.00	J.Dougherty Dental Hygiene, not functioning, only used 3 months tops per year.
asb	Replace 3-way control valve actuator at AHU #5 & # 6	\$ 1,200.00		\$ 180.00	\$ 120.00	\$ 1,500.00	Elam Bldg., nearing life cycle
	Replace HVAC units (19)	\$ 311,017.00		\$ 46,652.55	\$ 31,101.70	\$ 388,771.25	Kingsville Site; units are 18-19 years or older. Nearing end/or past life cycle. (phasing in recommended). RTU's #5,6,22 rusted out. 4 units replaced 10/31/17 @ \$33,983
	;	\$ 80,000.00		\$ 12,000.00	\$ 8,000.00	\$ 100,000.00	Pleasanton Site; units are 15 years or older. Nearing end of life cycle.
asb	Replace HVAC units (4)	\$ 80,000.00		\$ 12,000.00	\$ 8,000.00	\$ 100,000.00	F.Jostes Visual Arts; replace 20-30 year old units, past life cycle
asb	Replace main/gate valves, isolation valves & piping.	\$ 400,000.00		\$ 60,000.00	\$ 40,000.00	\$ 500,000.00	Replace all tunnel original piping with new "aquatherm" insulated piping & valves. This can be completed in phases due to various section ratings and overall cost.
	Mechanical Engineering Analysis - Assessment	\$ 40,000.00		\$ 6,000.00	\$ 4,000.00	\$ 50,000.00	This assessment will assist with master planning in identifying existing mechanical condition, recommendations for improvements & costs for repairs/replacement.
				\$ -	\$ -	\$ -	
18	Mechanical Totals	\$ 1,575,127.00	\$ -	\$ 236,269.05	\$ 157,512.70	\$ 1,968,908.75	

43	All Project Totals	\$ 3,290,495.00	\$ 15,575.52	\$ 493,574.25	\$ 329,049.50	\$ 4,111,094.27
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Legend:	
APPA	APPA's Repairs & Rehabilitation Priority Levels
geo/cmt	Geotechnical and/or Construction Materials Testing required
asb	Project may require asbestos abatement
	Related to Master Planning