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## Facilities Report

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November 7, 2005

**SUBJECT:** Facilities Report – September 2005

**RECOMMENDATION:**

That the Board of Trustees hear a report on facilities projects.

**RELATED BOARD POLICY OR PLANNING PRIORITY**

This item is consistent with Board Policy E-4, Organizational Performance Evaluation/Auditing.

**RATIONALE**

The College is implementing multiple facilities projects pursuant to master planning efforts. This report will inform the Board of the status of each project.

**BUDGETARY CONSIDERATION**

None

**RESOURCE PERSONNEL**

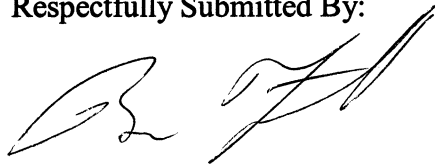
Ben Ferrell, Vice President Business Services

Bill Mullane, Director of Facilities and Construction

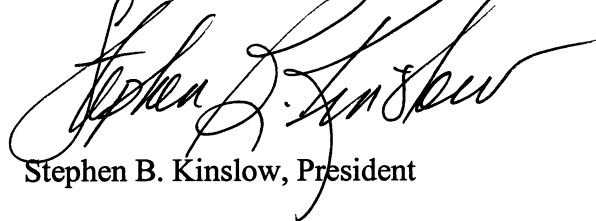
**ATTACHMENTS**

A) Major Facilities Projects Summary

Respectfully Submitted By:



Ben Ferrell, Vice President Business Services



Stephen B. Kinslow, President



**VICE PRESIDENT FOR BUSINESS SERVICES**

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To: Stephen B. Kinslow  
From: Ben Ferrell  
Date: October 26, 2005  
Re: Facilities Update

This is to update you on the current status of our facilities projects.

**Eastview Campus - Health Sciences Building (\$15,450,000)**

The project is complete except for a few items of furnishings and equipment. The parking lot is complete.

**Eastview Campus – Environmental Work**

Environmental work is continuing at the Eastview campus pursuant to State and City of Austin initiated reviews of former landfill sites. Precautionary measures have been taken to ensure continued safe operation of the campus. We are continuing to update faculty, staff, and students with information as it becomes available.

**South Austin Campus (\$21,500,000)**

Construction is under way. The first classes should be scheduled for Fall of 2006. In March 2005, the Board added \$500,000 in additional funding for enhancement of the exterior of the campus, using funds available from interest earnings on bonds. The project has experienced delays in the fabrication of structural steel, but ACC staff is working with the Construction Manager to ensure that the construction schedule can be maintained. At this time, erection of major structural steel members is complete.

Photos are on the ACC website at:

[http://www.austincc.edu/faoadmin/project\\_mgmt/SouthAustin\\_pics.html](http://www.austincc.edu/faoadmin/project_mgmt/SouthAustin_pics.html)

**Cypress Creek Expansion (\$25,000,000)**

The architects completed the Construction Document Phase for the campus expansion in September. A Guaranteed Maximum Price of \$16,473,637 was established in August, based on Design Development documents. Construction of site improvements started in August 2005. Temporary shuttle services are in operation, allowing additional parking at nearby parking lots. Construction of the new classroom building will begin in November, 2005, and it will be complete in time for classes to begin in Spring, 2007. Renovation of the existing building would occur during the Spring semester of 2007. Further information is available at: [http://www.austincc.edu/faoadmin/project\\_mgmt/CYP\\_Expansion.html](http://www.austincc.edu/faoadmin/project_mgmt/CYP_Expansion.html)

### **Northridge Parking Lot (\$580,000)**

This project was approved as part of the master plan, adding 156 new parking spaces. Construction is complete, except for some revegetation; the lot is in use. Photos are at [http://www.austincc.edu/faoadmin/project\\_mgmt/NRG\\_ParkingLotAddition.html](http://www.austincc.edu/faoadmin/project_mgmt/NRG_ParkingLotAddition.html)

### **Pinnacle Parking Lot (\$650,000)**

Funding for an additional parking lot at the Pinnacle campus is in the master plan, and was originally part of a proposed agreement with a developer adjacent to the campus. The developer would construct a parking lot on their land and sell it to ACC in return for an easement allowing access to and from Highway 290 through Pinnacle's driveway. Staff has renewed discussions with the developer and has ascertained that the developer's current schedule for the project which would include this parking lot indicates that it is unlikely that the project will have an approved site plan before 2007. Staff is working with other entities to explore other options for offsite parking, and has begun to explore whether it is permissible to add parking spaces on ACC property east of the campus building.

### **Status of Expansion of US 290 at Oak Hill**

This project includes construction of frontage roads and main lanes of U.S. 290 from the existing end of the expressway at Joe Tanner Rd. approximately to El Rey Blvd. This will include an intersection with Texas 71 at the "Y," and will extend past the driveway to the Pinnacle Campus and RM 1826. The main lanes of U.S. 290 will be continuous at all intersections, via grade separation.

Tolls will be charged for use of the main lanes of this segment, but not for use of the frontage roads. The driveway for the Pinnacle will be accessed from the westbound frontage road. Turnarounds for eastbound travelers will be at FM 1826 leaving Pinnacle and Texas 71 approaching Pinnacle.

The Texas Department of Transportation anticipates approving a contract for construction of this segment in January, 2006. The construction period is expected to be approximately three years. Construction of frontage roads will precede construction of the main lanes.

Staff is monitoring development of land use plans as well as transportation plans in the Oak Hill area.

### **Rio Grande Campus (\$33,950,000)**

The campus was purchased from AISD in April of 2004 for \$4.75 million. The feasibility study is nearing completion using the various scenarios provided to the architects by ACC. These scenarios all include the construction of the parking garage and offices for faculty, as well as options on how best to use the \$11 million designated for program and renovation projects. In addition, internal and external focus groups were held to gather input for future planning at the campus.

Negotiations with the City of Austin and AISD on joint use of the land upon which the \$15 million parking garage will be located are in progress. The negotiations are proceeding with no major obstacles to date, and a proposed agreement for Board review is expected in the fall of this year.

### **San Marcos/Hays County**

A feasibility study commissioned to study the donation of land pursuant to a possible annexation of San Marcos ISD is complete. The work was performed by Graeber, Simmons, and Cowan. ACC counsel is finalizing the agreement with the developer.

### **Riverside Renovations**

Student Service and other renovations are being reviewed for feasibility and budgetary considerations.

### **Northridge Student Service Renovations**

Planning for the Student Service renovations were referred to the architect/engineers in early July. In order to renovate this space without interrupting operation of Student Services, the renovations will occur in five phases, and last approximately one year overall. Construction of the first phase began in early September, 2005.

### **Facilities Master Plan**

Eleven planning firms responded to the College's RFP. A selection committee representative of the College was formed, and evaluations of the proposals completed in June. Five finalists were interviewed in July, and one team was recommended for selection. The Board of Trustees approved the selection of Sasaki Associates in September. Staff has conducted initial meetings with Sasaki to refine a recommended scope of work and a contract for professional services for consideration by the Board. The project should take a year to eighteen months to complete.

### **Districtwide Renovations**

The following work is included in the category of Districtwide Renovations of the 2003 G. O. bond package:

Parking Study	\$76,875	Complete
Parking Study (part 2)	\$20,000	Complete
Parking Study (part 3)	\$925	Complete
Facilities Audit	\$140,050	Complete
Facilities Audit (Impact & e-manual)	\$97,620	In progress
RVS Tennis Courts	\$55,381	Complete
RGC Access Ramp	\$42,320	Complete
Replace Transfer Switches at PIN	\$44,006	Complete
SVC Maintenance Shop	\$202,398	Complete
Equipment for DW Cooling Towers	\$34,262	Complete
HBC 3 <sup>rd</sup> Floor Breakroom	\$14,323	Complete
RVS Student Services Renovations	\$1,300,000	Evaluation in progress
NRG Student Services Renovations	\$1,000,000	In progress
<u>Unallocated DW Renovations</u>	<u>\$141,839</u>	
<b>TOTALS</b>	<b>\$3,170,000</b>	

Further information is available in the document Plant Fund Projects.



# Major Facilities Projects Summary September 2005

	Initial Approved Budget	Feasibility Study	A&E Selected	CM Selected	Programming	Schematic Design	Design Documents	GMP	Construction	Completion Date	Budget As Amended
<b>MASTER PLAN</b>											
1 Eastview Health Sciences Phase II	\$ 14,000,000	↑	↑	↑	↑	↑	↑	↑	↑	1/05	\$ 14,000,000
2 Eastview Parking Expansion	\$ 1,200,000	↑	↑	↑	↑	↑	↑	\$ 250,000	7/05	\$ 1,450,000	
3 South Austin Campus	\$ 21,000,000	↑	↑	↑	↑	↑	↑	\$ 500,000	3/05	\$ 21,500,000	
4 Cypress Creek Expansion	\$ 25,000,000	↑	↑	↑	↑	↑	↑	8/05	1/07 & 6/07	\$ 25,000,000	
5 Northridge Parking Facility	\$ 580,000	↑	↑	↑	↑	↑	↑	↑	6/05	\$ 580,000	
6 Rio Grande Purchase	\$ 4,750,000	↑	N/A	N/A	N/A	N/A	N/A	N/A	4/04	\$ 4,750,000	
7 Rio Grande Parking	\$ 15,000,000	↑	Land use negotiations with AISD and City in progress								\$ 15,000,000
8 Rio Grande Renovations	\$ 11,000,000	↑									\$ 11,000,000
9 Rio Grande Offices	\$ 3,200,000	↑									\$ 3,200,000
10 Pinnacle Parking Expansion	\$ 650,000	↑	Resumed contact with adjacent land owner to explore current options								\$ 650,000
11 District Wide Renovations I	\$ 3,120,000	↑	Various projects in progress								\$ 3,120,000
<b>Total Obligations:</b>											<b>\$ 99,500,000</b>

**Other Projects**

San Marcos Campus	TBA	↑	Upon Annexation								
Eastview Campus Testing	\$ 500,000	↑	In Progress							7/05	Filed Affected Property Assessment Report

**Current Status**

In Progress	↑
On Hold	

Report to the Board  
November 1, 2005