CITY OF WACO

City of Waco
Tax Increment Financing (TIF) Application

McLENNAN COMMUNITY COLLEGE

Cameron Hall and Courtyard

CITY OF WACO

City of Waco
Tax Increment Financing (TIF) Application

Project Name: Cameron Hall and Courtyard

Table of Contents

City of Waco – Tax Increment Financing (TIF) Application

McLennan COMMUNITY COLLEGE

Cameron Hall and Courtyard

CITY OF WACO

City of Waco
City Manager's Office
Economic Development
300 Austin Ave. / P.O. Box 2570
Waco, TX. 76702-2570
(254) 750-5640
www.waco-texas.com

City of Waco
Tax Increment Financing (TIF)
Application

Project Name: Cameron Hall and Courtyard

Project Address: 1400 College Drive, Waco, Texas 76708

Application Submittal Date: 2/17/2023

Part 1:
Introduction

City of Waco
Tax Increment Financing (TIF)
Application Process

Tax Increment Financing Background:
Tax increment financing (TIF) is a mechanism to finance appropriate improvements in a designated area in order to stimulate new private investment and increase real estate values. The taxes (tax increment) generated by the new investment is paid into a special district fund and then used to finance TIF projects.

TIF Project Application Process:

1. Call 254-750-5640 to arrange a pre-application meeting to discuss the TIF application and review process (City Management & ED staff).
2. All applicants **must** schedule a Plan Review meeting (Inspections Dept) to ensure all development requirements (i.e. sidewalks, landscape, traffic concerns, facilities for solid waste collection, etc.) are correctly included in the plans and cost estimates. Incorrect cost estimates cannot be revised upward after a recommendation from the TIF Board goes to City Council.
3. Prior to TIF application submission, applicants must consult with the Utilities Engineer to determine whether the project's proposed uses will require additional on-site, upstream or downstream improvements. Economic Development staff should also be notified of this meeting and will attend if possible.
4. The TIF project application must be FULLY COMPLETED in the format requested with all the required attachments.
5. City Staff review the application and prepare recommendations for TIF Board consideration.
6. The TIF Board recommends approval, or disapproval, to City Council.
7. One City Council meeting is required to approve or disapprove of TIF Funding.
8. The funding approved by City Council will be provided to the Applicant via contract execution by Applicant and City Manager.
9. TIF payment/s for projects will be made after project completion, and confirmation of the investment and value of the project is confirmed as presented in the application and agreed upon in the contract. Payments may be made over one or more years.

Please Be Aware:

1. TIF Grants, if approved, may reimburse all, **or a portion of,** expenses for eligible public improvements. Significant awards may be self-funding and will be paid in annual installments based on the tax increment generated by the project to the extent funds are available, except for projects restoring historically contributing structures or as otherwise approved by the TIF Board and City Council.
2. All taxes and assessments must be current on all McLennan County properties owned by the applicant, including other properties owned under other names by the persons involved in this project. Proof of this must be provided with the TIF application and when a request for payment is made.
3. The legal entity that will enter into a contract with the City for the public improvements must be in good standing with the State of Texas.
4. TIF applications should be submitted prior to applying for the project's building permits.
5. The submission of an application conveys no requirement upon the TIF Board or City to grant funding to a project.
6. Applicants should not proceed with construction of TIF-eligible expenses or improvements prior to receiving TIF grant approval. Interior renovations and improvements that are not eligible for TIF funding may proceed with permitted construction during the TIF Application process. Although, there is a possibility that TIF Funds **MAY** be awarded for expenses incurred for surveys of remediation needs, the actual remediation process, and demolition of non-historic buildings before or during the submission of a TIF Application, **the TIF Board and City Council are under no obligation to provide funding for work that has already been completed.**

7. TIF Grants, if approved, typically cover only a portion of the public improvements required for the project.
8. If the total project cost is less than the amount presented to City Council for approval, then the award may be reduced proportionally. The City must review final documented construction expenses paid by the grantee for the total project prior to providing any TIF funds (Notarized Contractor's Application for Payment, or Schedule of Values, or any other documentation that may be required to prove payment).
9. All contracts with the City require certain disclosures or proof of insurance (project, liability, workers compensation, etc.).
10. All public improvements must be bonded & general contractor must provide a payment & performance bond to the City prior to work commencing
11. If the TIF applicant or any persons representing the applicant have received prior TIF funds, either under this applicant name or a different name, a status report on that TIF funded project(s) must be submitted along with the application for the new project.

TIF 1 Development Objectives:

The City of Waco has adopted a master plan for downtown development "Imagine Waco: A Plan for Greater Downtown". Submitted TIF Projects should be in compliance with the goals of the plan. The goals of the plan for downtown are to be designed for people and be walkable, convenient, and accessible, to have a vibrant riverfront as a centerpiece of the city, to provide effective transportation choices and linkages, to offer new housing choices in greater downtown, to boast seamless connections between East and West Waco, to be a leader in sustainability, and to offer an active commercial core with a range of activities.

TIF 4 Development Objectives:

The City of Waco is working on a number of initiatives to enhance the economic vitality of the areas and encourage new development within the Zone. These initiatives include redevelopment of the Floyd Casey site, Redevelopment of the La Salle Avenue Corridor, Trail connectivity and parks and open space planning. Tax Increment Reinvestment Zone Number Four will be used as a tool by the City in implementing public improvements that further the community's vision, bolster the commercial and residential viability of the area and enhance economic development initiatives.

TIF Eligible Expenses:

TIF eligible expenses are defined by Chapter 311 of the Texas Tax Code, and may be eligible for all, or **a portion o**f, funding are noted below although other eligible expenses may be approved.

1. The installation of public works and public improvements that adhere to the City's applicable design guidelines within TIF Zones.
2. Public Utilities, water & sewer mains (replacements and upsizing for future development) & improvements to flood and storm drain system facilities.
3. Railroad or transit facilities.
4. Sidewalks, streets, streetlights, curbs and gutter.
5. Environmental remediation of conditions that impact public or private land or buildings (i.e. asbestos, lead paint).
6. The preservation/restoration of a historic façade (public or private building).
7. Landscaping and irrigation in the public right-of-way.
8. Demolition of a public or private building that is a hindrance to development, and is not considered historic.
9. A portion of the professional service costs incurred for architectural or engineering services (only for the design of the public improvements).
10. Public projects – including the cost of buildings, schools or other educational facilities owned by, or on behalf of a school district, community college district or other political subdivision of the state.

Part 2:

Application Instructions:

- **NOTE:** Prior to completing this application, please contact the City of Waco Economic Development staff at 254-750-5640 to schedule a pre-application meeting to discuss your project and potential TIF eligibility.
- Submit the **FULLY COMPLETED application with ALL forms and attachments** to City staff. The electronic documents should either be saved to a **CD, flash drive, or submitted via a link by e-mail** to the appropriate City staff.
- The information in this application and any supporting documents are subject to the Texas Public Information Act after being submitted to the City. It is the applicant's responsibility to clearly identify any supporting document that is considered proprietary information as "confidential" upon submission. City staff, the TIF Board and City Council will protect that confidentiality to the extent allowed by law and will notify you of any request for that information. If you have questions, please contact City of Waco Economic Development staff at (254) 750-5640.
- **LINKS TO ADDITIONAL HELPFUL INFORMATION THAT MAY BE NEEDED DURING THE APPLICATION PROCESS:**

  Contributing Historic Structure List (Section 4)
  Downtown Overlay Guidelines (Section 7)
  Downtown Overlay Map (Section 7)
  Façade Standards (Section 7)

TIF Project Application Checklist

NOTE: The TIF application process requires supporting documents corresponding to each section. After you complete the form and collect the documents required, please use this checklist to ensure your application is fully complete. **SUBMIT THE COMPLETED CHECKLIST WITH THE APPLICATION.**

Item	NA	Electronic Copy	Hard Copy
Project Documents:			
P1a. Project summary sheet: Provide a one- or two-page description of your project that Includes type of project, project location, square footage, number of units, design detail, private investment, public investment, requested TIF funding, and other relevant descriptive information and a brief narrative of why your project should be approved. Please include detail if your project incorporates plans to increase density, include open space or parks, transit- oriented development, or unique urban design. This summary will be used as a hand out to briefly describe your project to TIF Board members and City Council.	☐	✔	☐
P1b. "Before Photos" showing current condition of all public & private areas to be improved.	☐	✔	☐
P2. Site plan. Show both public and private improvements. Site plan must show build-to line, primary entrance location, parking locations, and all lighting and landscape plans, including location and types of plants, trees, street furniture, etc. for the R.O.W. and public areas.	☐	✔	☐
P3. Elevations for all street frontages that show your project in some detail. Elevation must include building height, façade glazing, and examples of building materials.	☐	✔	☐
P4. Building materials. Show images of the types of materials used in both public and private improvements, such as façade materials, roofing materials, type of brick, etc.(masonry is preferred for new construction; original material types should be used in the restoration of an existing building).	☐	✔	☐
P5. Unit mix (Residential projects only). Show number, size, type, and price of each unit.	✔	☐	☐
P6. Location maps. Maps should generally indicate the subject property boundaries and readily recognized reference points, such as surrounding streets.	☐	✔	☐
P7. Line Item Budget for the Total Project with 3 columns (use the sample budget format) identifying: TIF Eligible expenses; Non-TIF expenses (private); Total expenses. NOTE: If the applicant is the contractor, or in partnership with the contractor, two additional contractor quotes are required. The sample budget format should be followed.	☐	✔	☐
P8. Provide your proposed water usage / fire demands so that the Utilities designee can determine if project's proposed uses are likely to require additional fire safety measures, and on-site, upstream or downstream water or wastewater improvements. Additional utility information may be required depending on the condition and capacity of the existing utility infrastructure.	☐	✔	☐

Attachments	NA	Electronic Copy	Hard Copy
A1a. Company resume One page history of similar types of projects done by of the applicant(s), or the applicant's close affiliates.	☐	☑	☐
A2. Attach the applicable documents based on the form of the applicant company.	☐	☑	☐
Corporation or affiliated with a corporation:	☐	☑	☐
A2a. Articles of incorporation	☐	☑	☐
A2b. Certificate to do business in the State of Texas (Issued by Secretary of State)	☐	☑	☐
Partnership:	☐	☑	☐
A2c. Partnership agreement	☐	☑	☐
Sole Proprietorship:	☑	☐	☐
A2d. DBA certificate	☑	☐	☐
A3. Letter of commitment for financing from a financial institution.	☑	☐	☐
A4. Surety or bonding information (applicable to all public improvements).	☑	☐	☐
A5. Affidavit signed by each partner of the Applicant Company that states bankruptcy, litigation, and tax payment status (form attached).	☑	☐	☐
A6. PID assessment payment information (if applicable).	☑	☐	☐
A7. W-9 (please fill out and attach a W-9 form).	☐	☑	☐

Section 1: General Project Information			
Project Name:	Cameron Hall and Courtyard	Submittal Date:	2/17/2023
Street Address City, State, Zip	1400 College Drive, Waco, Texas 76708		
General Location	McLennan Community College campus, off Scottish Trail, adjacent to Parking Lot I.		

Section 2: General Ownership Information			
Name of applicant:	*(as registered on legal documents)* McLennan Community College		
Name of parent company/affiliates:	*(if applicable)*		Website: mclennan.edu
Preparer: (contact person)	Stephen Benson	Office Phone: 254-299-8649	Cell Phone: 386-628-7185
Street Address, City, State, ZIP	1400 College Drive, Waco, Texas 76708		E-mail: sbenson@mclennan.edu

Section 3: Project Summary			
Type of project: *Mixed use, retail, hotel, residential, office, commercial shell etc*	Mixed use office, entertainment, and education		
Property acquisition: *(estimated or actual date)* Owned	**Projected Start:** *(Building permit issued)* June 2023	**Projected Finish**: *(Final CO issued)* March 2024	
Project site acreage:		Total current MCAD value:	
Number of parcels:		Total acquisition cost:	
Number of proposed buildings:		Total Demolition cost:	$80,500
Linear Footage of Street Frontage:		Total Environmental & Abatement	
Proposed building Square Footage:	8,204	Total private improvement **cost**:	$1,918,644
Total Floor Area of buildings:		Total public improvement **cost**:	$4,134,037
Total Floor Area Ratio: (=Total Floor Area/Project Site Acreage)		Total construction **cost**:	$6,052,681
		Estimated market **value** at completion:	
		Total TIF Assistance Requested:	$1,210,536
If Commercial Shell project, does the total project budget include Tenant Improvements?		If not included in the Project Summary Costs, what is the estimated TI per square foot?	

Section 4: Site Information	
MCAD account number(s):	182835
Street address(es):	1400 College Drive
Current use(s):	Not used
Size of current building(s) in square feet:	9,100 square feet and additional outside space in the courtyard

Are any buildings on the site identified as a Contributing Structure ("C") in the Waco Downtown Historic District as defined by the National Register of Historic Places?	☐	YES	☑	NO
If it is contributing, does the proposed project meet the requirements of the Facade Guidelines?	☐	YES	☑	NO
Will any of the proposed improvements result in the loss of a Historically Contributing Structure classification?	☐	YES	☑	NO

Contributing Structure Inventory #	Year Built	Architectural Style & Building Name (if applicable)

Does applicant own project site, have an option to purchase, have a contract to purchase, or plan to lease project site?	Owns site

Section 5: Planned Demolition

Will any buildings on the property be demolished? (*If YES, fill out chart below. Add rows and/or additional pages as necessary.*)	YES ☑	NO ☐

Address	Type of Use	Square	Year Built	Number of Employees	Number of Residents
1400 College Drive	Not structu	9,100	1922	0	0

Section 6: Planned Building Area by Use
(Fill out for each building or phase; add additional sheets as necessary)

Type of Use	Sq Feet *	Units
Hotel rooms	0	0
For sale residential	0	0
For rent residential	0	0
Retail	0	0
Office	1,640	1
Live/work	0	0
Entertainment/Recreation	6,064	1
Warehouse	0	0
Technology/Lab	0	0
Common area	500	1
Commercial Shell	0	0
Restaurant	0	0
Other:	0	0
Total Square Feet:	8,204	1

Is the Proposed Project a change of Use?

Public Parking	**# of Public Spaces**
Total Existing Parking Spaces	323
Total New Parking Spaces	0
Structured:	
On site surface:	
On street:	
Other:	
Building Heights	
Number of stories (above ground):	1
Number of basement/sub surface levels:	1
Building height (feet) for tallest building:	Unknown currently

Section 7: Design
District Overlay Requirement Checklist

Is the project located within the Downtown Overlay District? YES: ☐ NO: ☑

If YES, does the project meet the following major design requirements? *(please check YES or NO in the table below)*

Item	Requirement	YES	NO	Plans**
Building Height	Minimum 22' building height for new one story construction.	☐	☐	☐
	Maximum height of NO more than three stories above the tallest building on the block.	☐	☐	☐
	Minimum interior height of 12' for the first floor of a new commercial building.	☐	☐	☐
Build to Line	80% of a building façade must be built on the front property line.	☐	☐	☐
Façade Glazing	All façades shall be glazed with clear glass at a rate of 30% on the ground floor for any new buildings or for substantial building renovation.	☐	☐	☐
Primary Entrance	Primary Entrance must be on the front building façade facing the street.	☐	☐	☐
Parking	Off-street parking must be behind buildings, underground or in structure.	☐	☐	☐

The preceding Design requirements may not apply to all projects in the Downtown District Overlay and other requirements dealing with use, parking, access, signage and fencing may be applicable. Contact Planning Services 750-5650 for more information.

****(Please identify on which plan the design is detailed. If NOt included in the application, list future plan submittal).**

Section 8: Applicant Contact Information			
Applicant:		**Secondary Contact:**	
Legal name of Applicant:	McLennan Community Colle	Company name:	McLennan Community College
Signatory name:	Johnette McKown	Contact Name:	Stephen Benson
Title:	President	Title:	VP, Finance and Administration
Street address:	1400 College Drive	Street address	1400 College Drive
City, state, ZIP	Waco, TX 76708	City, state, ZIP	Waco, TX 76708
Office phone:	254-299-8601	Office phone:	254-299-8649
Cell phone:	254-744-1285	Cell phone:	386-628-7185
Fax:		Fax:	
E-mail address:	jmckown@mclennan.edu	E-mail address:	sbenson@mclennan.edu

Principals of Applicant Company (if applicable)

Name	Title	Street Address, City, State, Zip	Phone
K. Paul Holt	Board Chair	(see attached)	(see attached)
Earl Stinnett	Vice Chair	(see attached)	(see attached)
		Full list of board members is attached	

Section 9: Company Information (Applicant only)			
If applicant is a Sole Proprietorship, complete the following:			
Name of Sole Proprietorship:			
Date Sole Proprietorship was established:			
If applicant is a Partnership, complete the following (check one): General Partnership ☐		Limited Partnership ☐	
Date of Partnership			
Has applicant done business in the State of Texas: ☐ YES ☐ NO			
If YES, please state date, location, and type of business conducted *(add additional pages if necessary)*:			

Date:	Location:	Type of Business:

List the following for each general or limited partner:

Name	Title	Street Address, City, State, Zip	Phone

Section 9: Company Information continued				
If applicant is a Corporation, complete the following *(add additional pages if necessary)*:				
State of Incorporation:	Texas		Date of Incorporation:	9/19/1966
Is applicant authorized to do business in the State of Texas?			YES ✔	NO
Applicant is a	Publicly Held Corporation:		Privately Held Corporation:	
If publicly held, how and where is stock traded:				
List the following for each officer and director of the applicant:				
Name	Title	Street Address	City, State, Zip	Phone #
K. Paul Holt	Board Chair	(see attached)	(see attached)	(see attached)
Earl Stinnett	Vice Chair	(see attached)	(see attached)	(see attached)
Full list of board members is attached				

Section 10 : Financial Information (provide signed affidavit)	
Has any surety or bonding company ever been required to perform upon applicant's default? If YES, all defaults will be listed on the signed Affidavit(s), including the name of the surety or bonding company, date, amount of bond, and the circumstances surrounding said default and performance. Has any surety or bonding company ever been required to perform upon applicant's default? If YES, all bond performances will be listed on the Signed Affidavit, including the name of the surety or bonding company, date, amount of bond, and the circumstances surrounding said default and performance.	YES ☐ NO ✔
Has applicant, (including any partner, member or agent) ever declared bankruptcy? If YES, the following for every bankruptcy will be included on the signed Affidavit(s): date of bankruptcy, the court jurisdiction, under which bankruptcy chapter, and the amount of assets and liabilities	YES ☐ NO ✔
Has applicant (including any partner, member or agent) been involved in prior or pending litigation, liens, or claims against the applicant, as they pertain to applicant's experience with the development of real estate? (If YES, ALL prior or pending litigation, liens, or claims against the Applicant, as they pertain to Applicant's experience with the development of real estate will be listed on the signed Affidavit(s).	YES ☐ NO ✔
Is the applicant current on all payment of taxes and assessments (i.e., City, County, School, payroll, sales, PID assessments, etc.?) If not, all unpaid taxes will be listed on the signed Affidavit(s).	YES ✔ NO ☐
Applicant's Federal Tax ID Number / EIN: 74-1541260	
Location of IRS Center where Federal Income Tax Returns are filed:	

Section 11: Applicant Certification

I hereby assure that no City of Waco City Council member, no member of a City board or commission, or any City employee will have any financial interest, direct or indirect, in any assistance that may be provided to the applicant or affiliates for the project described herein except as disclosed in writing by the applicant.

I understand that the information contained in this application and any supporting documentation may be subject to the Texas Public Information Act once it is submitted to the City.

I agree that Tax Increment Financing is a discretionary program. I have no right to receive tax increment financing, and the TIF Policy does not create legal rights. The City may terminate my application for TIF at any time, for any reason.

I understand that the execution of this Acknowledgement does not constitute a contract or agreement with the City, or a promise of the City to enter into a contract or agreement.

I understand that any changes in the project (total scope, aesthetics, building materials, use, parking, occupancy, project budget, financial partners or institutions, or other substantive changes) from what is presented in this application, and what is approved by the Waco City Council, must be approved by the City Manager (or designee) prior to construction. If not, the TIF funding may be decreased, recaptured, or cancelled.

I certify that all the information requested by this application has been provided. I certify that all the information provided herein is true and correct.

Applicant Name (Print): Johnette McKown

Applicant Signature: Johnette McKown

Title: President

Date: January 13, 2023

LITIGATION, BANKRUPTCY, TAX, AND SURETY AFFIDAVIT

STATE OF TEXAS §
§
COUNTY OF McLENNAN §

Came unto me this day, Johnette McKown (Print Name), Affiant, a person known to me and upon oath swears as follows:

1. No judgment has been obtained against me in any civil action, excluding family law matters, in any jurisdiction either individually or as a sole proprietor, member, officer, or partner of any business structure or legal entity; and

2. I am not currently nor have I ever been a party to bankruptcy proceedings either individually or as a sole proprietor, member, officer, or partner of any business structure or legal entity; and

3. I am not currently nor have I ever been delinquent on paying any taxes either individually or as a sole proprietor, member, officer, or partner of any business structure or legal entity.

4. I am not currently nor have I ever been in default as a principal (either individually or as a sole proprietor, member, officer, or partner of any business structure or legal entity) on any surety bond.

5. If I cannot swear to each and every one of the statements in 1 through 4 above, I have provided details in **Attachment "A"** attached hereto.

Johnette McKown
Signature of Affiant

Sworn to and subscribed before me on this 13th day of January, 2023

Jodi Harper
Signature of Notary

Jodi Harper
Print Name of Notary

JODI HARPER
NOTARY PUBLIC
ID# 12983453-5
State of Texas
Comm. Exp. 06-04-2026

(Seal)

ATTACHMENT "A" TO

LITIGATION, BANKRUPTCY, TAX, AND SURETY AFFIDAVIT

The following constitutes any and all prior and current civil actions (excluding family law matters) to which I have been a party:

Cause NO.	Court	Names of Parties	Disposition
6:20-CV-00	US District	Plaintiff-Jame C. Herndon; Defend	Settled
6:22-CV-10	US District	Plaintiff-Casey Hubble; Defendant	Pending
		(Litigation for the last 5 years)	

The following constitutes any and all prior and current bankruptcy proceedings to which I have been a party:

Cause NO.	Court	Caption	Disposition

The following constitutes any and all prior and current tax delinquent matters to which I have been a party:

Taxing Entity	Year(s)	Amount Owed	Disposition

The following constitutes any and all prior and current instances of default as a principal on any surety bond:

Name of Surety	Date	Bond Amount	Circumstances of Default

You may attach any supporting documentation or explanations regarding any of these matters.

Board of Trustees

Updated as of 2/16/2023

Pauline Chavez
832 Horseshoe
Waco, TX 76711
254-716-3329

Jonathan Hill
4600 Scottwood Drive
Waco, TX 76708
254-652-0675

K. Paul Holt – Chairman of the Board
110 Mecca Rd.
Waco, TX 76710
254-744-6549

Liz Palacios
157 Nogal Lane
Robinson, TX 76706
254-717-7063

Earl Stinnett, Sr. – Vice-Chair of the Board
113 Sherwood Oaks Drive
Waco, TX 76705
254-709-6177

Ricky Turman
312 W. Tinsley
Robinson, TX 76706
254-723-02985

Geneva Watley
1201 W. 4th St.
McGregor, TX 76657
254-405-9810

P1a. Project Summary

McLennan COMMUNITY COLLEGE

Cameron Hall and Courtyard

A commitment to McLennan County and Waco has been a central part of the McLennan County Junior College District's mission since its beginning on November 2, 1965, when the residents of McLennan County voted to approve its creation. Championed by the Chamber of Commerce, the importance of the community has been a hallmark from the early days, evident by the Board's decision in 1966 to change the name to McLennan Community College. Today this commitment continues with our vast educational offerings to the residents of McLennan County, our partnerships to train our local workforce, involvement in economic development projects and chamber of commerce activities, as well as numerous civic organizations. The College has specifically been committed to the goals of the tax increment financing initiative with ongoing support of almost $6 million and recent support of the new TIF4 initiative. Our current mission statement is to educate our students – improving their lives and enriching our community. Just as it was in the early years, supporting our community remains a paramount goal.

The Cameron Summer Home was the creation of William Waldo Cameron, who succeeded his father as head of the family lumber business. Built in 1922, the house was a wedding present from Cameron to his new bride, Helen. This lavish wedding gift has endured a long history as a gift to the entire Waco community. After William W. Cameron died in 1939, the house was sold. McLennan Community College acquired the Cameron Summer Home in 1966 as part of the property purchased for the main campus. Although its days as a private residence were over, the home became a different sort of home to the community, serving as the home for the Art Center of Waco starting in 1970. Over the years, the home played host to countless arts, social, and wedding events. In 2017, despite renovation efforts over the years, the house began to show signs of its advancing age. Major structural damage forced a sudden end to the home's use.

Envisioned as a community project, the college embarked on a mission to restore the Cameron Summer Home property to its original glory for the community to once again enjoy. The McLennan Community College Foundation organized a steering committee of local leaders to assist with a capital campaign to raise funds for the project. After exploring many options, it has been determined that the renovation of the one hundred-year-old home is ultimately not financially practical. The College continued to not waiver from its commitment to honor the amazing legacy of the Cameron family. McLennan Community College has now developed a plan to build a new 8,200 square foot structure that pays homage to the historic home and Cameron family, while providing a state-of-the-art building on the site. The Cameron Summer Home on the current site is approximately 9,100 square feet. The historic courtyard will be restored to its former glory with lush gardens to complement the site. The McLennan Community College Foundation has committed to rallying support from private donors to fund the remainder of the project costs. Significant private donations and pledges are demonstrative of widespread community support for this project. The new facility will provide

functional space for McLennan Community College events; College and community collaborations for business and social events; house the McLennan Community College Foundation offices to serve as the hospitality arm of the College; and interactive exhibits highlighting Cameron Park, the Cameron family, and the College's role in the life of Waco and McLennan County. An important element for the vision of the space is the shared use of this wonderful space with the community, especially other nonprofit groups.

The use of the facility is not only for community events and collaboration, but it is envisioned as being an ideal location for students of all ages to learn, collaborate, and have events.

The City of Waco was involved in earlier renovations of the Cameron House. We know that officials with the City of Waco understand and appreciate the history of the Cameron family. This project will bring the history back to life and allow the community to use the space once again.

The estimated costs of construction are listed below, which includes construction of a new building, repair of the historic courtyard, and associated professional services.

Construction of Building:	$3,334,037
Landscape and Irrigation	$400,000
Repair of Courtyard:	$400,000
Professional Services:	$368,400
Furniture and Equipment:	$1,000,000
Contingency:	$550,244
Total Estimated Construction Cost:	$6,052,681

McLennan Community College is requesting $1,210,536 of TIF funding to support this very important initiative for the community.

P1b. Before Photos

McLennan COMMUNITY COLLEGE

Cameron Hall and Courtyard

The pictures and diagrams in this section show the current state of the Cameron House. Included in this section is the Structural Observation Report prepared by Winton Engineering on November 28, 2017.

Figure 1. Cameron House Exterior

Figure 2. Cameron House Exterior (North Side)

Figure 3. Cameron House Exterior (North Side)

Figure 4. Cameron House Exterior

Figure 5. Cameron House Courtyard

Figure 6. Cameron House Courtyard (South Side)

Figure 7. Cameron House Interior (2-3 inch gap in the first-floor decking)

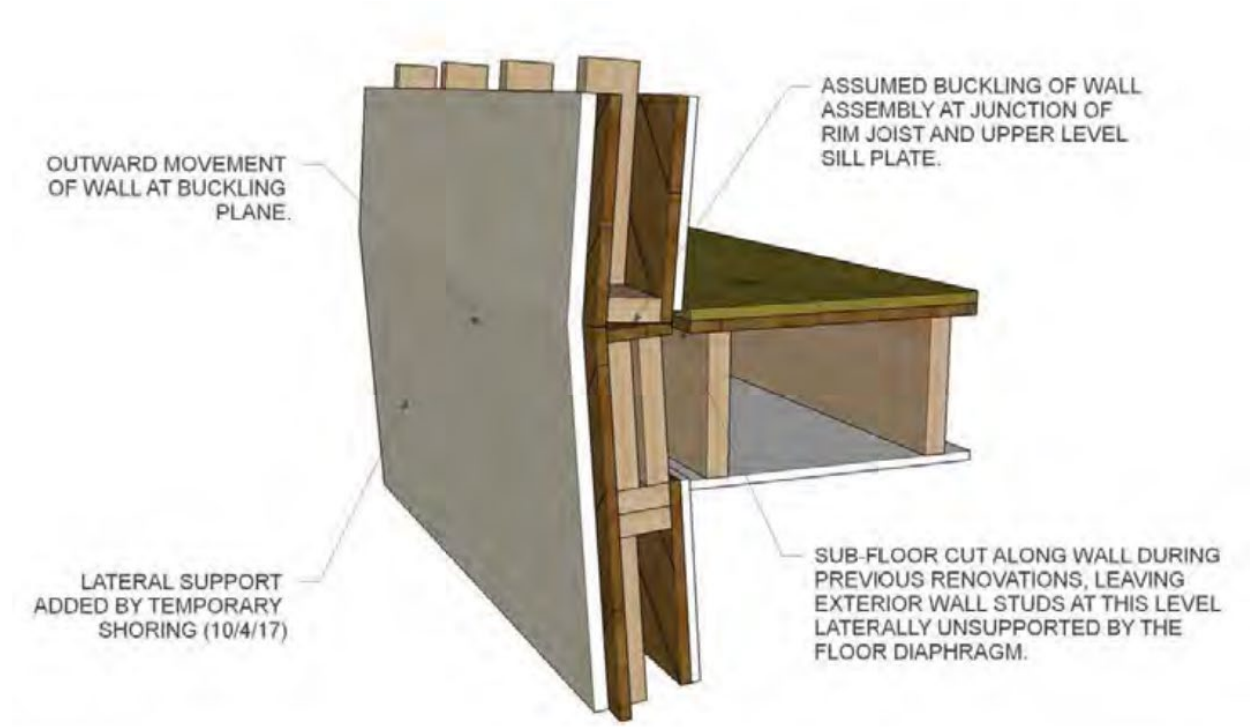


Figure 8. Diagram showing movement of the floor and walls

Figure 9. Cameron House Interior (Temporary support installed to stabilize the structure)

Figure 10. Cameron House Interior (HVAC Unit)

Figure 11. Cameron House Interior (2nd floor)

Figure 12. Cameron House Interior (various cracking)

Cameron Summer House

(The Art Center of Waco)

- 1300 College Drive
- Waco, Texas

- Prepared for: McLennan Community College

- WE Project No. 2017-062
- November 28, 2017

WINTON
ENGINEERING

"Turning Ideas into Reality"

Structural Observation Report

WINTON
ENGINEERING
"Turning Ideas into Reality"
TBPE Firm F-282

November 28, 2017

rbdr Architects
Attn: Bernadette Hookham
913 Franklin Ave., Suite 100
Waco, Texas 76708

Re: Structural Observation Report
Cameron Summer Home
Waco, Texas
Winton Engineering Project No. 2017-062

Dear Ms. Hookham:

Winton Engineering, Inc. is pleased to submit this structural observation report for the Cameron Summer Home. By signature below, this report was authored by and prepared under the direct supervision of the undersigned professional.

Please feel free to contact us if you have any comments or questions regarding this report. We look forward to working together as the project progresses.

Sincerely,

WINTON ENGINEERING, INC.
TBPE Firm No. F-282

Jim Winton, PE
President

Cc: File 02

The seal appearing on this document was authorized by
James R. Winton, PE #68190
on November 28, 2017

An original signed copy is on file at the offices of Winton Engineering, Inc.
Texas Board of Professional Engineers – Firm No. F-282

X:\Cloud-Jobfiles\2017-062_MCC-WmCameronHome\02_Correspondence\2017-062_CoverLetter_2017-11-09.docx

TABLE OF CONTENTS

INTRODUCTION

Authorization/ Purpose

This structural report for the Cameron Summer House, current home of The Art Center of Waco, was authorized in September of 2017 by Ms. Bernadette Hookham of rbdr Architects, on behalf of McLennan Community College (Owner).

The purpose of the report was to provide an elevated "Level B" structural observation of the property, as described in the *Guidelines for the Evaluation and Repair of Residential Foundations*, prepared by the Texas Section of the American Society of Civil Engineers. Particular attention was directed by the owner to the rear wall of the building, where bowing of the exterior wall surfaces had been observed.

Overview

The Cameron Summer House is a historic Waco structure, constructed around 1916 for W.W. Cameron, son of the noted Waco philanthropist and lumber baron William Cameron.

In 1975 the house was renovated for use by the Waco Creative Arts Center, now known as The Art Center of Waco, who still occupied the building at the time of the authorization of this report.

It is our understanding that The Art Center was investigating new locations, and that the college was thus considering renovation of the to-be-vacated structure for other uses. This structural report was authorized as a part of due diligence regarding the long-term structural integrity of the structure.

General Site Observation Information

- Observation #1: September 18, 2017
- Time of observation: 8:00 am until 5:00 pm
- Weather: Partly Cloudy, No Rain
  66˚ min, 95˚ max
- Present during observation: Jim Winton, P.E. – Winton Engineering
  Jared Kelm – Winton Engineering
- Testing performed: Visual observations of exterior and interior.
  Relative floor elevation measurements.
  Wall plumb measurements.

- Observation #2: October 2, 2017
- Time of observation: 9:00 am until 5:00 pm
- Weather: Partly Cloudy, No Rain
  66˚ min, 95˚ max

- Present during observation: Jim Winton, P.E. – Winton Engineering
  Chris Abila, E.I.T. – Winton Engineering
  MCC facility maintenance personnel
- Testing performed: Visual observations of attic and crawl space.
  Borescope viewing of north wall.

- Observation #3: November 6, 2017
- Time of observation: 1:30 pm until 3:30 pm
- Weather: Partly Cloudy, No Rain
  85˚ min, 89˚ max
- Present during observation: Jim Winton, P.E. – Winton Engineering
  Barsh Construction personnel
- Testing performed: Visual observations of framing at first and second floor levels. (Partial removal of existing finishes by Barsh Construction).

Property Description

- Address: 1300 College Drive
  Waco, Texas
- Date of Construction: Estimated original date of 1916.
  Art Center renovations in 1975.
  Roof reconstructed in 1997.
- Exterior Wall/Roof Framing: Conventional wood stud framing.
- Interior Wall Framing: Conventional wood stud framing.
  Additional interior supports added during the 1975 Art Center renovations.
- Exterior Veneer: Stucco on metal lath, over wood lath strips and felt paper.
- Interior Wall Finishes: Plaster and sheetrock.
- Roof: Spanish Clay tile over Grace Ice and Water Shield, on wood decking.
- Site: Gently sloping from south and west, with rock face on north and east sides.

Figure 1 - Map View

Figure 2 - West Side Elevation

OBSERVATIONS

Observation Methods

The site observation was made in general conformance with a "Level B" investigation as established by the Texas Section American Society of Civil Engineers "Guidelines for the Evaluation and Repair of Residential Foundations". Level B investigations typically include:

- Interviews with the owner's representative regarding the history and past performance of the structure, including identification of current structural concerns.
- Review of documents available regarding the original construction of the building, and subsequent modifications and repairs.
- A floor elevation study, including drawings showing elevation readings.
- Visual observations made during physical walk-through(s).
- Observation of factors influencing the structural performance of the building.
- A written report outlining the findings of the investigation.

In addition, based upon the results of the observations above, selective demolition was performed in order to observe in more detail the structural conditions at areas of interest.

On-site interviews were conducted with Mr. Sid Ross, Director of Facilities, Planning and Construction for McLennan Community College. Mr. Ross provided information on the history of the house, including known past repairs.

Visual observations of the Cameron Summer Home were made on the dates indicated above. The observations included the entire exterior perimeter of the building, as well as the entire interior, and accessible portions of the attic space and crawl space. Observations were generally limited to areas readily visible, however existing finishes were subsequently removed at selected areas where the results of the initial investigations warranted.

Photographic documentation of the observed conditions was made, and is partially included in attachments to this report. Additional photos are on file in our office records.

Additional observation and investigation was made of the following sources of information which were provided by the owner:

- Plans entitled "Waco Creative Art Center – Renovation of the Cameron Residence" dated November 18-20, 1974, and prepared by Ford, Powell & Carson, Architects and Planners, of San Antonio, Texas. (Attached)
- Fax for cost estimate for building repairs and structural evaluation at The Art Center, dated October 3, 1995. (Attached)
- McLennan Community College Inter-Office Memorandum regarding options for roof repairs at the Art Center, dated September 25, 1996. (Attached)

- Bid form for reroof of Art Center, prepared by Bush Building Corporation. Bids due May 29, 1997. (Attached)
- Grant request from The Art Center to the Meadows Foundation for renovations to the building, dated November 1, 1997. (Attached)
- Letter from The Rogers Company regarding apparent structural problems at the MCC Art Center, dated April 26, 1999. (Attached)

Observation Notes

For the purposes of this report, the front of The Art Center is assumed to face south toward the covered patios. The rear wall is at the north side of the building. The west side of the building faces the parking lot, and the east side faces a wooded bluff. The lower floor level is referred to herein as the "Basement", the front entry level is referred to as "First Floor", and the upper level as the "Second Floor". *(See Figures 3 and 4 below.)*

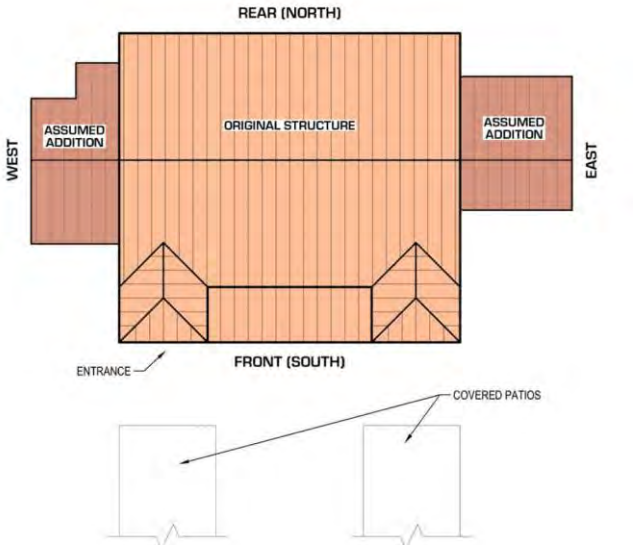


Figure 3 - Directional Key Plan

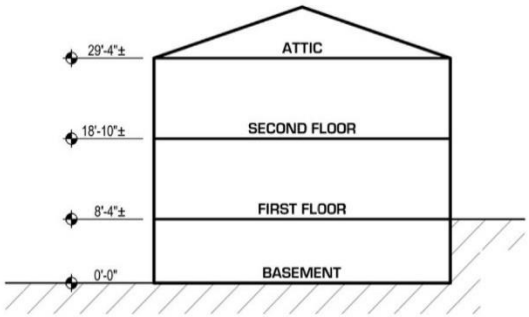


Figure 4 - Floor Level Key Plan

The following observations relevant to the structural history and integrity of the building were noted during the preparation of this report.[1]

- Interviews/Documentation Notes[2] - Information provided either verbally or in written documentation form by Mr. Sid Ross included:

    1. The building was originally a summer weekend residence for the Cameron family, assumed to have been constructed around 1916.

[1] Photographs referenced in this section, including photo key plans, are included as Attachment B.

[2] Note that not all verbal information provided by others has been independently confirmed by Winton Engineering. It is included here for general reference.

2. Remnants of other related structures, including a skeet shooting platform and trap house, a carriage house, and a kitchen and servant's quarters are still visible, and in some cases still intact, in the immediate vicinity.
3. The building was renovated for use by Art Center of Waco in the mid 1970's. Plans provided by Mr. Ross indicate the architectural firm for the renovation project was Ford, Powell & Carson, Architects and Planners, from San Antonio, Texas. Plans and specifications were sealed by O'Neil Ford, FAIA, Texas Registration No. 331.[3]
4. The structural engineering firm was Williams and Schneider, Inc., also from San Antonio.
5. According to an article from the June 19, 1975 Citizen Newspaper, Billington Construction of Waco was the general contractor.
6. McLennan Community College (MCC) is the owner of the building. The Art Center is a tenant. MCC performs normal maintenance on the building as requested by The Art Center.
7. As early as October 1995, a bulge was noted at the center of the rear wall. It was recommended that a structural engineer be hired to evaluate the foundation and support structure.
8. In the mid-1990's, the building began to experience significant roof leaks.
9. A structural observation was authorized in 1996. Recommendations for roof repairs, including the addition of bracing in the attic, were made by Mr. Brad Bush, P.E. of Bush Building Corporation. Mr. Bush verbally indicated at this time that the building was otherwise structurally sound.
10. Bids were taken for the roof repairs in 1997, and an application was made to The Meadows Foundation for funding. Roof repairs were completed in 1998.
11. In April of 1999, a structural observation was made by John Rogers, P.E. of The Rogers Company, Waco, Texas, and Joe Raso, AIA. Mr. Rogers recommended, in an April 26, 1999 letter, exposing the floor framing at a sticking upstairs door (likely at the darkroom) where the floor was out of level to see if a determination of the problems there could be made. It was also recommended to add 2x4 wood banding on the back wall to reinforce exterior plaster that had "turned loose from the wall".
12. The 2x4 banding on the rear wall was added in 1999 by MCC maintenance personnel.
13. Original windows were replaced in August of 2001.
14. HVAC equipment in the attic serving the second-floor was abandoned in 2003-2004. The second-floor is currently conditioned by window units.
15. MCC has contracted for periodic repairs to cracks in the exterior stucco on an as-needed basis.
16. MCC has made periodic repairs to interior finishes in areas damaged by roof leaks.

[3] O'Neil Ford was an accomplished Texas architect of the mid-20th century. He has been considered one of the nation's best "unknown" architects, and in 1974 was designated a National Historic Landmark by the National Council on the Arts, the only individual to ever be given that title. His works include the Little Chapel in the Woods on the campus of Texas Woman's University in Denton, the Tower of the Americas in San Antonio, and much of the University of Dallas campus in Irving.

17. The bulge at the rear wall was originally contained by the added 2x4 banding, but has continued to progress in recent months.
18. The basement area is subject to flooding during periods of heavy rainfall.
19. Leaks occur on the south side of the building at both the second-floor wrought iron porches outside of the windows, and at the upper portion of the low-slope roof over the patio.
20. The building finishes have been abated of hazardous materials, except for the tape mud for the sheetrock in some areas of the basement level. Additional piping in concealed areas may also be asbestos-bearing.

- Exterior Observations - Information noted during the visual inspection of the exterior of the house included:

21. The house is located in a wooded area, with the terrain from the south and west gently sloping toward the house. *(Photos 1, 2)* The terrain on the north and east sides of the house is a limestone rock outcropping which slopes sharply down approximately 100 feet to the Bosque River basin. *(Photo 3)*
22. Cracks were observed on the south side of the building, near the southwest corner. The cracks had been caulked. *(Photos 4, 5)*
23. Similar cracks and repairs were observed on the west side of the building. *(Photo 6)*
24. A landscaped courtyard with an underground drainage system is located on the west side of the building. *(Photo 7)*
25. Separation of the exterior stucco finishes was observed at an interior corner near the northwest side of the building. *(Photo 8)*
26. A steel exit stair system is located at the northwest corner of the building. *(Photo 9)* The stair system was observed to be in need of repainting *(Photo 10)* and repair. *(Photo 11)*
27. A concrete ramp system is located at the north side of the building. *(Photo 12)*
28. Previous repairs to the exterior stucco finish are evident on the north side of the building. *(Photo 13)*
29. Bowing of the exterior north wall is apparent at the first-floor level, and a 2x4 support has been bolted onto the exterior wall surface at this point. *(Photo 14)*
30. A drain system has been installed along the edge of the concrete patio outside the basement level on the north side of the building. *(Photo 15)*
31. Cracks and staining in the exterior stucco were observed along the overhang at the northeast corner of the building. *(Photo 16)*
32. The joint between the exterior stucco wall and the concrete patio along the north wall needs to be sealed. *(Photo 17)*
33. Evidence of past exterior stucco repair was observed near the northeast corner of the rear wall. *(Photo 18)*
34. A steel exit stair system is located on the southeast side of the building. *(Photo 19)* Damaged decking, possibly dating to the original installation, was also observed. *(Photo 20)*

35. Cracks in the exterior stucco were observed on the east side of the building. *(Photos 21, 22)*
36. Rotted wood trim and framing was observed on the south side of the building. *(Photos 23, 24)*
37. A covered concrete patio exists on the south side of the house. *(Photo 25)*
38. A stucco crack was observed near the main entry door on the south side of the building. *(Photo 26)*

- Crawl Space Observations - Information noted during the inspection of the crawl space included:

39. A crawl space is located under the southwest corner of the building. The floor of the crawl space is cut into the limestone. *(Photo 27)*
40. Concrete columns and floor deck supporting the patio on the south side of the building are visible from the crawl space entrance. *(Photo 28)*
41. First-floor framing, partially supported by rough cedar posts, is visible from the crawl space. *(Photo 29)* Brick support columns are also visible. *(Photo 30)*
42. Heavy timber beams supporting first-floor wood 2x framing bear on the concrete and brick supports. *(Photos 31, 32)*
43. The first-floor framing appears to be in generally good condition. Batt insulation installed between the floor joists has partially fallen. *(Photo 33)*

- Basement Level Observations - Information noted during the inspection of the basement level included:

44. The basement level is currently a pottery workshop, with exposed concrete floors. *(Photos 34, 35)*
45. Vinyl wall covering in the basement level restroom is warping. *(Photo 36)*
46. Ceiling moisture damage was observed in the basement level restroom. *(Photo 37)*
47. Concrete patio support columns and deck are visible in the southeast portion of the basement space. *(Photo 38)*
48. A large crack was observed in the concrete basement wall on the south side of the building. *(Photo 39)*
49. Brick support columns are located in the west side of the basement. *(Photo 40)*
50. Moisture damage was observed on the basement ceiling. *(Photo 41)*
51. Wood shims are visible on top of the brick support columns in the basement. *(Photo 42)*
52. A large crack was observed at the intersection of a north-south wall and the rear wall at the north side of the basement. *(Photo 43)*
53. Moisture damage was observed along the base of the rear basement wall. *(Photo 44)*
54. Brick and rough cedar support columns are present in the west side basement area. *(Photo 45)*
55. Moisture damage was observed at the ceiling level in the west side basement area. *(Photo 46)*

56. 2x10 wood first-floor framing joists were observed in the west side basement area. Moisture damage was also present. *(Photo 47)*
57. Bottom of first-floor decking, observed from the basement level, was observed to have mild moisture damage. *(Photo 48)*
58. Wood support columns were observed at the steel flitch-plated beam along the rear wall. *(Photo 49)*
59. The steel flitch-plated beam was observed to have little to no remaining support from the wall framing below. *(Photo 50)*
60. Exterior first-floor level rim joists were observed to have been cut and/or removed along the rear wall. *(Photo 51)*
61. First-floor level floor joists were observed to run parallel to the rear wall. *(Photo 52)*
62. Exposed framing in the basement revealed no steel flitch-plated beam was installed as indicated on the 1974 Art Center renovation plans. *(Photo 53)*

- First-Floor Observations - Information noted during the inspection of the first-floor level included:

63. Water staining was noted above the main entrance door on the south side of the building. *(Photo 54)*
64. Cracks in sheetrock were observed above the main entrance door. *(Photo 55)*
65. Water staining and sheetrock damage were observed at the west wall in the entrance area. *(Photo 56)*
66. Cracks and water damage were observed over the patio doors in the main gallery. *(Photo 57) (Similar damage was noted in other areas along the south wall.)*
67. A definite floor swale was observed in the main gallery, near the rear wall. Portable display walls located along the rear wall were tilted, reflecting the extreme slope in the floor at this area. *(Photo 58)*
68. Minor cracks in the sheetrock walls were observed at various locations throughout the first-floor level. *(Photos 59, 60)*
69. The door to the women's restroom was observed to be significantly out-of-square with the frame. *(Photos 61, 62)*
70. A noticeable floor slope was observed in the women's restroom, from south to north. *(Photo 63)*
71. Window trim at windows on the east wall were pulling away from the wall surface. *(Photo 64)*
72. Moisture damage was observed on the ceiling in the far northeast corner. *(Photo 65)*
73. Moisture damage was observed on the floor of the mechanical closet. *(Photo 66)*
74. Moisture damage was observed over the door to the west addition. *(Photo 67)*
75. An attic hatch is located on the west side of the reception desk area. *(Photo 68)*
76. The original exterior finish composition can be seen through the attic hatch. *(Photo 69)* (Diagonal wood sheathing, felt paper, wood lathing strips, metal lath, stucco.)
77. Behind the portable display walls, the north wall was found to be separating from the first-floor framing. *(Photos 70, 71)*

78. A steel flitch-plated beam could be seen in the gap, along with saw cuts in exterior rim joists. *(Photo 72)*
79. Borescope photographs indicated the nails used to secure the 2x4 banding along the rear wall had pulled away from the wood framing behind. *(Photo 73)*
80. Borescope photograph revealed the basement level below can be seen through the separation along the north wall. *(Photo 74)*
81. Separation of the wall near the middle was measured at 2-5/8 inches on 10-2-17. *(Photo 75)*
82. Edges of the original tongue-and-groove flooring, as well as the plywood overlay, were smooth and even and appeared to have been saw-cut at some point in the past. *(Photos 76, 77)*
83. Significant damage to the rear wall framing was observed near electrical conduit installations. *(Photo 78)*
84. Wall framing was removed on the first-floor level to reveal that portions of the upper wall have no remaining support below. *(Photos 79, 80)*

- Second-Floor Observations - Information noted during the inspection of the second-floor level included:

85. The floor and ceiling of the second floor appear to slope back toward the restroom wall. *(Photo 81)*
86. Vinyl floor tiles have popped loose from the wood floor decking at numerous locations. *(Photos 82, 83)*
87. Minor cracking around door and window frames was observed at several locations on the second-floor level. *(Photo 84)*
88. Cracks were observed in the sheetrock ceiling at the northwest corner of the second floor. *(Photo 85)*
89. Cracks and separation of the wall and ceiling were observed at the wall to the men's restroom. *(Photo 86)*
90. A wooden threshold separates the east wing addition from the main building. *(Photo 87)*
91. Cracks in the sheetrock walls were observed on the south wall. *(Photo 88)*
92. Damage to the wood floor decking was observed near the south wall. *(Photo 89)*
93. Moisture damage was observed at the ceiling above the south gallery area. *(Photo 90)*
94. Moisture damage was observed at the ceiling above the southeast storage room. *(Photo 91)*
95. Signs of active water leaks were observed in the second-floor storage room. *(Photo 92)*
96. A large area of separated floor tile was observed in the northeast corner of the building. *(Photo 93)*
97. A large crack is present in the wall above the door to the darkroom. *(Photo 94)*
98. Separation of the wall and ceiling was observed in the southeast corner of the darkroom. *(Photo 95)*

99. Second-floor framing was observed through a cut-out in the first-floor mechanical room. The first-floor ceiling is approximately 28 inches below the bottom of the second-floor deck at that point. *(Photo 96)*
100. A large steel flitch-plated beam was observed adjacent to the north wall between the mechanical room and the gallery. *(Photo 97)* No support was visible at either end of the beam. It appeared it may have been nailed or lagged to the adjacent wall studs.
101. The west end of the beam was unattached to a large beam running north-south. *(Photo 98)*
102. The north-south beam was found to be supported at the wall separating the men's and women's restrooms by 2x4 studs set on top of a double top plate. *(Photo 99)* (A plumbing pipe immediately to the east of the supports effectively cut the top plate in half at this point.)
103. The top plate had deflected significantly. *(Photo 100)*
104. The wall finishes directly below the 2x supports was removed to reveal no structural support below the compromised plates. *(Photo 101)*

- Attic Observations - Information noted during the inspection of the attic included:

105. The attic was accessed through a scuttle hole in the second-floor utility closet.
106. Ceiling joists near the scuttle were measured as 2x10's at two-foot nominal spacing.
107. Roof rafters near the scuttle were measured as 2x8's at eighteen-inch nominal spacing.
108. The attic is wood framed, with loose insulation between ceiling joists. Remains of a brick chimney are visible, but do not appear to penetrate the roof. *(Photo 102)*
109. Abandoned HVAC equipment was observed in the attic. *(Photos 103, 104)*
110. Roof decking is original lumber, and appeared to be in good condition where observed. *(Photo 105)*
111. Additional bracing has been installed under the roof rafters in much of the observed attic space. *(Photos 106, 107, 108)*
112. It appeared that some of the framing members in the attic space had been salvaged from other projects. *(Photo 109)* Note the green paint and the trellised end-cut. *(Also note that similar green painted wood was observed in other locations, such as the lower floor walls. It is unclear if the wood was a part of the original construction, or if it was used at a later date for repairs.)*
113. There is a wood plank ceiling installed directly to the ceiling joists, with a sheetrock ceiling below. *(Photo 110)*
114. Additional added bracing was observed. *(Photos 111, 112)*
115. A large crack in a roof rafter was observed over an added brace near the main fireplace. *(Photo 113)*

(Note that the above list is intended to provide a general description of the existing structural concerns noted during observations. It is not intended to be an exhaustive and comprehensive list of all conditions present and/or observed.)

It should be noted that both the relative elevation survey and the wall plumb survey were made during the initial site observation visit on September 18, 2017. Since that initial visit, it appears visually that additional building movement has occurred, in particular in the area of the first-floor settlement along the rear wall. No attempt has been made to measure or document the extent of additional movement at this time.

Relative Elevation Survey - A relative elevation survey of the basement level, first-floor level, and second-floor level was made using a ZipLevel Pro 2000, a high precision altimeter instrument with a manufacturer's specified accuracy of 0.1" over a 200-foot diameter circle. A plan with the results for each level is attached.[4]

A relative elevation survey is not tied to a permanent benchmark, and thus can only be used to document the overall levelness of a floor level and any areas of extreme variation at the time of the survey. Without baseline elevations of the floor levels at the time of construction, the relative elevation survey cannot differentiate between elevation differences due to initial construction versus post-construction movement. Similarly, without the establishment of a permanent datum, future elevation studies can measure the relative movement of one area of the floor with another, but cannot determine whether any area of the floor has actually moved up or down.

A point on the basement floor near the rear door was established as a benchmark elevation of 0.0. Additional readings were taken throughout the house on each floor level. No adjustments to account for the varying thickness of carpet, tile, and wood finishes were made.

In the basement level, the survey found a maximum positive reading of 1.7 inches in the southwest corner of the storage area on the west side of the building. These areas appear to be an anomaly however, as the remainder of the basement elevation readings are generally within plus or minus one-half inch of the benchmark 0.0 elevation. The slab appears to slope down slightly from front to rear, with the east wing reading being at or near one-half inch below the 0.0 elevation.[5]

The first-floor elevations were generally in the 100.0 to 101.0-inch range, again measured from the 0.0 benchmark in the basement, exceptions being the area near the center of the north wall, and near the wall separating the storage closet from the women's restroom. The lowest reading measured near the center of the north wall was 96.7, approximately four inches below an arbitrarily assumed average of 100.5 inches, and almost three inches below the reading at the storage room wall. Measurements in the women's restroom indicate a downward slope of

[4] Floor elevation and wall plumb results are included as Attachment C.

[5] It is believed that most of the current concrete slabs in the basement were poured during the 1975 Art Center renovations. Some may have been topping slabs.

1.2 inches from the south wall toward the north wall adjacent to the storage closet. Based on the extreme elevation differences measured, these areas were selected for further inspection.

The second-floor elevations were generally in the 225.0 to 227.0 range. The low elevation along the north wall was 224.3, while the lowest elevation on the floor level was 222.5 taken in the northwest corner of the men's restroom. This elevation represents a 2.2-inch downward slope from the highest reading in the adjacent room on the north side of the restroom, and a 4.5-inch downward slope from a point in the gallery room south of the restrooms. These areas of low elevation correspond roughly to the low areas on the first floor, and were again selected for further inspection.

Wall Plumb Survey – Measurements of the exterior wall plumb were taken using a 4-foot M-D Building Products SmartTool™ electronic level, with a manufacturer's specified accuracy of 1/10th of a degree.

Similar to the relative elevation survey, the wall plumb survey is a measure of the plumb of each wall at the time of the survey and does not account for plumb variations in the original construction.

A reading of 90.0˚ indicates a wall that is vertically plumb. Each 0.1˚ of difference from a reading of 90.0˚ is equal to approximately 0.168" (5/32") of vertical variation in an 8-foot wall. A reading or 89.0° is equal to approximately 1.68" of vertical variation in an 8-foot wall.

Readings varied somewhat due to irregularities and obstructions in/on the finished surfaces.

Readings at the basement level, taken approximately 7'-2" above the floor, were generally within ± 0.5˚ of vertical, with the exception of the rear wall. Readings at the east and west corners of the rear wall were 89.7˚ and 89.3˚ respectively. The readings increased to a maximum of 86.4˚ near the center of the wall.

Readings taken slightly above the first-floor level were also generally within ± 0.5˚ of vertical. Readings taken near the center of the rear wall varied from 87.7˚ below the second-floor windows to 89.2˚ above the second-floor windows.

DISCUSSION AND ANALYSIS

General - At first impression from the surrounding sidewalks, the Cameron Summer Home appears to be well maintained and in sound structural condition. Lawns and landscaping are neatly manicured, the clay tile roof appears to be in good condition, and exterior finishes, though obviously previously distressed in some areas, show signs of maintenance. Similarly, upon entering the building, the interior space appears clean, with neatly carpeted floors and painted walls decorated with colorful artwork.

The building sits in a beautiful, secluded and wooded area, on the banks of a one-hundred-foot limestone bluff overlooking the Bosque and Brazos River valleys below. It is clear to see why the Cameron family originally choose this location for a summer residence, and one can easily imagine the gentlemen shooting skeet off the bluff while the ladies look on from the pergola above.

A closer look, however, reveals several current areas of significant structural concern. Primary concerns identified by the building owner, and most obvious during the initial visual observations, included:

- Significant bulging of the exterior wall surface on the rear (north) side of the building.
- Noticeable settlement of the floor in the main first-floor gallery, along the rear wall.
- Noticeable settlement of the floor in the second-floor level, outside of the darkroom and the men's restroom.

Floor Elevation Study – As an initial part of the current study, floor elevation readings of each level of the existing facility were recorded and mapped onto scaled floor plans, and shaded contours were then drawn in areas of concern.[6]

Upon review, the first-floor level contours clearly indicated significant floor settlement near the center of the rear wall, as well as more minor settlement along the wall separating the women's restroom from the mechanical closet. On the second floor, minor settlement was apparent along the rear wall, while the most severe settlement was observed near the wall separating the men's restroom from the north activity area. Based on the contour mapping, these areas were selected for further selective demolition and exposure of the underlying structural framing.

In the basement area, elevations were slightly higher in the south side of the building, with lower readings in the east wing addition, and along the north wall. Elevations differences were generally minor, with total variations of about one inch or less, but could represent some underlying soil movement along the top of the bluff. A more comprehensive geotechnical investigation would be required in order to confirm this assumption.

[6] Complete floor elevation and wall plumb results are included as Attachment C.

On the first-floor level, with the exceptions of the areas previously noted, elevation differences were generally in the range of one inch or less, which are within expected tolerances in a building of this age and construction. Elevations on the first-floor level also trended higher on the south and west sides of the building, and lower on the north and east sides, as observed in the basement.

On the second-floor level, again with the exceptions previously noted, elevation differences were generally two inches or less. No abrupt changes were noted in the remainder of the floor areas. Elevations again trended higher along the south and west sides of the building.

Wall Plumb Study – Limited wall plumb elevations were also made on the exterior walls. Results are included in Attachment C, on the floor elevation study sheets.

The rear wall was measured to lean outward from the ground surface up to the first-floor level at 89.3˚ to 86.4˚, representing wall movement of between one to six inches. Measurements of the horizontal wall separation made at the first-floor level indicated movement in the maximum range of only three to four inches, however surface finish irregularities in the outside wall surface limited the accuracy made with the four-foot level. In general, the measurements made agree with the visual observations that the lower portion of the wall has shifted away from its original position along the rear wall.

Wall plumb measurements taken at other locations around the building varied from 90.0˚ (plumb) to plus/minus about 1.5˚. (Again, surface irregularities in the wall limited accuracy.) No definitive pattern or structural tendencies were apparent in these readings, and no obvious signs of serious structural distress were observed inside the building at the locations where readings were taken.

Visual Observations, Exterior - The exterior observations revealed numerous cracks in the exterior stucco finish. Stucco of this era is commonly a Portland cement based material[7], and is by nature somewhat brittle and subject to cracking. Cracks in stucco most often form due to shrinkage of the material itself, typically during the initial drying period, or due to movement of the supporting structure beyond. In a wood structure such as the Cameron House, the crack-inducing movement may be due to long-term drying/shrinkage of the wood framing, to foundation settlement, or to other structural problems. Diagonal stucco cracks near windows, doors, or other openings often indicate foundation settlement or related movement issues. Cracks greater than 1/16 inch in width generally warrant structural investigation.

Some of the cracks observed near the rear wall *(see Figure 5)* can be attributed with certainty to the structural issues discovered there. Others, such as the diagonal cracks observed near the main entrance *(see Figure 6)*, may be the result of foundation settlement. Results of the basement level floor elevations indicated potential settlement consistent with the orientation

[7] Early stucco was lime-based, but the introduction of Portland cements began in the 1870's. By the 1900's, most stucco was composed of Portland cement mixed with lime.

of the cracks. However, it was also observed that no control joints were present in the exterior stucco.

Figure 5

Figure 6

Control joints help to relieve stresses which occur due to normal expansion, contraction, and movement of the building. Without these joints, stucco cracks may eventually form at points of natural weakness.

Removal of some of the interior walls during The Art Center renovations is another crack-inducing factor to be considered. Interior walls add stiffness to the overall building structure. When walls are removed, the building, although it may still be structurally sound, becomes more flexible and lateral movement under wind and other lateral loads increases. This additional movement can be a contributing factor to cracks in brittle finish materials, such as stucco.[8]

Stucco has long been recognized as one of the most enduring exterior finishes available, valued for its fire resistance, mold prevention, durability, and low maintenance. Properly maintained Portland cement finishes may easily last 100 years or more, however even minor cracks left unaddressed can allow the intrusion of moisture into the wall system. Over time, this unwanted moisture may result in the softening or delamination of the stucco itself, and the deterioration of underlying wood lathing, corrosion of metal lath and nails, and damage to primary structural members.

Although a thorough investigation of the condition of the exterior stucco finish is outside the scope of this structural report, areas of concern were noted. The remaining life of the stucco,

[8] As will be discussed later, other modifications to the structure may also have contributed to additional lateral building movement.

including the need for localized repairs or even complete removal and replacement, should be considered in any long-term plans.

Visual Observations, Interior - Minor cracks, crazing, and/or separations in sheetrock walls and ceilings, as well as door and window frames, are present in many of the interior spaces *(see Figure 7)*. Items of this type can be categorized in general as typical in a wood framed building of similar age and construction. Primarily cosmetic in nature, these type cracks do not necessarily indicate more serious structural concerns, and can be addressed on an as-needed basis with minimal repairs.

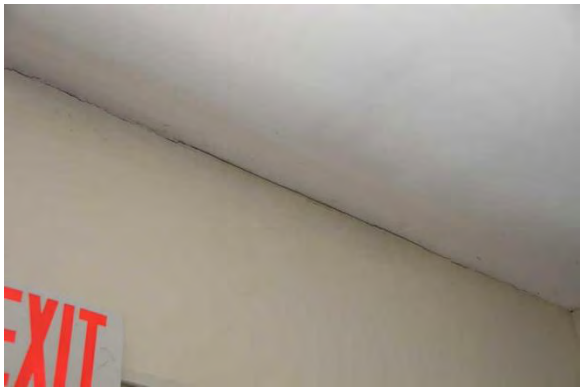


Figure 7

Other more serious structural conditions were also observed.

Rear Wall - First recognized in the mid-1990's, a bulge in the exterior stucco wall finish began to develop near the first-floor level. Visual structural observations made in the mid-to-late 1990's theorized that the bulging condition was the result of the exterior plaster turning loose from the wall structure behind it. Bulging stucco is a common result of moisture deterioration of either the plaster itself, of the supporting metal wire mesh and nails, or the wood lathing which holds the plaster in place.

The previous investigations were limited in nature, and consisted mainly of visual observations. Access to the rear wall itself from the interior was limited due to temporary exhibit walls located along that wall. Visual access of the actual wall and floor members was further not possible without the removal of existing finish materials, deemed not necessary at that time.[9] Based on the information available, the focus of repairs then was thus to secure the loose plaster to the wall in order to prevent it from falling onto someone below.

Upon the initial site observation for this report, made on September 18, the bulge on the rear wall was evident from the exterior. Gutters were displaced at joints nearest the first-floor level *(see Figure 8)*, and plumb measurements indicated an outward lean of up to 3.6˚ near the center of the wall length. From the interior, the floor noticeably sloped downward toward the wall [10] and the settlement was reflected in the exhibit panels along the rear walls *(see Figure 9)*. The Art Center staff assisted in removing the art from several of the panels and moving one panel to allow direct access to the rear wall itself.

[9] It was also noted during our investigations that, at the time of these initial observations and recommendations, a more comprehensive "full" remodel of the building was anticipated in the near future.
[10] See attached Floor Elevation Study, Attachment C.

Figure 8

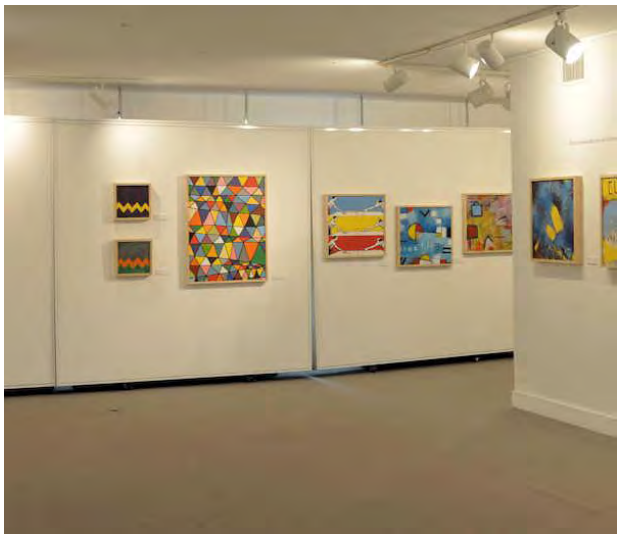


Figure 9

Inspection along the base of the wall revealed that the problem was not limited to a bulge in the exterior stucco finish. A gap of two-to-three inches was observed in the first-floor decking *(see Figure 10)*, and it appeared that the load-bearing wall framing itself had separated from the main floor system. Subsequent borescope images revealed that the gap extended to the basement level below, although hidden by suspended HVAC ductwork at that level. The edges of the floor decking on each side of the gap were observed to be smooth, straight, and even *(see Figure 11)* and appeared to have been saw-cut at some time in the past.

Figure 10

Figure 11

Typical wood construction techniques would have employed load-bearing wood stud walls at the first-floor level supporting exterior rim joists, and in-turn a similar load-bearing wall above *(see Figure 12)*. The wood floor decking would have extended continuously under the second-floor 2x sill plate, tying the wall to the main floor diaphragm at that point to provide lateral stability. The initial assumption by Winton Engineering was that the first-floor wall, separated from the main structure when the floor decking was cut, had over time simply shifted laterally outward.

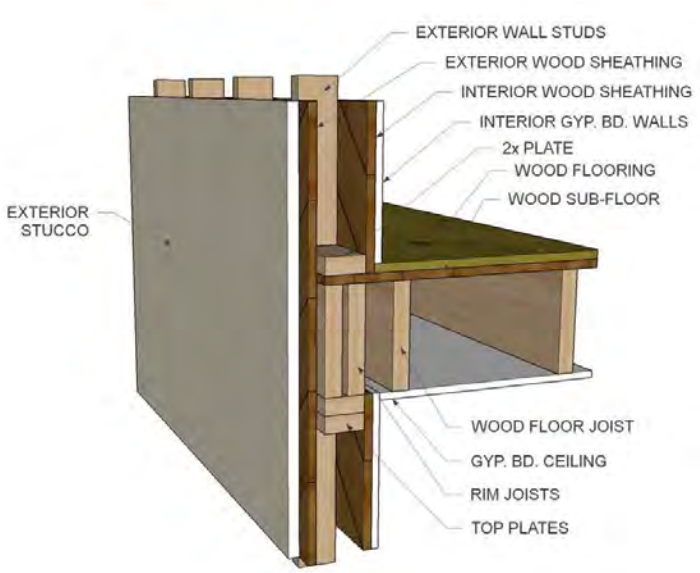


Figure 12

Initial wall movement of this type might be attributable to large lateral loads such as an extreme wind event, to foundation movement, or to other lateral load sources such as the movement of people, equipment or furniture above. Once the movement begins however, the weight of the structure above ceases to be applied axially to the wall studs below, but instead begins to create secondary forces which tend to push the wall further outward *(see Figure 13)*.

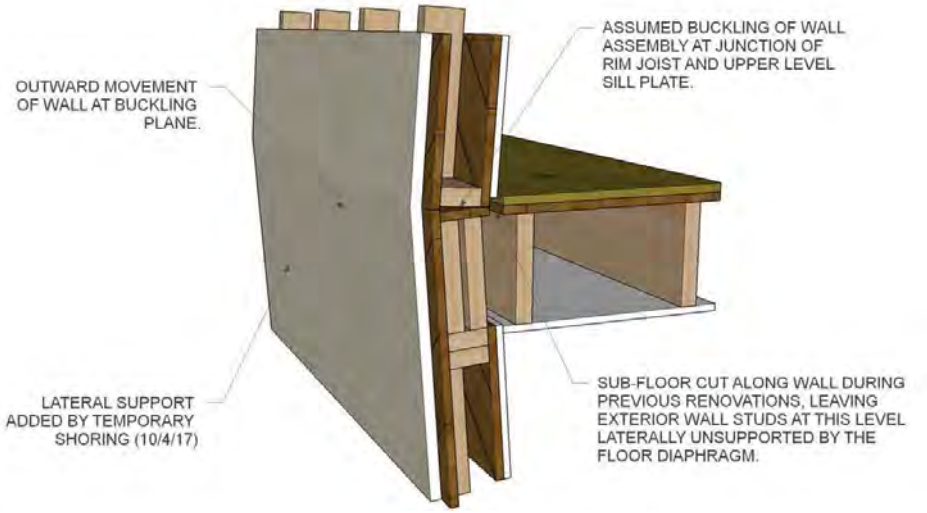


Figure 13

Removal of a small portion of the first-floor floor decking was made by Barsh Construction personnel on a subsequent October 2 visit for better visual access to the wall structure itself. The outward movement of the lower wall studs was confirmed at this time. Also, there was a noticeable "unsteady" feel on the first-floor structure near the rear wall during this observation visit that was not noted during the initial visit. MCC personnel advised that a large reception had been held in the facility during the interval between visits. It was recommended at that time to restrict access to the building until temporary bracing could be installed to limit further outward movement of the wall studs.[11]

[11] Wall bracing details provided by Winton Engineering are included in Attachment D.

After the lateral bracing had been installed, a third site visit was scheduled on November 6, with Barsh Construction present for additional demolition of finishes as required. Additional first-floor flooring was removed, along with wall finishes along the rear wall at that level, and wall and ceiling finishes in the basement. During this visit, it was observed that the unsteady feeling on the first-floor level near the rear wall remained, despite the installation of the temporary lateral bracing system outside. It also appeared that a sag had developed along the upper eave, directly above the most severely deflected portion of the wall below.

Removal of the additional finishes revealed not only the outward movement of the lower wall studs, but also that portions of the supporting top plates had deteriorated. Portions of the supporting exterior rim boards had also been damaged or removed during previous renovations and/or utility work. In some locations, it appeared the entire weight of the upper floor and roof structure were now being supported primarily by the exterior wood sheathing *(see Figure 14)*. A temporary load-bearing wood wall system extending from the foundation level up to the bottom of the existing roof trusses was thus recommended by Winton Engineering, and subsequently installed by Barsh Construction.

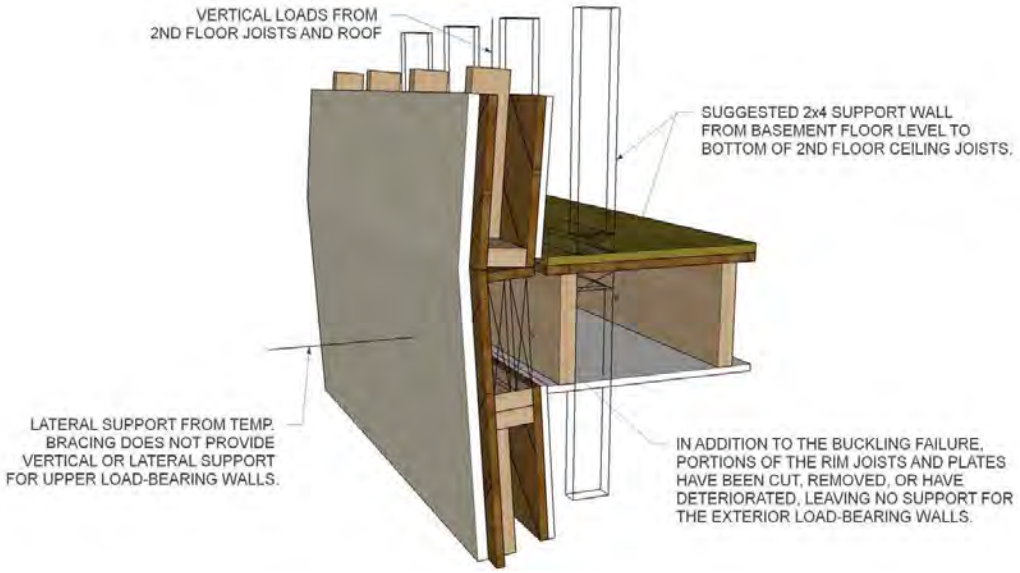


Figure 14

An on-site review of the temporary wall system was made on November 21, and at that time the structure at the rear wall appeared to be stabilized. No unsteadiness was observed.

First-Floor Settlement – Settlement along the rear wall was observed during the initial September 18 site observation. Floor elevation readings taken during the visit indicated an elevation difference of approximately minus four inches at the low point.[12] During the inspection of the floor gap at rear wall, the end of a suspected 2x steel flitch-plated beam was observed *(see Figure 15)*.

Figure 15

Selected finish removal made during the October 2 site observation revealed that the suspected beam was in-fact in place, and was supporting the main 2x first-floor level floor joists at this location. The floor joists run parallel with the rear wall, and are tied to the beam with metal joist hangers. The beam did not appear to be a part of the original construction. Beam make-up was consistent with the new beams shown on the 1974 Waco Creative Art Center renovation plans, however, the location varied.

Based on the floor settlement and unsteadiness of the first-floor, and a limited view of the end-bearing of the beam, a temporary steel support column under the beam was recommended by Winton Engineering at this time. The column was installed by Barsh Construction at the same time as the temporary lateral wall bracing.

Additional finish removal made by Barsh Construction during the November 6 visit revealed that the supporting wood plates below the beam had largely deteriorated, the beam had dropped, and the supporting wood wall had shifted outward *(see Figure 16)*. It appeared that the beam had approximately 1/2-inch or less of structural support remaining at the time of installation of the temporary steel column. Floor settlement along the rear wall was an obvious result of the loss of support and subsequent settlement of this beam.

Figure 16

Significant floor settlement on the first-floor level was also observed near the wall separating the women's restroom from the mechanical closet. This settlement appears to be related to settlement observed on the second floor, and is discussed in more detail below.

Second Floor Settlement – Second floor settlement was mentioned in the 1999 letter from John Rogers, P.E.[13] At the time, Mr. Rogers indicated the floor was out-of-level and that a door was

[12] See attached Floor Elevation Survey, Attachment C.
[13] See in Attachment D.ii.

sticking. Exposure of the floor framing was recommended in order to see if a determination of the problem could be made, however at that time the settlement issue appeared to be considered secondary to the exterior plaster at the rear wall.

The floor settlement was noticeable during the September 18 site observation; predominantly a downward slope toward the wall separating the men's restroom from the counter/sink area, and in the darkroom. The door to the darkroom was difficult to open, and significant settlement cracks were observed in the darkroom itself *(see Figure 17)*. Results of the floor elevation study indicated the lowest floor elevation readings near the northwest corner of the restroom, along the wall common to the darkroom.

Figure 17

Access to the floor framing was provided on October 2, through the removal of a patch in the sheetrock ceiling located in the mechanical room below. Although views through the patched area were limited, it appeared that modifications to the original framing had been made. Additional finish removal by Barsh Construction on November 6 revealed several structural concerns.

Figure 18

A double 2x wood beam with a steel flitch-plate was observed running east-to-west and along the wall separating the mechanical room from the gallery to the north *(see Figure 18)*. No visible support was observed at either end of the beam. It appeared that the beam may have been nailed or possibly lag screwed to the adjacent wall studs or an existing floor joist, however confirmation of such was not possible. The purpose of the beam is also unknown. It did not appear on the Waco Creative Art Center renovation plans[14], and without end support the need for the steel flitch-plate is uncertain. A possibility is that the beam was originally intended for another location, and repurposed here at a later date.

[14] See the discussion regarding the 1974 renovation plans in a later portion of this report.

Another large wooden beam was observed running in the north-south direction. The north end of the beam terminated near the end of the east-west beam discussed above, but there was no connection observed between the two. The south end of the beam was partially supported by 2x wood studs set on the top plate of the wall below. Observation made from the women's restroom revealed a large deflection in the 2x top plates *(see Figure 19)*.

The top plates had been cored for the installation of a plumbing pipe immediately next to the 2x support posts. Finishes were removed from the wall directly below to reveal no studs or other structural support, leaving the 2x top plates to effectively carry the loads from the beam as a simple cantilever from a single stud support to the west.

Figure 19

Figure 20

Following the load down to the lower levels, the supporting wall is located above an open area on the basement level. The 1974 renovation plans indicated that a new steel flitch-plated beam was to be installed below the wall. Partial removal of ceiling finishes in the basement revealed that no such beam was installed at the location *(see Figure 20*).

In summary, the floor deflection and wall damage on the second floor appears to be the result of a combination of structural issues. The majority of the deflection can be attributed to the settlement of the beam at the deflected 2x top plates. Additive deflection comes from the settlement of the first-floor support framing. Floor elevation readings indicated the floor in the women's restroom had settled approximately one inch under the wall, possibly due to the lack of the intended additional support below.

Based on the conditions observed, Winton Engineering recommended the installation of additional bracing under the deflected top plates, until permanent repairs could be made.

Attic Framing – The attic was accessed from a scuttle hole in a mechanical closet on the second floor. Abandoned HVAC equipment and ductwork limited access and visual observation, but several structural issues were observed. The attic framing members were generally sound, with minimal moisture damage or deterioration visible, however numerous "new" wood braces had been installed on top of the original ceiling joists *(see Figure 21*).

Figure 21

No indications of roof deflection or related roof structure repairs were noted on the 1974 Waco Creative Art Center renovation plans. Discussions with Mr. Ross indicated that the roof had developed significant leaks in the mid-1990's, and that areas of the roof structure itself were visibly deflected. An inspection by Mr. Brad Bush, P.E., then Art Center Director, led to the installation of the braces during a roof reconstruction project in 1997. No records of the inspection were available, nor plans for the roof brace installation.

It is important to note the distinction between short-term "deflection" of roof members, and long-term "creep". Wood members deflect under short-term loads, such as the weight of a person walking across a roof, but return to their original un-deflected position after the load is removed. Under long-term loads, such as the weight of a clay tile roof, fibers in the wood members actually stretch and realign themselves. Over time, the members develop a type of permanent deflection commonly referred to as creep. and do not return to their original position when the loads are removed.

The Art Center roof deflection noted prior to the roof repairs may have been the result of broken or damaged roof rafters. Deflection of rafters due to initial shifting of the exterior walls, possibly related to the modifications to the floor deck at the first-floor level, is also a consideration. Short-term deflections such as these are repairable by jacking, repairing damaged members, and re-supporting them along the original load path. The number and spacing of the installed braces observed, however, seems to reflect a more likely scenario that the observed deflection was creep related.

Long-term deflection due to creep is not easily removed. Because the wood has "permanently" assumed the deflected shape, it can only be returned to its original position by A) applying similar loads (in opposite directions) for a period equal to the original loading, or B) applying enough opposing force to cause the member to short-term deflect back to its original position. Because the removal of this jacking force would allow the member to return to its creep deflected shape, braces must be installed to structure below. The force (or load) in these braces must be equivalent to the jacking force used to remove the creep. Because each force must have an equal and opposite reaction, the jacking load is thus transferred to the structure below.

From a structural standpoint the conditions observed in the attic pose several concerns, in particular if the sagging roof structure observed in the 1990's was creep related. If the amount of creep in any roof rafter exceeded the deflection associated with the maximum loads that rafter is capable of safely supporting, then in order to remove the creep deflection the rafter had to be overloaded in the opposite direction. A rafter near the main fireplace was observed to have been cracked over an installed support *(see Figure 22*). The crack was near a knot in the rafter, a natural weak spot, and may simply have been the result of overloading the joist during the reroofing process. However, it is also a possible indication that considerable jacking force was applied to the rafter in the roof leveling process.

Figure 22

A second concern, again more pressing if the original roof sag was creep related, is the redistribution of the roof loads resulting from the installation of the bracing in the attic. Jacking forces applied in the middle of the roof rafter span would reduce the loads at the intended rafter support points, and redistribute them to the point of the brace. If proper attention was not given to how these loads were then carried through the structure down to the foundation level, then existing ceiling joists, interior walls, and lower level floor joists may have been overloaded.

Previous Renovation Plans – A sealed set of the original 1974 renovation plans was provided by MCC for use in the preparation of this report.[15] A later set, sealed and with revisions up through March of 1975 was also obtained by MCC from the offices of the original design professionals. However, a final record copy or "as-built" of the plans reflecting field changes made during the construction process was not available.

A review of the plans that were provided, compared to the existing construction, indicates that numerous modifications were in-fact made. Several beams and steel columns indicated on the plans were not present. Several wood 2x beams with steel flitch-plates indicated on the plans were either not present, or were in alternate locations. Beams not shown on the plans were also observed.

Structural construction errors were also observed. Whether these errors date to the original construction, to the 1974 renovations, or to minor maintenance projects in the years pre- or post renovation, they represent a roadblock in confirming that the building is presently structurally sound and ready to serve for another fifty or more years. It cannot safely be assumed that what appears to be original construction has not been modified, and it cannot safely be assumed that structural modifications shown to have been undertaken have so

[15] A partial set of the original plans is included as Attachment D.i.

been. While some errors have, over time, eventually resulted in conditions which are evident and discoverable, other similar errors may still exist.

No plans, reports, or specifications were available for the roof repairs. The exact reason for and structural intent of the repairs is unknown.

CONCLUSIONS AND RECOMMENDATIONS

The Cameron Summer Residence has served its original owners and subsequently the Art Center of Waco admirably for over one hundred years. The building was well constructed, and has been regularly maintained. In recent years, however, the effects of time combined with various modifications to the building have resulted in an unstable structural condition. While the majority of the individual structural members themselves appear to remain in sound condition, localized failures along the rear wall and near the restrooms have compromised the structural integrity of the building as a whole.

Based on the available information and the results of our site observations and testing, Winton Engineering has recommended that access to the structure be restricted until structural repairs can be made. Temporary bracing has been added to allow for limited access required to remove current equipment and belongings. Care should be taken to avoid overloading portions of the building with personnel, furniture, or equipment during this process.

From a structural viewpoint, further recommendations depend at least in-part on the anticipated future use of the building.

Continued regular use should include:

- Rebuilding all, or at least the lower portion of, the rear wall to provide proper support to the portions of the structure it was intended to support. Determining the exact extent of the wall which requires rebuilding will require additional demolition, and structural decisions based on the conditions observed at that time.
- Removal of additional finishes, at each floor level, in the areas near the restrooms in order to determine the current structural conditions there. Based on the conditions observed, make necessary structural repairs as required to provide continuous and proper support from the roof and upper floors down to the foundation.
- Continued maintenance to the exterior of the building, including the roof and exterior stucco, to prevent the entry of moisture into the floor and wall systems.
- With this limited scope of structural repair, consider the installation of continuous crack monitoring and reporting devices at selected locations in an effort to obtain advance notice of any continuing structural issues.

A major renovation project intended to repurpose the building for an extended period of time should include all items recommended above, plus:

- Removal of additional inside finishes as required to observe structural conditions at other areas where past modifications have been made. Contingency allowances should be provided in any renovation budget for the repair of additional structural issues such as those discovered during this investigation.
- Further investigation of the roof framing modifications, determination of the specific reasons for their installation and the intended load path, and if necessary modifications

to the structure below. Removal of the abandoned HVAC equipment in the attic is also recommended.

- Leaks in the basement level should be further investigated and repaired. Exposure of the exterior surfaces of the basement walls and the installation of French drains and waterproofing may be required.
- The steel stair systems should be investigated, damages repaired, and painted.
- Possible consideration of the removal and replacement of the exterior stucco finish.

Although the building currently has major structural issues, in our opinion it is not yet beyond the point of structural repair. The costs of such repairs, however, may outweigh the value of maintaining the structure versus the cost of new construction.

Please feel free to call if you have any additional questions or comments regarding this report.

WINTON ENGINEERING, INC.
TBPE Firm No. F-282

Jim Winton, P.E.
President

The seal appearing on this document was authorized by James R. Winton, P.E. #68190 on November 28, 2017.

Original signed document is on file at Winton Engineering, Inc.

LIMITATIONS

This report is the rendering of a professional service, an opinion of the structural conditions only. It is not offered or intended as a complete and thorough observation of all building systems, or a complete review of conformance with all current or previously applicable building codes. All opinions contained herein, or made during the site observation visit, are based upon generally accepted engineering practices and criteria, and the professional knowledge and experience of the Engineer.

As noted, the site observation was limited to the visually observable structural elements only, and this report is based upon the available information at the time of the observation, including in part information supplied by the present owner. No attempt was made to inspect or document the condition of each and every structural or non-structural element. A complete analysis of the structure would require accurate information regarding the actual construction of the structure and foundation, of the previous repairs, and additional testing. No engineering data was available for the construction of the structure, and only limited testing or destructive analysis to determine the actual construction has not been authorized. For these reasons, this report is provided as a general analysis and guideline regarding the performance of the structure only.

In the event that additional information becomes available, or that any information provided during the observation and relied upon in this report is determined to be inaccurate, or any condition observed during the process of the observation changes, Winton Engineering should be notified immediately and then reserves the right to review such items and revise the report as necessary.

It is understood that a limited observation of this nature may not detect all existing or potential defects, and that future conditions may change over time due to further soil settlement, repairs, alterations, or other events. Therefore, no warranties, guarantees, or representations of any kind regarding the overall long-term structural integrity or future performance of the structure are made, intended, or implied, and Engineer's total liability to any and all parties collectively shall be limited to the amount of compensation received for the preparation of this report.

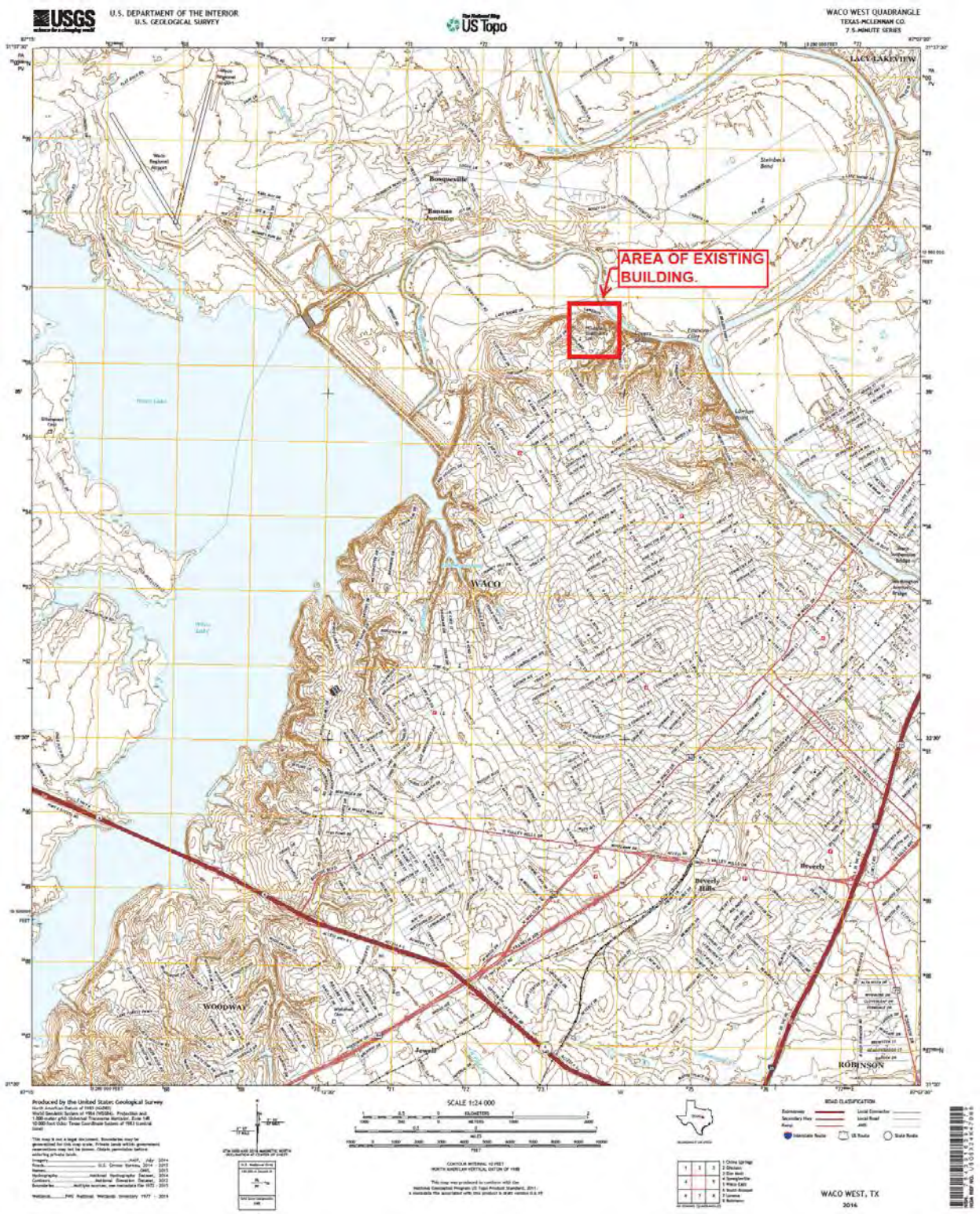
The purpose of this report is to provide an opinion on current structural conditions only. It shall be understood that the preparation of documents for any recommended or required repair is beyond the scope of this report.

This report is made for the benefit of McLennan Community College only. No third-party liability is assumed, and any-and-all usage or reliance by parties other than the parties listed above is expressly prohibited.

Alterations in any way of documents prepared and sealed by a Texas licensed professional engineer is a violation of the Texas Engineering Practice Act and may result in fines and/or administrative penalties.

Should any of the above terms, conditions, and/or limitations be unacceptable, please return this report immediately and destroy all copies.

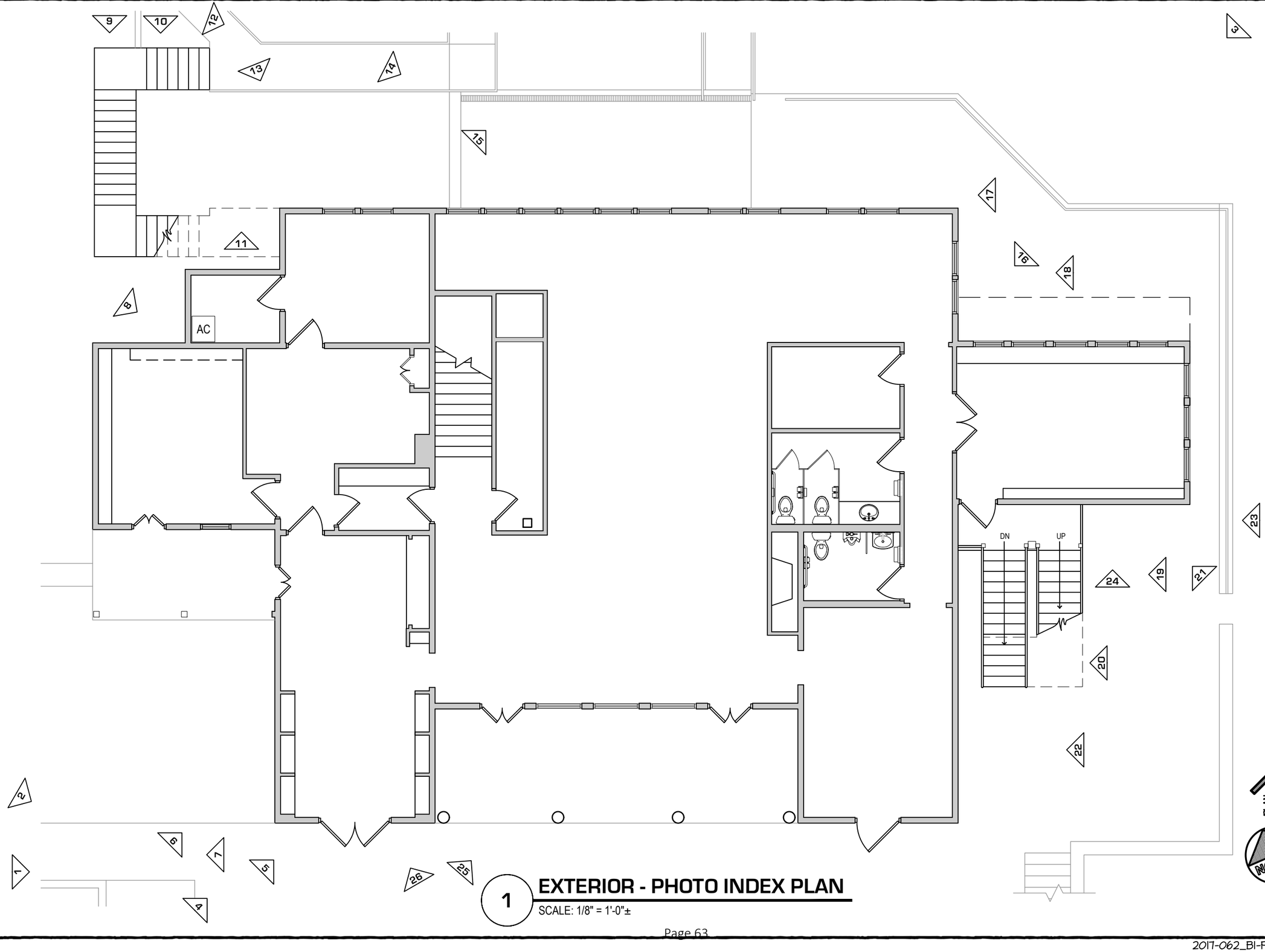
Attachment A – USGS Maps



West Waco, Texas Topographical Map (2016)
U.S. Department of the Interior
U.S. Geological Survey (USGS)

Attachment A – USGS Maps

Enlarged map taken from:
West Waco, Texas Topographical Map (2016)
U.S. Department of the Interior
U.S. Geological Survey (USGS)



1 **EXTERIOR - PHOTO INDEX PLAN**

SCALE: 1/8" = 1'-0"±

CAMERON SUMMER HOUSE

PLOTSCALE: 1:1

DATE: 11/28/17

JOB NO.: 2017-062

DWG. NAME: B1

WINTON ENGINEERING

"Turning Ideas into Reality"

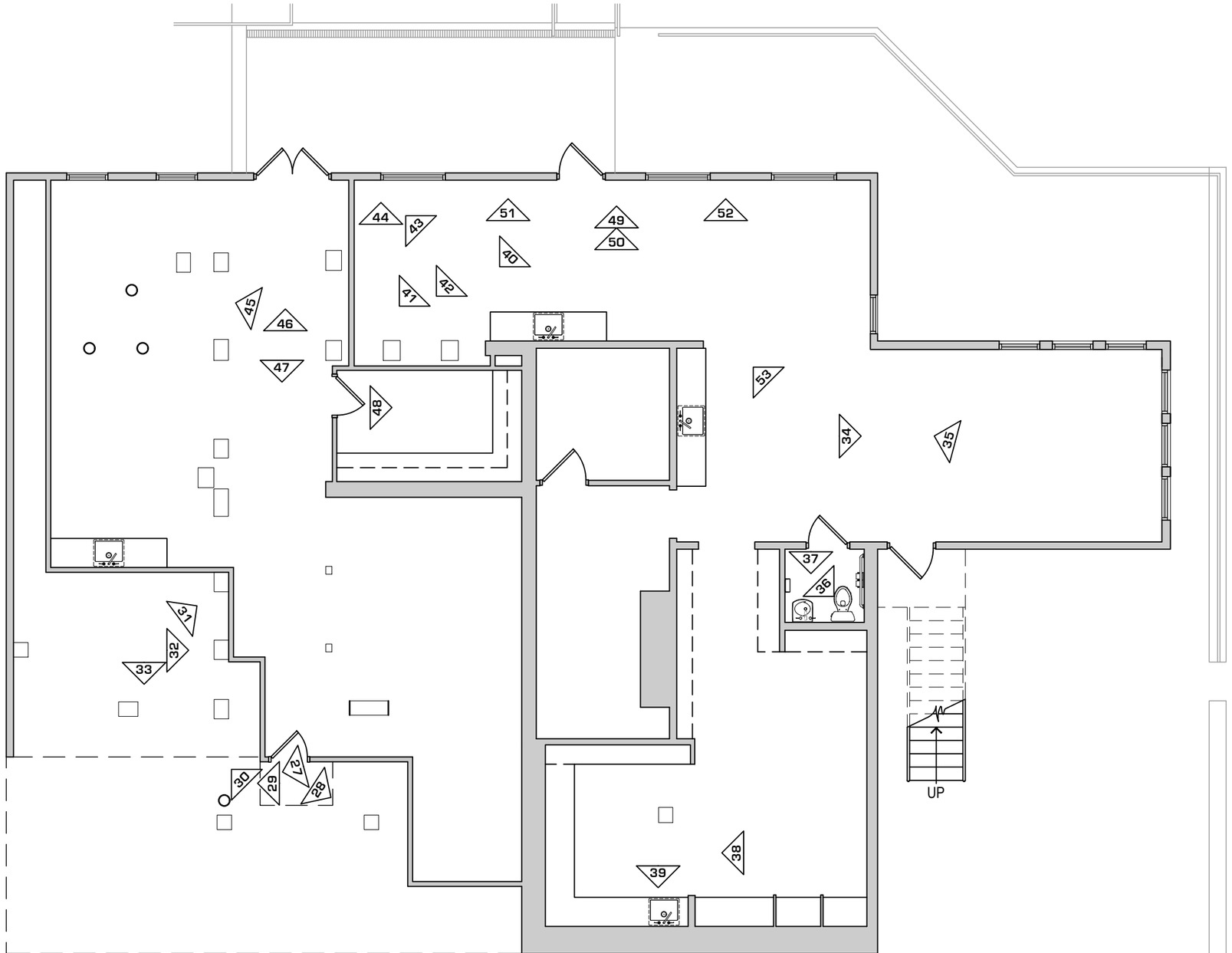
Waco, Texas

(254)776-7024

TBPE FIRM NO. F10232

B1

2017-062_B1-PhotoIndex.dwg



1 **BASEMENT FLOOR - PHOTO INDEX PLAN**

SCALE: 1/8" = 1'-0"±

PLAN NORTH

NORTH

CAMERON SUMMER HOUSE

PLOTSCALE: 1:1

DATE: 11/28/17

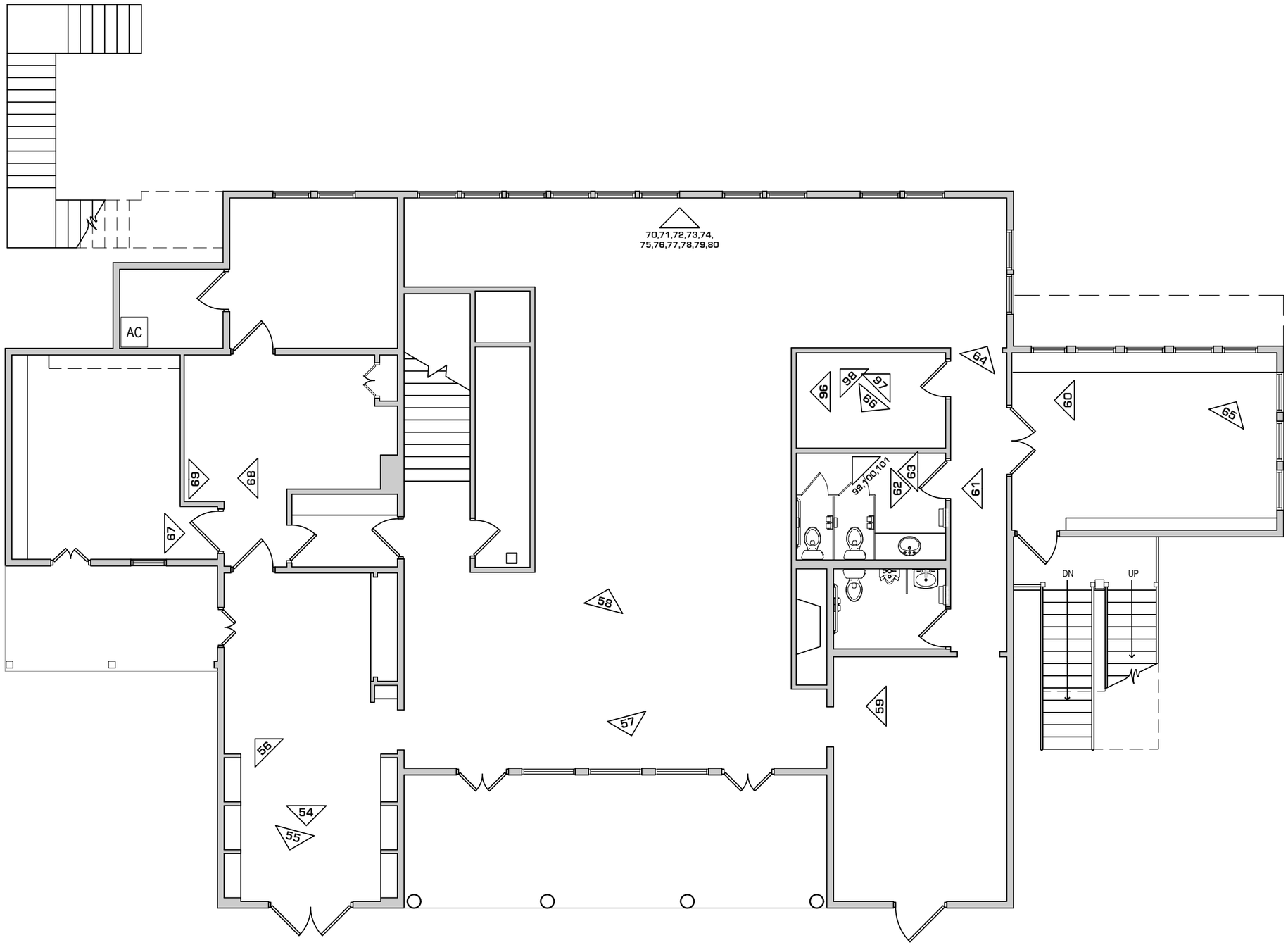
JOB NO.: 2017-062

DWG. NAME: B2

WINTON ENGINEERING
"Turning Ideas into Reality"
Waco, Texas
(254)776-7024
TBPE FIRM NO. F-10232

B2

2017-062_B1-PhotoIndex.dwg



1 **1ST FLOOR - PHOTO INDEX PLAN**

SCALE: 1/8" = 1'-0"±

PLAN NORTH

NORTH

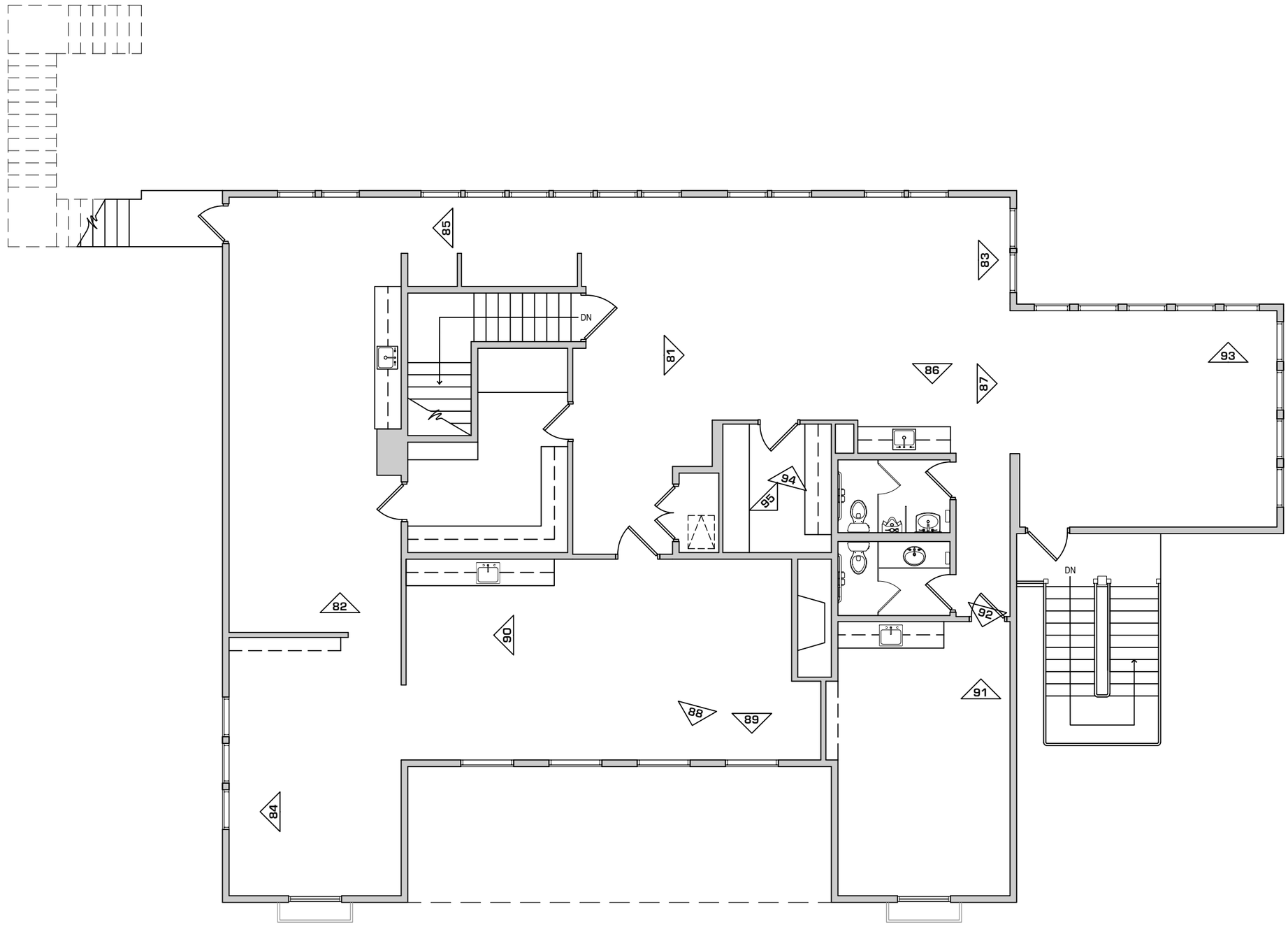
CAMERON SUMMER HOUSE

DWG. NAME: B3
JOB NO.: 2017-062
DATE: 11/28/17
PLOTSCALE: 1:1

WINTON ENGINEERING
"Turning Ideas into Reality"
Waco, Texas
(254)776-7024
TBPE FIRM NO. F10252

B3

2017-062_B1-PhotoIndex.dwg



1 **2ND FLOOR - PHOTO INDEX PLAN**

SCALE: 1/8" = 1'-0"±

PLAN NORTH

NORTH

CAMERON SUMMER HOUSE

DWG. NAME: B4

JOB NO.: 2017-062

DATE: 11/28/17

PLOTSCALE: 1:1

WINTON ENGINEERING

"Turning Ideas into Reality"

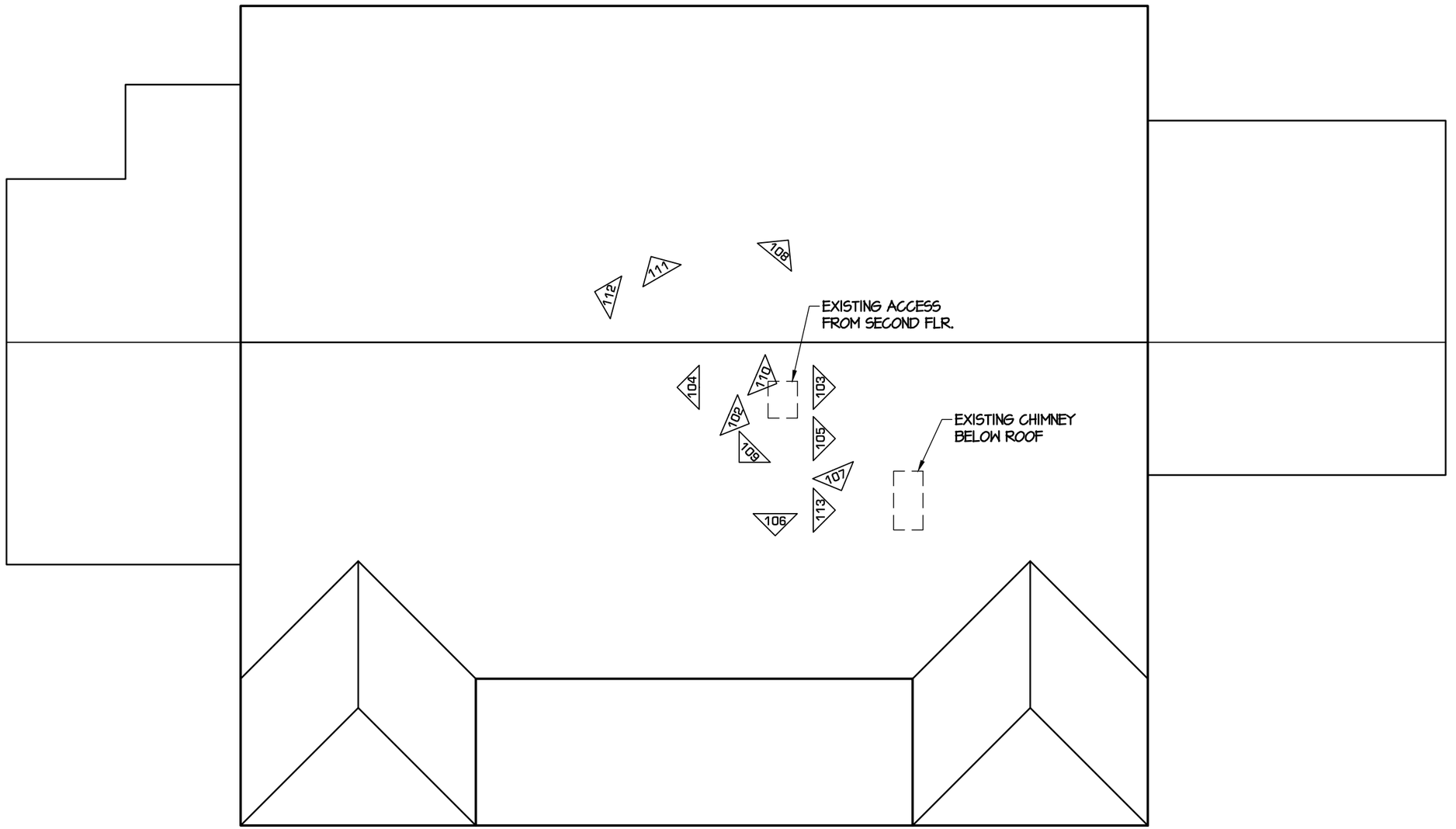
Waco, Texas

(254)776-7024

TBPE FIRM NO. F-10252

B4

2017-062_B1-PhotoIndex.dwg



1 **ATTIC LEVEL - PHOTO INDEX PLAN**

SCALE: 1/8" = 1'-0"±

PLAN NORTH

NORTH

CAMERON SUMMER HOUSE

DWG. NAME: B5
JOB NO.: 2017-062
DATE: 11/28/17
PLOTSCALE: 1:1

WINTON ENGINEERING
"Turning Ideas into Reality"
Waco, Texas
(254)776-7024
TBPE FIRM NO. F10232

B5

2017-062_B1-PhotoIndex.dwg

Photo 1

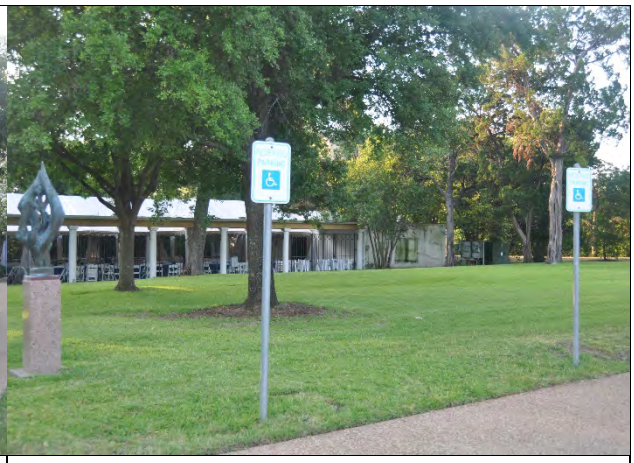


Photo 2

Photo 3

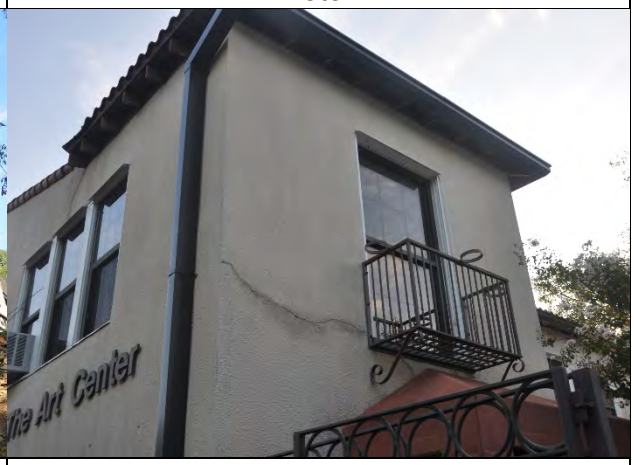


Photo 4

Photo 5

Photo 6

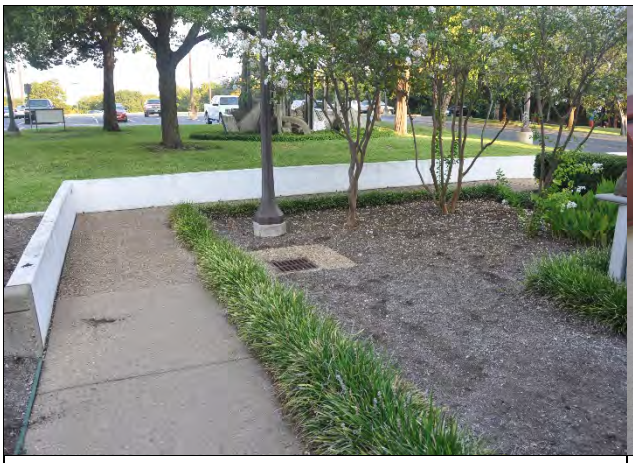


Photo 7

Photo 8

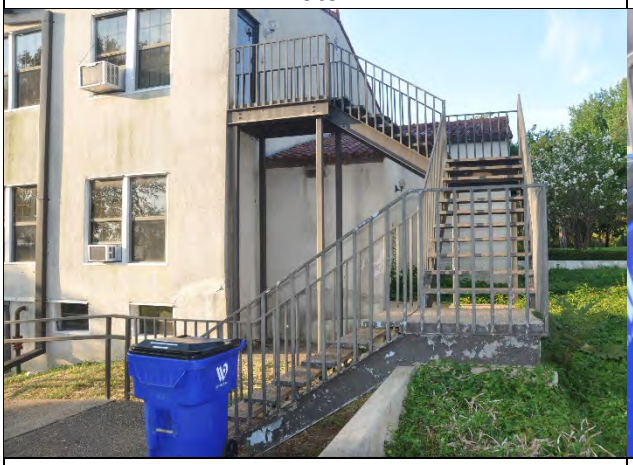


Photo 9

Photo 10

Photo 11

Photo 12

Photo 13

Photo 14

Photo 15

Photo 16

Photo 17

Photo 18

Photo 19

Photo 20

Photo 21

Photo 22

Photo 23

Photo 24

Photo 25

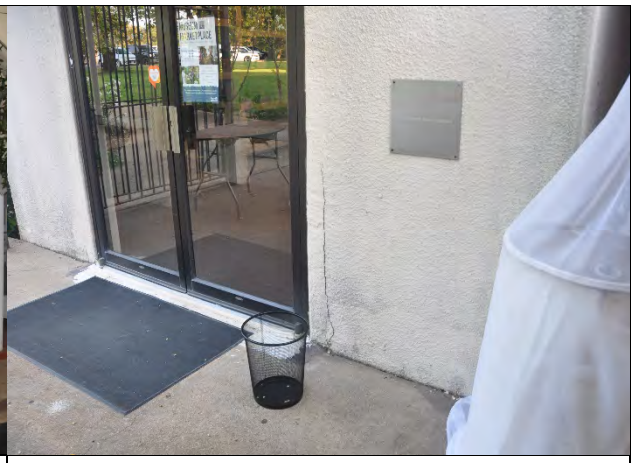


Photo 26

Photo 27

Photo 28

Photo 29

Photo 30

Photo 31

Photo 32

Photo 33

Photo 34

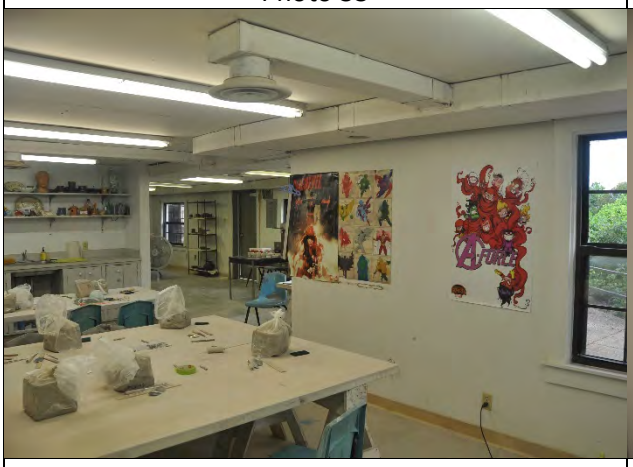


Photo 35

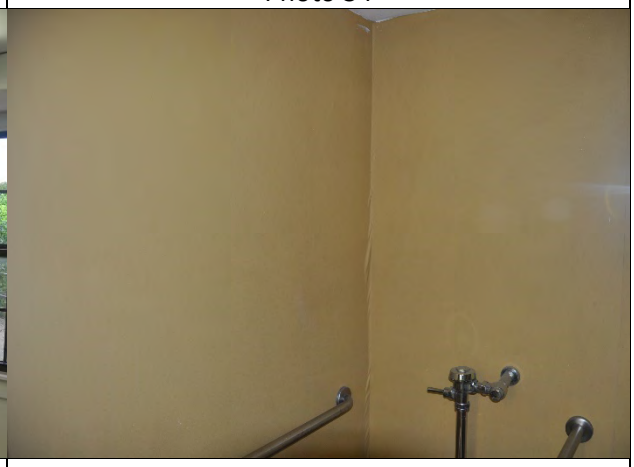


Photo 36

Photo 37

Photo 38

Photo 39

Photo 40

Photo 41

Photo 42

Photo 43

Photo 44

Photo 45

Photo 46

Photo 47

Photo 48

Photo 49

Photo 50

Photo 51

Photo 52

Photo 53

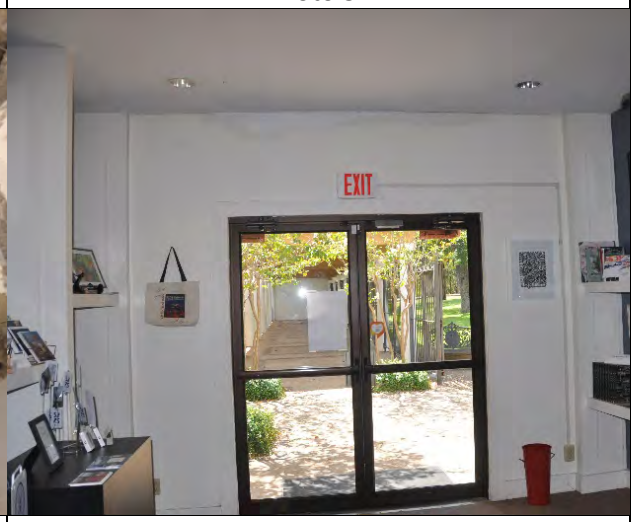


Photo 54

Photo 55

Photo 56

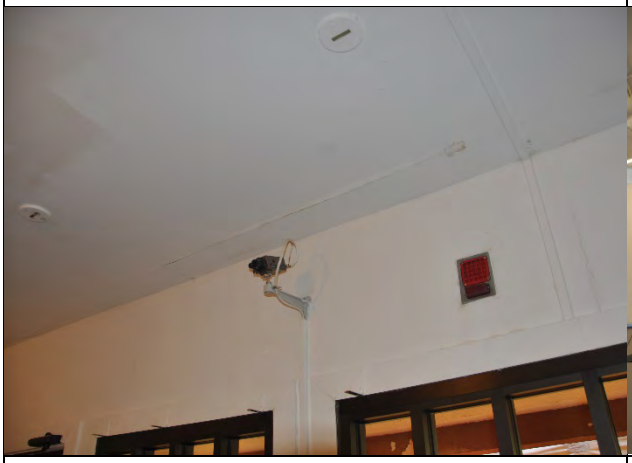


Photo 57

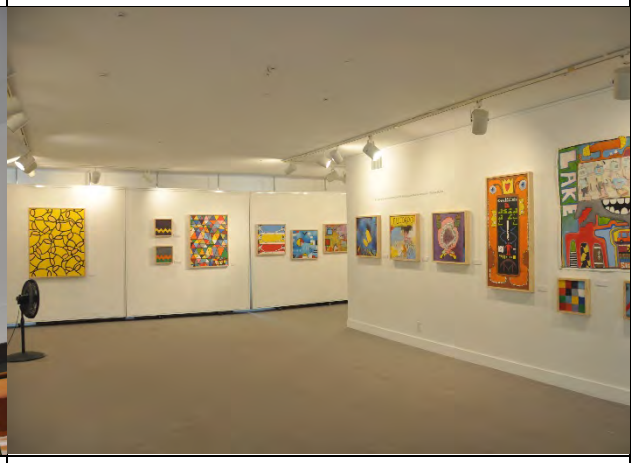


Photo 58

Photo 59

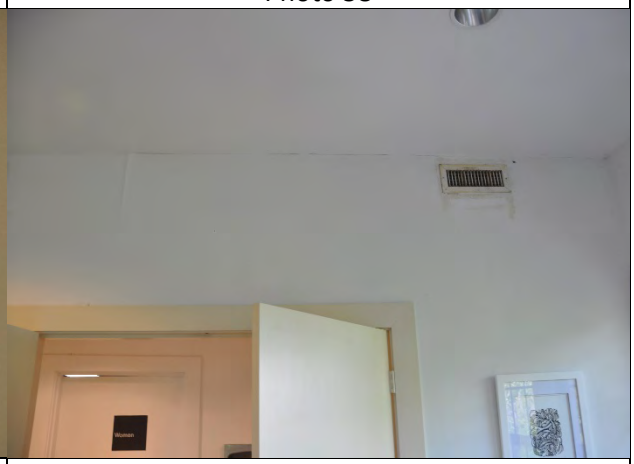


Photo 60

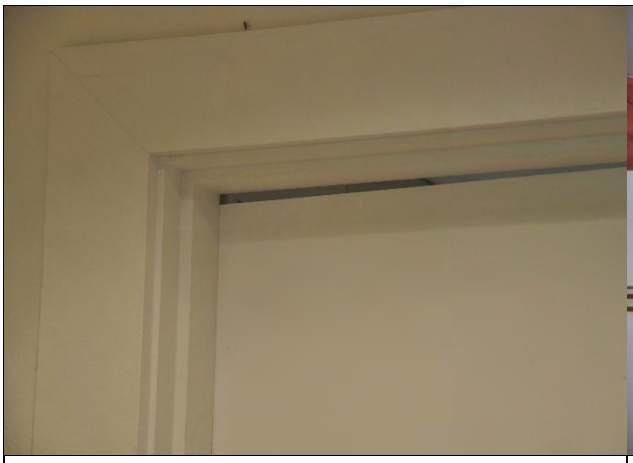


Photo 61

Photo 62

Photo 63

Photo 64

Photo 65

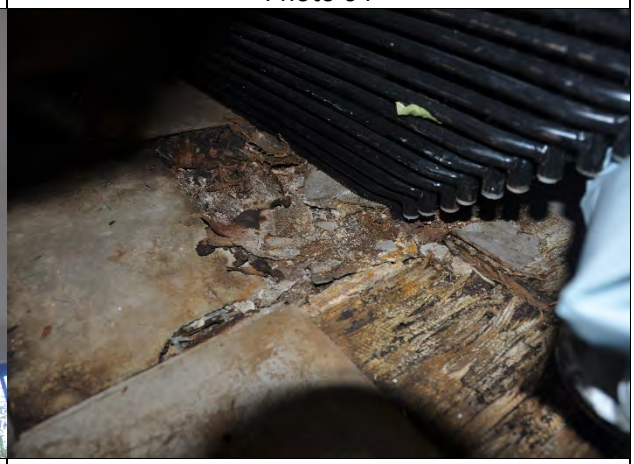


Photo 66

Photo 67

Photo 68

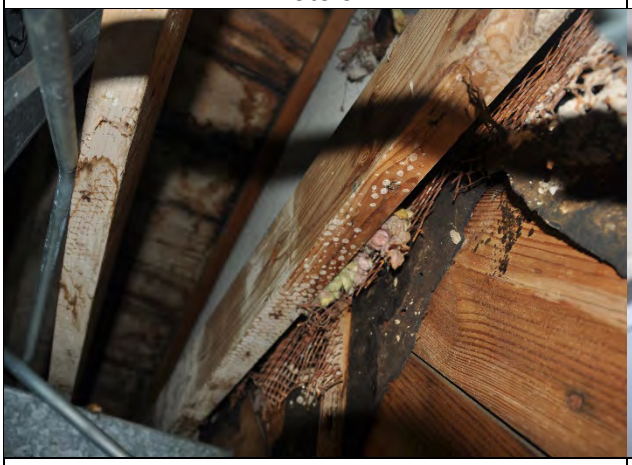


Photo 69

Photo 70

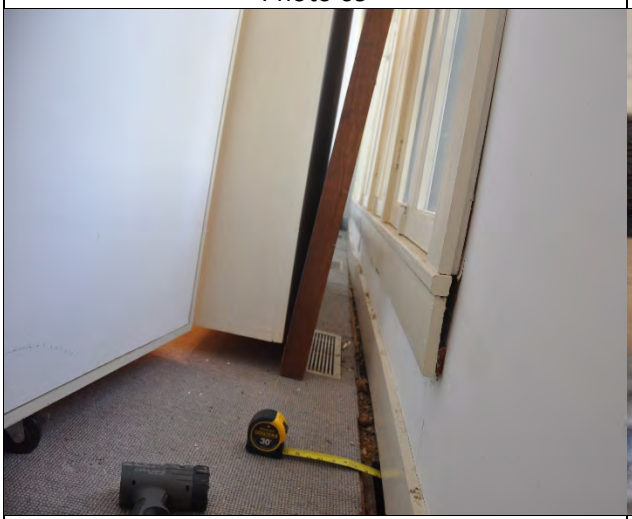


Photo 71

Photo 72

Photo 73

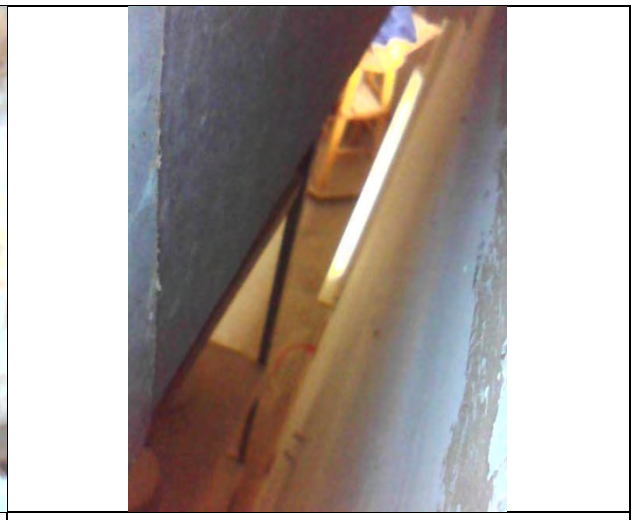


Photo 74

Photo 75

Photo 76

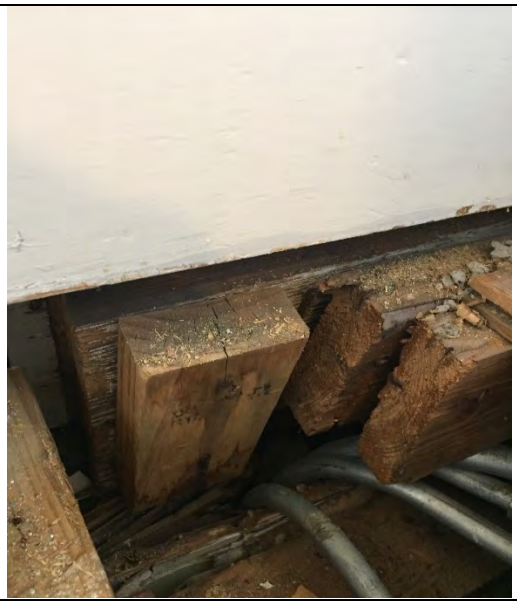


Photo 77	Photo 78
	
Photo 79	Photo 80

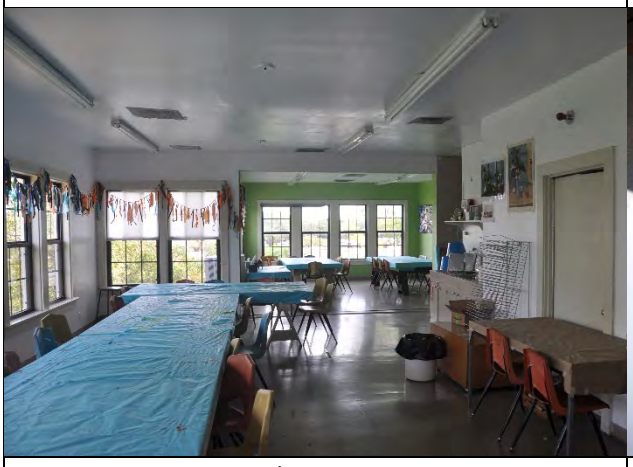



Photo 81	Photo 82
	
Photo 83	Photo 84

Photo 85

Photo 86

Photo 87

Photo 88

Photo 89

Photo 90

Photo 91

Photo 92

Photo 93

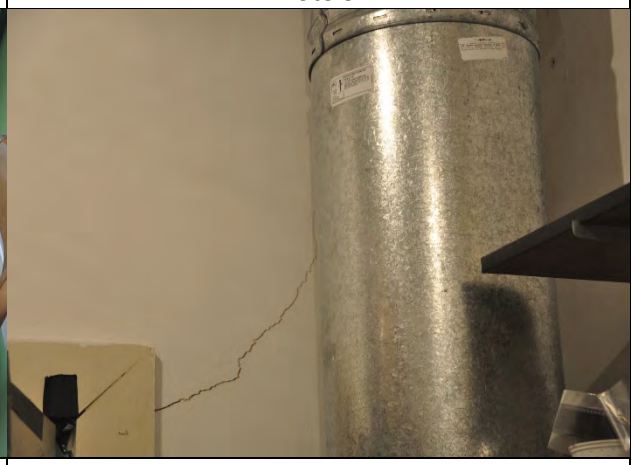


Photo 94

Photo 95

Photo 96

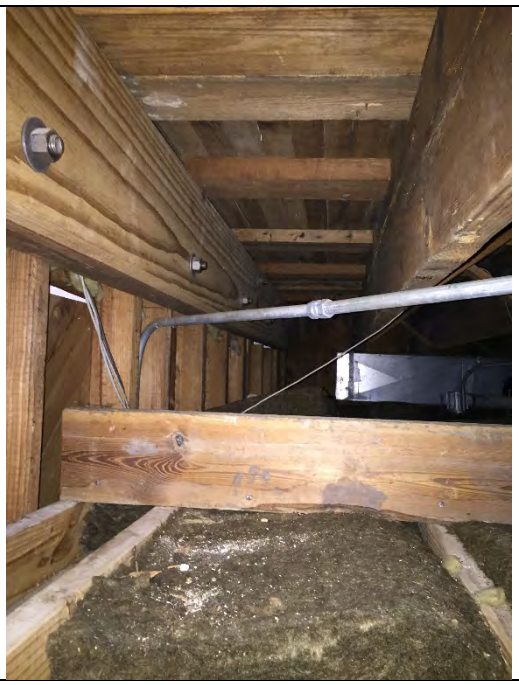


Photo 97

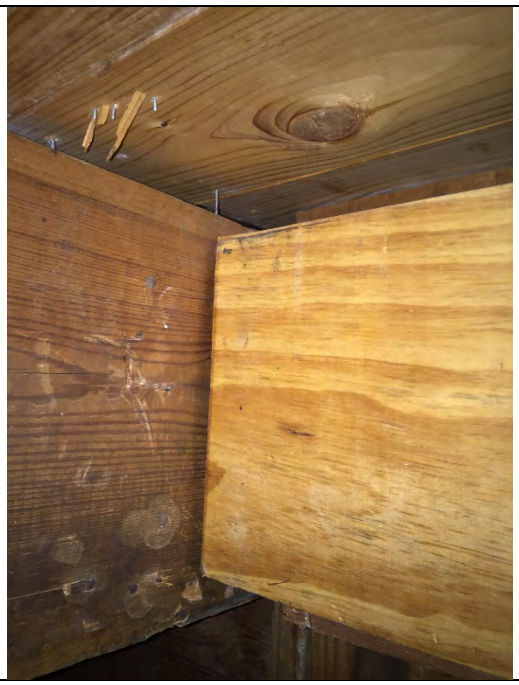


Photo 98

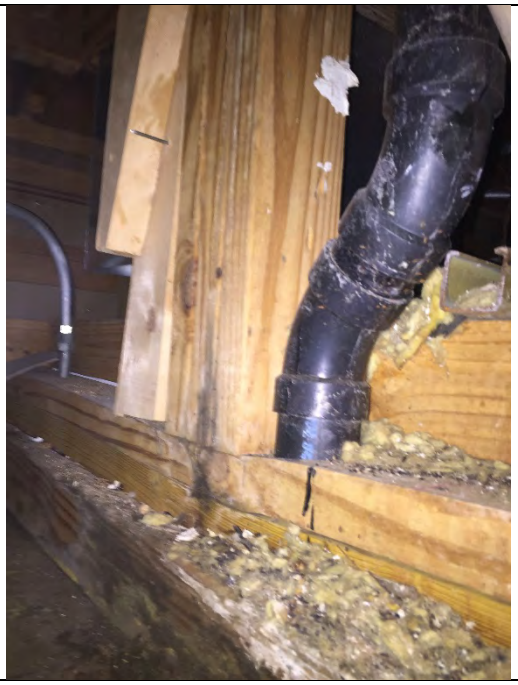


Photo 99

Photo 100

Photo 101

Photo 102

Photo 103

Photo 104

Photo 105

Photo 106

Photo 107

Photo 108

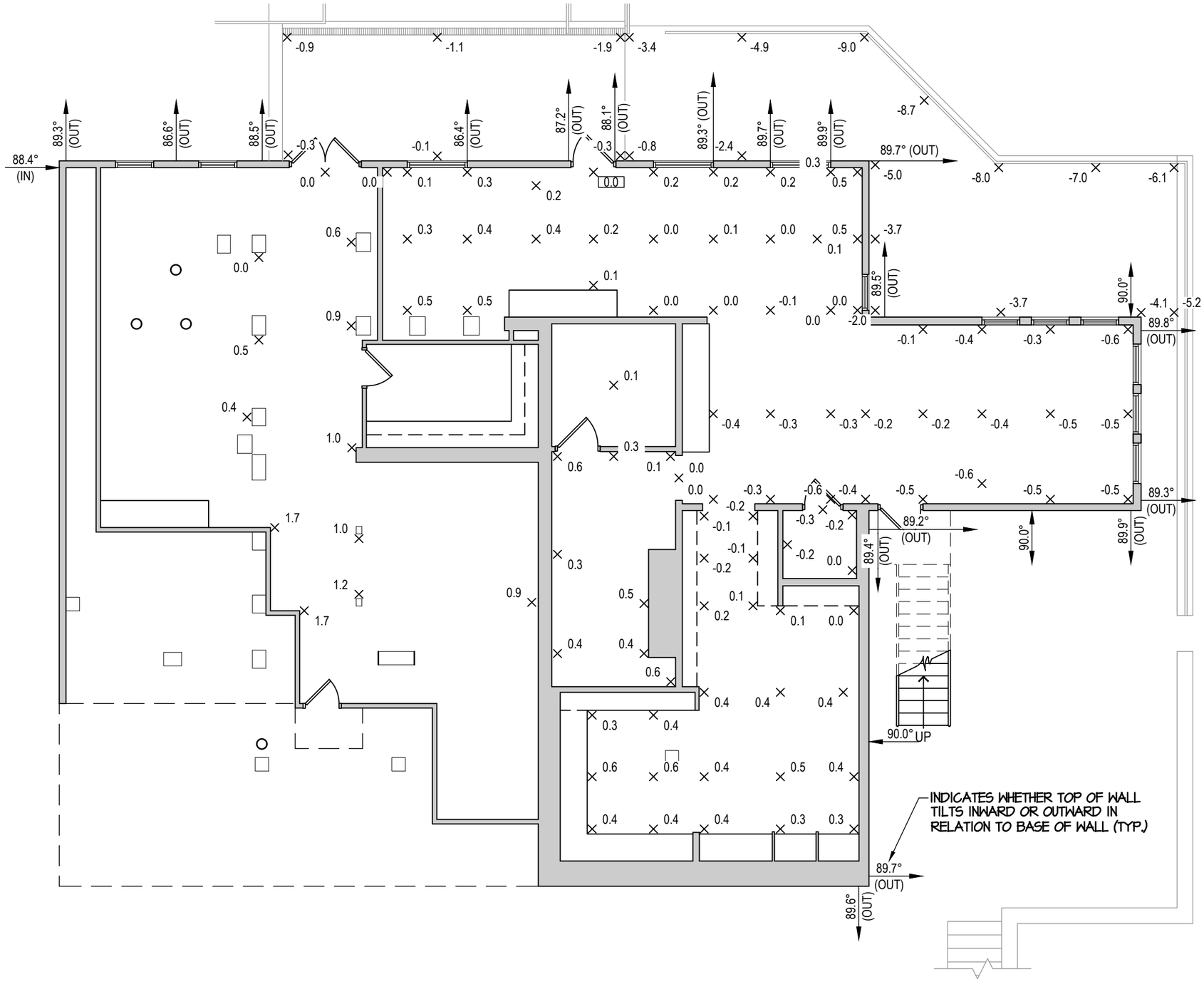
Photo 109

Photo 110

Photo 111

Photo 112

	
Photo 113	



1 **BASEMENT FLOOR - ELEVATION SURVEY/WALL PLUMB**

SCALE: 1/8" = 1'-0"±

SCALE: 1/8"=1'-0"±

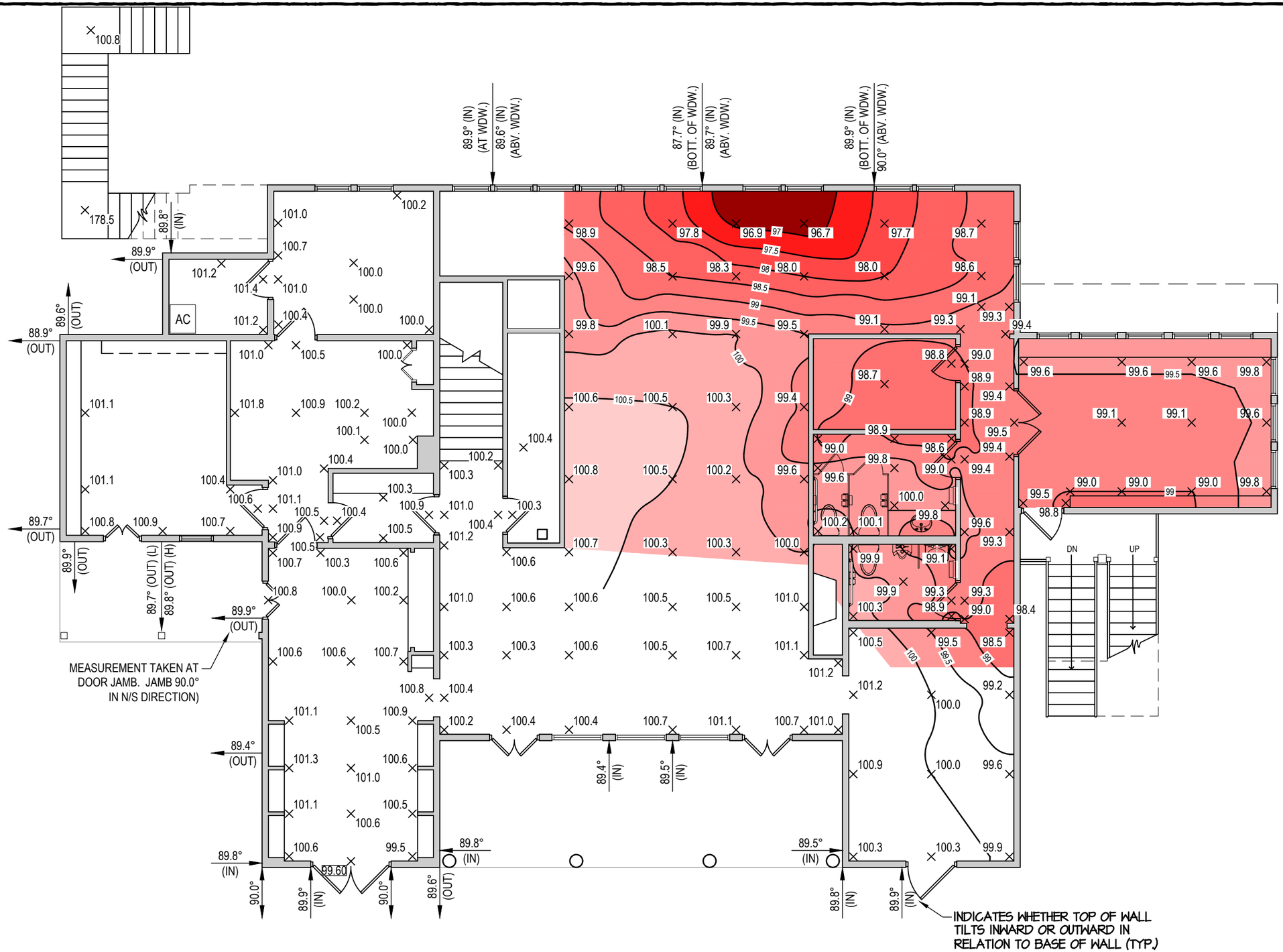
CAMERON SUMMER HOUSE

PLOTSCALE: 1:1
DATE: 11/28/17
DWG. NAME: C1
JOB NO.: 2017-062

WINTON ENGINEERING
"Turning Ideas into Reality"
Waco, Texas
(254)776-7024
TBPE FIRM NO. F-10282

C1

2017-062_C1-FloorElevation.dwg



1 1ST FLOOR - ELEVATION SURVEY/WALL PLUMB

SCALE: 1/8" = 1'-0"±

0 5' 10' 20'

SCALE: 1/8"=1'-0"±

PLAN NORTH

NORTH

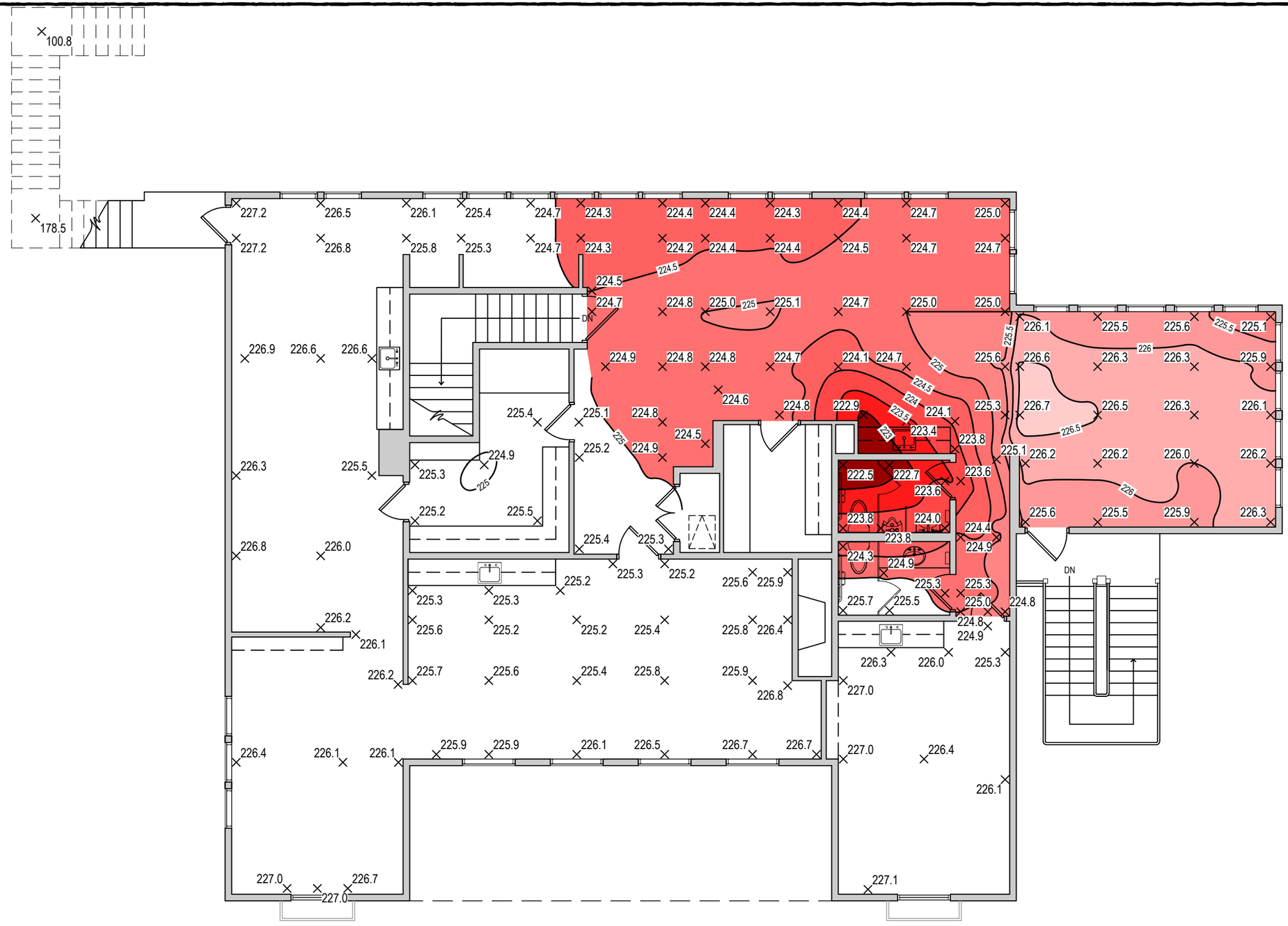
DWG. NAME: C2
JOB NO.: 2017-062
PLOTSCALE: 1:1
DATE: 11/28/17

CAMERON SUMMER HOUSE

WINTON ENGINEERING
"Turning Ideas into Reality"
Waco, Texas
(254)776-7024
TBPE FIRM NO. F-10232

C2

2017-062_C1-FloorElevations.dwg



1 2ND FLOOR - ELEVATION SURVEY/WALL PLUMB

SCALE: 1/8" = 1'-0"±

0 5' 10' 20'

SCALE: 1/8"=1'-0"±

PLAN NORTH

NORTH

CAMERON SUMMER HOUSE

PLOTSCALE: 1:1

DATE: 11/28/17

DWG. NAME: C3

JOB NO.: 2017-062

WINTON ENGINEERING "Turning Ideas into Reality" Waco, Texas (254)776-7024

TBPE FIRM NO. F-0252

C3

2017-062_C1-FloorElevation.dwg

010002: GENERAL STRUCTURAL REQUIREMENTS

1. THESE NOTES APPLY TO STRUCTURAL DOCUMENTS SEALED BY THE STRUCTURAL ENGINEER AND ARE INTENDED TO BE COMPLIMENTARY TO AND USED IN CONJUNCTION WITH THE PLANS AND SPECIFICATIONS, INCLUDING THOSE PREPARED BY OTHER DISCIPLINES. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT AND ENGINEER IMMEDIATELY. ANY SUCH DISCREPANCIES SHALL BE RESOLVED TO THE MORE STRINGENT REQUIREMENTS, UNLESS OTHERWISE AUTHORIZED BY ARCHITECT AND ENGINEER.

   ARCHITECT: RBDR ARCHITECTS

   DESIGN ENGINEER: WINTON ENGINEERING, INC.
   WACO, TEXAS
   (254) 776-7024

2. ALL STRUCTURAL WORK SHALL BE IN ACCORDANCE WITH:
   A. CITY OF WACO STANDARDS AND REGULATIONS
   B. INTERNATIONAL BUILDING CODE - 2015 EDITION
3. IT IS THE INTENT OF THE STRUCTURAL DOCUMENTS TO DESCRIBE A FUNCTIONALLY COMPLETE STRUCTURAL PROJECT. ALL LABOR, DOCUMENTATION, SERVICES, MATERIALS, OR EQUIPMENT THAT MAY BE REASONABLY INFERRED FROM THESE DOCUMENTS OR FROM PREVAILING CUSTOM OR TRADE USAGE AS BEING REQUIRED TO PRODUCE THE INTENDED RESULT, WHETHER OR NOT SPECIFICALLY CALLED FOR, SHALL BE PROVIDED AT NO ADDITIONAL COST TO OWNER.
4. ANY DISCREPANCIES ON THE STRUCTURAL DOCUMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER.
5. ANY DEVIATION FROM, ADDITION TO, SUBSTITUTION FROM, OR MODIFICATION TO THE STRUCTURE OR ANY PART OF THE STRUCTURE DESCRIBED IN THESE DOCUMENTS SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND ENGINEER FOR REVIEW.
6. CONTRACTOR SHALL SUPERVISE, INSPECT, AND DIRECT ALL STRUCTURAL WORK IN A COMPETENT AND EFFICIENT MANNER.
7. THE STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS AND METHODS OF CONSTRUCTION UNLESS SO STATED OR NOTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY PROGRAMS AND PRECAUTIONS IN CONNECTION WITH THE WORK, AND SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE WORK, OTHER PROPERTY, THE WORKMEN AND OTHER PERSONS DURING DEMOLITION AND CONSTRUCTION.
8. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY STRUCTURAL PERMITS AND APPROVALS PRIOR TO BEGINNING AND DURING CONSTRUCTION.
9. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONSTRUCTION, INCLUDING EXISTING WORK, PRIOR TO COMMENCING WORK. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT AND ENGINEER.
10. PRINCIPAL OPENINGS IN THE STRUCTURAL SYSTEMS ARE SHOWN ON THE STRUCTURAL DRAWINGS. ANY OPENINGS NOT SHOWN OR DETAILS THAT REQUIRE PENETRATION, CUTTING, OR SLEEVING OF BEAMS, JOISTS, WALLS, OR OTHER STRUCTURAL MEMBERS SHALL BE REFERRED TO THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTING. DO NOT CUT STRUCTURAL MEMBERS, INCLUDING REINFORCING STEEL, WITHOUT APPROVAL FROM STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO ANY CUTTING OR DEMOLITION.
11. ALL POST-INSTALLED ANCHORS SHALL BE ICC-ES APPROVED AS CODE COMPLIANT FOR IBC 2015 CONSTRUCTION IN CRACKED AND UNCRACKED CONCRETE, UNLESS NOTED OTHERWISE.
    A. CONCRETE:
       a. ADHESIVE ANCHORS - HILTI HIT-RE 500 SD EPOXY (SLOW CURE)
       b. ADHESIVE ANCHORS - HILTI HIT-HY 150 MAX-SD EPOXY (FAST CURE)
       c. MECHANICAL ANCHORS - HILTI KWIK BOLT TZ EXPANSION ANCHORS (MEDIUM DUTY)
       d. MECHANICAL ANCHORS - HILTI HDA UNDERCUT ANCHORS (HEAVY DUTY)
       e. MECHANICAL ANCHORS - HILTI HSL-3 EXPANSION ANCHORS (HEAVY DUTY)
12. LOCATION OF ALL UTILITIES SHALL BE VERIFIED BEFORE ANY WORK. NOTIFY ARCHITECT AND ENGINEER OF ANY CONFLICTS.

015600: SECURITY AND PROTECTION

1. CONTRACTOR SHALL PROVIDE ALL TEMPORARY PROVISIONS, MATERIALS AND EQUIPMENT REQUIRED FOR THE SECURITY AND PROTECTION OF THE WORK, EXISTING IMPROVEMENTS ON AND ADJACENT TO THE WORK SITE, CONTRACTOR'S EMPLOYEES, AND THE PUBLIC DURING THE ENTIRE COURSE OF THIS PROJECT.
2. PROVIDE SECURITY AND PROTECTION AT THE TIMES FIRST NEEDED AT THE SITE, AND MAINTAIN, EXPAND AND MODIFY AS NEEDED THROUGHOUT THE CONSTRUCTION PERIOD.
3. ALL SECURITY AND PROTECTION MEASURES SHALL BE PROVIDED IN A SAFE, SANITARY, AND LAWFUL MANNER WHICH WILL NOT INTERFERE WITH THE PERFORMANCE OF THE WORK OR OWNER'S DAILY OPERATIONS.
4. COMPLETELY REMOVE ALL TEMPORARY SECURITY AND PROTECTION MEASURES WHEN NO LONGER REQUIRED AND RESTORE THE PROPERTY TO ITS ORIGINAL CONDITION OR BETTER.

STATE OF TEXAS
JAMES R. WINTON
68190
REGISTERED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JAMES R. WINTON P.E. #68190 OCTOBER 4, 2017

ORIGINAL SIGNED COPY IS ON FILE AT WINTON ENGINEERING, INC.
TBPE FIRM REGISTRATION #F-0282

024100: DEMOLITION

1. FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO COMPLETE WRECKING AND REMOVAL OF EXISTING WORK AS SHOWN ON THE DRAWINGS AND AS REQUIRED FOR COMPLETION OF THE WORK.
2. INCLUDE THE COST OF ALL LABOR AND MATERIAL NECESSARY FOR TEMPORARY SHORING AND PROTECTION OF EXISTING BUILDING AND IMPROVEMENTS, OCCUPANTS, THE PUBLIC, AND ADJACENT PROPERTY, INCLUDING PROTECTION FROM WATER, DAMPNESS, DUST, AND VERMIN.
3. COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS, INCLUDING THE NATIONAL EMISSION STANDARDS FOR HAZARDOUS AIR POLLUTANTS (NESHAPS); 40 CFR, PART 61, SUBPART M; 29 CFR, CHAPTER XVII (OSHA); AND THE TEXAS ASBESTOS HEALTH PROTECTION RULES (TAHPR) REGARDING DEMOLITION OF AND WITHIN EXISTING FACILITIES INCLUDING:
   A. SUBMIT TIMELY NOTIFICATION TO THE TEXAS DEPARTMENT OF STATE HEALTH SERVICES (TDSHS) PRIOR TO BEGINNING WORK, IF REQUIRED.
   B. ASSUME ALL DUTIES AS OWNER'S DESIGNATED SITE OPERATOR.
   C. PAY ALL ASSOCIATED FEES FOR FILING AND DEMOLITION.
   D. RESPOND TO ANY NOTIFICATIONS OF VIOLATIONS AND PAY ALL ASSESSED FINES.
4. CONTRACTOR SHALL ALSO BE RESPONSIBLE TO DISCONNECT, CAP, AND RECONNECT ALL UTILITIES AND MECHANICAL ITEMS AS REQUIRED. SHORE AND SUPPORT ALL ITEMS LEFT IN PLACE.
5. IN GENERAL, ALL EXISTING WORK TO BE REMOVED SHALL BE SAW CUT OR CORED.
6. IN NO CASE SHALL ANY PRESENTLY SUPPORTED LOADS BE LEFT UNSUPPORTED. INSTALL SHORING PRIOR TO REMOVING EXISTING SUPPORT.
7. IF DURING THE COURSE OF HIS WORK THE CONTRACTOR OBSERVES THE EXISTENCE OF ASBESTOS, MOLD, PCB'S, OR MATERIALS BEARING THESE SUBSTANCES, THE CONTRACTOR SHALL IMMEDIATELY TERMINATE FURTHER WORK ON THE PROJECT AND NOTIFY THE OWNER OF THE CONDITION. THE OWNER WILL DETERMINE A FURTHER COURSE OF ACTION.
8. CONTRACTOR AGREES TO DEFEND AND HOLD OWNER, ARCHITECT, AND ENGINEER HARMLESS FOR ANY ACTIONS OR JUDGMENTS AS A RESULT OF FAILURE TO COMPLY WITH THIS SECTION AND APPLICABLE STANDARDS AND REGULATIONS.

051200: STRUCTURAL STEEL

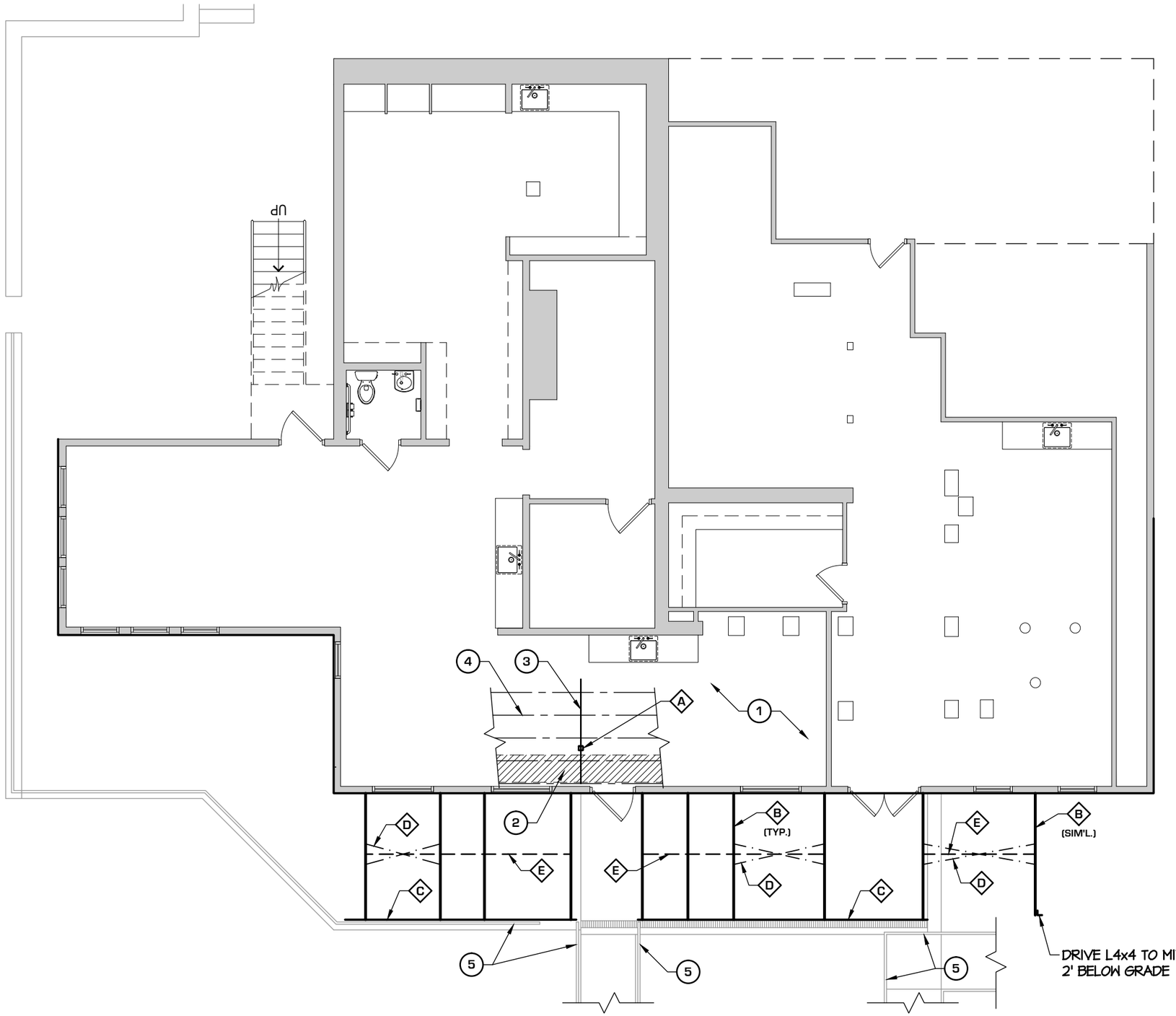
1. VERIFY ALL DIMENSIONS REQUIRED FOR FABRICATION AND ERECTION, INCLUDING FIELD MEASUREMENT WHERE APPLICABLE. FABRICATOR AND ERECTOR SHALL BE RESPONSIBLE FOR PROPER FIT-UP OF FRAMING.
2. ALL WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992, 50 KSI.
3. ALL STRUCTURAL PIPE SHALL CONFORM TO ASTM A53, TYPE E OR S, GRADE B, Fy = 35 KSI.
4. ALL HOLLOW STEEL TUBING SHALL CONFORM TO ASTM A500, GRADE B, Fy = 46 KSI OR ASTM A1085, Fy = 50 KSI.
5. ALL OTHER STRUCTURAL STEEL, INCLUDING PLATE AND SHEET MATERIAL, SHALL CONFORM TO ASTM A36, Fy = 36 KSI.
6. SPLICING OF STRUCTURAL STEEL MEMBERS WHERE NOT DETAILED SHALL NOT BE ALLOWED.
7. ALL WELDING SHALL CONFORM TO STANDARDS OF THE AMERICAN WELDING SOCIETY, AWS D1.1. ELECTRODES FOR ALL FIELD AND SHOP WELDING SHALL CONFORM TO AWS A5.1-75 (CLASS 70).
   A. ALL WELD SIZES NOT SHOWN SHALL BE AWS MINIMUM.
   B. FILLET WELDS NOT SPECIFIED AS TO LENGTH SHALL BE CONTINUOUS.
   C. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS.
8. ALL STRUCTURAL STEEL ERECTION SHALL BE SET ACCURATELY IN LOCATIONS AND TO ELEVATIONS INDICATED ON PLANS, AND ACCORDING TO AISC 303 AND ANSI/AISC 360.
   A. COMPLY WITH THE REQUIREMENTS OF OSHA CONSTRUCTION STANDARD 29 CFR 1926, SUBPART R.
   B. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE TEMPORARY BRACING TO ASSURE STRUCTURAL STABILITY DURING CONSTRUCTION.

PLOTSCALE: 1:1
DATE: 10/4/17
DWG. NAME: S0
JOB NO.: 2017-062
THE ART CENTER OF WACO

WINTON ENGINEERING
"Turning Ideas into Reality"
(254)776-7024
Waco, Texas
TBPE FIRM NO. F-0282

S0
of 3

2017-062_S1-Shoring.dwg



1 **BASEMENT FLOOR - TEMPORARY SHORING PLAN**

SCALE: 1/8" = 1'-0"±

0 5' 10' 20'

SCALE: 1/8"=1'-0"±

STATE OF TEXAS
JAMES R. WINTON
68190
REGISTERED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JAMES R. WINTON P.E. #68190 OCTOBER 4, 2017

ORIGINAL SIGNED COPY IS ON FILE AT WINTON ENGINEERING, INC.
TBPE FIRM REGISTRATION #F-0282

EXIST. CONSTRUCTION

1. EXISTING BASEMENT AREA.
2. EXISTING HVAC DUCTWORK ABOVE.
3. EXISTING 3-PLY WOOD BEAM WITH STEEL FLITCH PLATES - TO REMAIN. PROVIDE TEMPORARY 4x4 STEEL SHORING POST AS NOTED.
4. EXISTING 2x FIRST FLOOR FRAMING. (RUNS PARALLEL TO THE EXTERIOR WALL.)
5. EXISTING STEEL TUBE GUARDRAIL.

NEW CONSTRUCTION

- A. NEW HSS 4x4x1/4" TEMPORARY STEEL SHORING POST WITH 12" x 12" x 1/2" MINIMUM BASE PLATE AND 3/8" STEEL SADDLE PLATE AT BEAM. NOTE: NO PRESSURE SHALL BE APPLIED TO THE EXISTING 3-PLY WOOD BEAM UNTIL THE EXTERIOR WALL SHORING HAS BEEN INSTALLED.
- B. NEW TEMPORARY STEEL ANGLE-FRAMED EXTERIOR WALL SHORING TO BE INSTALLED ALONG BACK WALL.
- C. NEW CONTINUOUS ANGLE. BREAK AT RAMP. RE: DETAIL.
- D. NEW X-BRACING. RE: DETAIL.
- E. NEW BRACE ANGLE. RE: DETAIL.

GENERAL NOTES

1. TEMPORARY SHORING SHOWN IS INTENDED ONLY TO STABILIZE THE EXISTING CONSTRUCTION IN ITS CURRENT POSITION UNTIL PERMANENT REPAIRS CAN BE MADE.
2. NO ATTEMPT TO LIFT THE EXISTING STRUCTURE OR TO FORCE THE EXTERIOR WALL BACK TOWARD ITS ORIGINAL PLUMB POSITION SHOULD BE MADE AT THIS TIME.
3. FINAL SUPPORTS SHOULD BE SHIMMED AGAINST AND UNDER THE EXISTING STRUCTURE SO AS TO PROVIDE FULL CONTACT AND FIRM SUPPORT AGAINST FURTHER DOWNWARD OR OUTWARD MOVEMENT.
4. ALL SUPPORTS SHOULD BE REGULARLY MONITORED AND FULL CONTACT MAINTAINED. RE-SHIM AS REQUIRED AND NOTIFY ENGINEER IMMEDIATELY IF MOVEMENT CONTINUES OR IF SIGNS OF BUCKLING OR DISTRESS ARE OBSERVED
5. OCCUPANCY SHOULD BE LIMITED UNTIL PERMANENT REPAIRS CAN BE MADE.

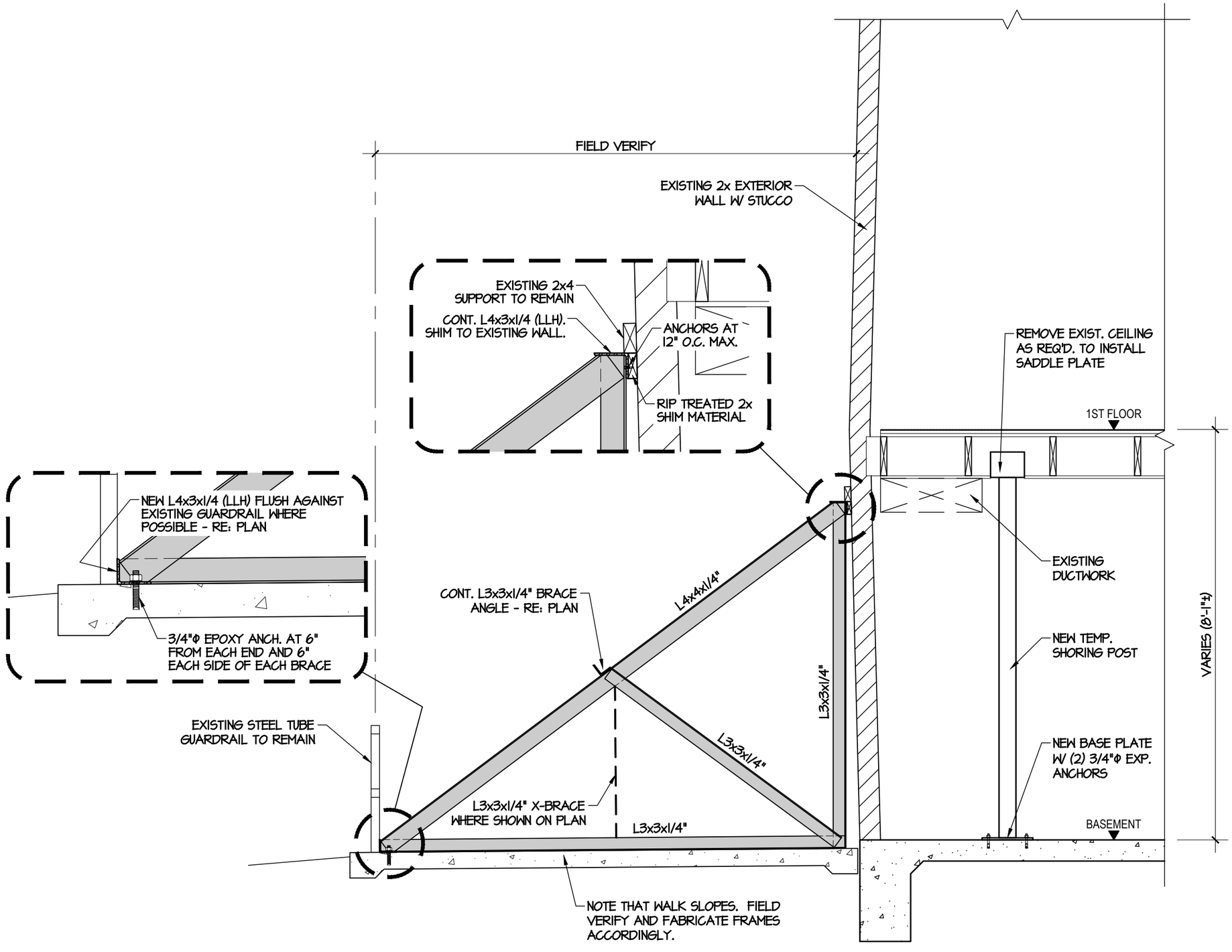
PLOTSCALE: 1:1
DATE: 10/4/17
DWG. NAME: S1
JOB NO.: 2017-062

THE ART CENTER OF WACO

WINTON ENGINEERING
"Turning Ideas into Reality"
Waco, Texas
(254)776-7024
TBPE FIRM NO. F0282

S1
of 3

2017-062_S1-Shoring.dwg



1 TYPICAL TEMPORARY WALL SHORING

SCALE: 1/2" = 1'-0"

NOTE: FIELD VERIFY ALL DIMENSIONS AND FIELD FABRICATE SHORING BRACES TO FIT.

STATE OF TEXAS
JAMES R. WINTON
68190
REGISTERED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JAMES R. WINTON P.E. #68190 OCTOBER 4, 2017

ORIGINAL SIGNED COPY IS ON FILE AT WINTON ENGINEERING, INC.
TBPE FIRM REGISTRATION #F-0282

PLOTSCALE: 1:1
DATE: 10/4/17
DWG. NAME: S2
JOB NO.: 2017-062

THE ART CENTER OF WACO

WINTON ENGINEERING
"Turning Ideas into Reality"
Waco, Texas (254) 776-7024
TBPE FIRM NO. F-0282

S2
of 3

2017-062_S1-Shoring.dwg

THE ROGERS COMPANY
CONSULTING ENGINEERS

JOHN R. ROGERS, JR., P.E.

5015-B LAKEWOOD
WACO, TX 76710

April 26, 1999

Mr. Sid Ross
McLennan County College
1400 College Drive
Waco, Texas 76708

Re: MCC Art Center

Dear Mr. Ross:

I walked through the Arts Center last week with Joe Raso looking for any apparent structural problems. In general the building seems to be in fair condition with no obvious foundation problems.

There are a couple of areas which need some attention at this time:

1. I would expose the floor framing at the upstairs door where the floor is out of level and the door sticks to see if some determination of the problem can be made.

2. A more pressing need is to reinforce the exterior plaster that has turned loose from the wall and could fall at some point. Until a full remodeling can be done, I would reinforce the plaster in the areas that are deflecting from the wall. This reinforcement can be done by placing 2x4 bands anchored through the plaster to the wood stud wall.

Please contact me if I can be of any addition help in implementing the above recommendations.

Sincerely,

John R. Rogers, Jr., P.E.
The Rogers Company

cc: Joe Raso

254-772-4201 P.O. BOX 20037 WACO, TEXAS 76702-0037 FAX: 254-772-4203

1300 College Drive • Waco, Texas 76708 • (817) 752-4371

TheArtCenter

November 1, 1997

The Meadows Foundation
Bruce Esterline
Vice President for Grants
3003 Swiss Avenue
Dallas, Texas 75204-6090

Dear Mr. Esterline:

I am enclosing a grant request for $53,800 for major renovations and repairs to our building, improving our air-conditioning and humidity controls, and repairing the recent water damage to the ceilings and floors on the second floor of The Art Center of Waco, a total cost of $107,363. The need for the roof replacement came suddenly but obviously the problem was seventy years the making. After a spring and summer of no rain, drying out the timbers in the roof, and then much rain, expanding the timbers and the shifting the ceramic roof tiles, the Center had major leakage problems.

We had our structural engineer and a roofing consultant make recommendations, The only long range solution is to rebuild the roof, take off all the historic ceramic tile, replace it over weather-proof felt, replace rafters, joists and decking which are not functional, and make attic repairs. Then The Art Center of Waco can continue to upgrade the air-conditioning system and humidity control in anticipation of our accreditation renewal from the American Association of Museums (through a Madison Cooper Foundation grant).

The Art Center of Waco has been a leader in exhibitions and discipline-based art education in Texas for years. We have never come up against a physical block to what we wished to accomplish. Right at this time, the roof damage is a major block where we need dramatic help.

Success in receiving program grants is a plus for this art center but in an emergency it can put us at a disadvantage. The local Waco foundations gave us in 1995-96 many grants: $110,000 for our sculpture path, Robert Wilson sculpture and art education program (Rapoport Foundation), $33,563 to upgrade air conditioning and humidity control plus $52,000 to begin our sculpture walk (Madison Cooper Foundation), $37,400 for the third phase of the sculpture walk, art education programs and three performances of Rembrandt, Lautrec and Van Gogh by Klaas Hofstra (Waco Foundation), and $10,000 for the final phase of the sculpture walk (Fentress Foundation). We cannot go back to them until the middle of 1997. The roof repair is a present need. It jeopardizes all our efforts and services.

Living in an historic home as a museum is a blessing and an aesthetic pleasure but it has its problems. Thank you for your consideration of this request.

Joe Kagle
Director

The Art Center of Waco

History: The Art Center of Waco began on Franklin Street in downtown Waco in 1972. It began as a multicultural art center, supported by the Junior League of Waco and the City of Waco. After four years of programming, it became clear that the Center needed three elements to survive: 1) financial support from a select segment of the Waco population, 2) excellent exhibitions as a catalyst for creative thinking and tours, and 3) an art education program that served in-house tours and outreach art education. Over the years, the Center has become known as a leader in Discipline-based Art Education (DBAE) and in serving a diverse and multicultural community.

The Cameron Home which the Center renovated and moved into as a permanent center for the visual arts in 1976 has served Central Texas well. From our location on the McLennan Community College campus, the Center reaches its audience with exceptional exhibitions, award-winning programs in discipline-based art education and outreach programs to the community. At this moment, the Center has six separate programs in fifteen sites in McLennan County and Waco, reaching out to a disadvantaged and "at-risk" population which is primarily minority.

Need: The community of Central Texas and Waco need a creative center which caters to a multicultural population and educates the whole population through art education in the meaning of living in a modern, "stew pot" world where there are many flavors to our democracy. The Art Center of Waco is the only public art museum within seventy-five miles exclusively working with the visual arts.

In the history of any cultural institution, there comes a critical time when, if help is not secured, many of the programs and the mission of the organization are jeopardized. The Art Center of Waco is at that juncture in its history. After a long period without rain and then several weeks of downpour, our roof tiles have shifted and the whole roof leaks. When the roof began to leak, we had repairs done, but it soon became clear that the problem was deeper than just a simple repair job. The roof had given service for seventy years. It was and still is well-built, but the Center was surprised when we realized the depth of the problem. Not only did the red ceramic roof tiles shift but the decking, rafters and joists now need strengthened or replaced. It became obvious to the Board of Trustees of the Center that "***the roof is our number one critical problem".***

In preparation for an AAM Accreditation Team review, the Center had secured a grant of $33,563 from the Madison Cooper Foundation to bring our air conditioning and humidity control up to AAM standards. We had just began this work in early 1996 when the roof replacement became the top priority for the Center. We will complete that work and MCC will repair the ceilings and floors on the second floor from their budget after the roof is repaired or replaced.

William Cameron built well. He was a lumber baron in Waco. He used the best wood to create his summer home. Seventy years is a long time for any decking, rafters and joists without strengthening and new support. That is what needs to be done now. As the report from McLennan Community College Maintenance Department stated to Johnette McKown, Vice President of Business Affairs, this is what is needed: "Remove existing tile, repair deflecting decking and make structural repairs as required. Re-roof, using existing Spanish tiles (or Berridge

Spanish tile system, a metal tile) over felt with weather watch membrane. Replace rotted decking and make structural repairs." This, in brief, is what is needed with the roof.

Plan: The Art Center of Waco needs to:

1) secure funding for the roof as soon as possible. All programs and exhibitions depend on the security of a dry art center.
2) complete the repairs to the air conditioning and humidity controls when roof is repaired and replaced.
3) work with McLennan Community College to make repairs to areas where the water has damaged ceilings, floors (on the second floor, not in exhibition area), and to the outside of the building. There is a commitment that this will happen as soon as the roof is fixed.
4) work with AAM Accreditation on any other basic improvement to the physical building (again, already underway).

Cost: The Art Center of Waco sees the cost coming in phases:

1) roof replacement and repair: $53,800.
2) complete air-conditioning, insulation, and humidity upgrade: $33,563 from the Cooper Foundation.
3) repair the interior water damage to ceilings and floors (needed immediately) and exterior repairs: approx. $20,000 from MCC budget over two years.

Timetable:

1) Hire a structural engineer to recommend roof repairs (August 1996).
2) Secure a bid in August 1996 (with MCC approval): Parsons Roofing, $53,800.
3) Secure MCC's promise to repair the ceiling and floor damage (September 25, 1996).
4) Repair roof (ASAP)
5) Complete air conditioning and humidity upgrade of system, $33,563 (after roof repair).
6) Make needed interior repairs (late 1996 or early 1997), approx. $10,000
7) Begin exterior repairs to Cameron historic home, Spring 1997, approx. $10,000

The bottom line is that a few rain leaks in a seventy year old historic home is to be expected but it has reached a point where the roof is our number one priority. All else that we do, in exhibition management, scheduling, art education workshops and tours, etc. relies upon a dry center for the visual arts. **The Art Center of Waco is asking for a grant of $53,800 for a total repair project of $107,363 to rebuild the roof, make changes to the air conditioning and humidity control and repair the water damaged interior and exterior areas of the museum.**

Budget:

Expenses:		Revenue:
Roof repair and replacement	$53,800	$53,800 Meadows
Air conditioning and humidity control	33,563	33,563 Cooper
Other building repairs	20,000	20,000 MCC
Total	$107,363	$107,363

The Art Center of Waco
1300 College Dr.
Waco, Texas 76708

Reroof of Art Center - Bid Form

SPECIFICATION:
Area is approximately 4000 square feet of Spanish tile. Remove existing Spanish tile and felt. Examine existing decking for wood rot and integrity of materials. Repair of decking and additional structural bracing to be done at additional cost on a time and materials basis per the alternate number 1 as outlined below. Provide an alternate price for an initial layer of 30 lb. felt per alternate number 2. Provide a layer of Grace Ice and Water shield or equivalent watertight membrane to cover entire roof. Reuse existing edge and valley flashing where possible and where not provide new flashing of same material. Provide new peak flashing and opening flashing as required. Replace Spanish tile removed from roof. MCC to provide additional tile to make up for breakage while removing tile.

BID DATE:
Bids are due no later than Thursday, May 29 at 1:00 p.m.

BID LOCATION:
Bids shall be submitted by fax or mail to:
The Art Center
c/o Bush Building Corporation
attn: Brad Bush, P.E., Art Center Director
P.O. Box 20366
Waco, Texas 76702
Fax: 817-776-7466

BASE BID: Labor, materials and equipment to replace the Spanish tile roof as described above for a total of _____ Dollars

ALTERNATE NUMBER 1: Additional repair to wood decking or structural support will be performed on a time and materials plus ____ % for overhead and profit. (Attach a labor rate sheet with bid form)

ALTERNATE NUMBER 2: Labor materials and equipment to add an additional layer of 30 lb. felt in addition to waterproof membrane. Add _____ Dollars

BIDDER ADDRESS:

BIDDER SIGNATURE: _____

McLENNAN COMMUNITY COLLEGE

Inter-Office Memorandum

TO: Johnette McKown
FROM: Sid Ross/Dianne Feyerherm
DATE: September 25, 1996

RE: Art Center

The Art Center's Spanish tile roof has several leaks. The leaks are in areas of the roof where the decking has deflected significantly. Replacement of the roof needs to be considered.

At the time of replacement, the rafters, decking, and joist need to be strengthened to correct the deflection in the roof to prevent a re-occurrence once the new roof is installed.

There are two options that we will need to consider. They are as follows:

Option 1.

Remove existing tile, repair deflected decking and make structural repairs as required. Re-roof, using existing Spanish tile over felt with weather watch membrane. Estimated cost to re-roof is $30,000, based on quote from Parson's Roofing. Replacing rotted decking and structural repairs are not included.

Option 2.

Remove existing Spanish tile. Re-felt using 30 lb. felt. Install new Berridge Spanish tile roof system. Install new metal edging and valleys. Reflash all penetrations. The Berridge Spanish tile system is a metal system with Spanish tile look. Estimated cost to re-roof is $41,800, based on quote from Parson's Roofing. Replacing rotted wood and structural repairs are not included.

The Physical Plant recommends that Option 2 be considered since it is significantly lighter and easier to maintain. We realize that there is historical value associated with the original Spanish tile roof, but our concern is the weight of the material on the building and its ability to support it.

McLennan Comm. Coll. ID:817-750-3754 OCT 03'95 13:18 No.001 P.01

FACSIMILE TRANSMITTAL COVER SHEET

McLENNAN COMMUNITY COLLEGE
1400 College Drive
Waco, TX 76708

FAX NO. (817) 750-3754

TELECOMMUNICATION COVER PAGE

PLEASE DELIVER THE FOLLOWING PAGE(S) TO:

NAME: Sid Ross DATE: 10/3/95

DEPT.: Maintenance PHONE: EXT.: 749

FAX NO.: [illegible] TOTAL NO OF PAGES INCLUDING COVER PAGE: 2

IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL BACK AS SOON AS POSSIBLE.

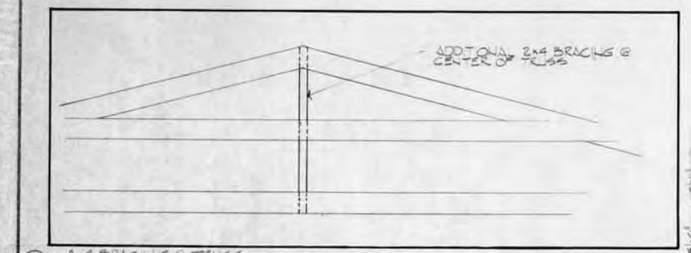
SENT BY: Dr Richard Down PHONE: 250 3504

COMMENTS:

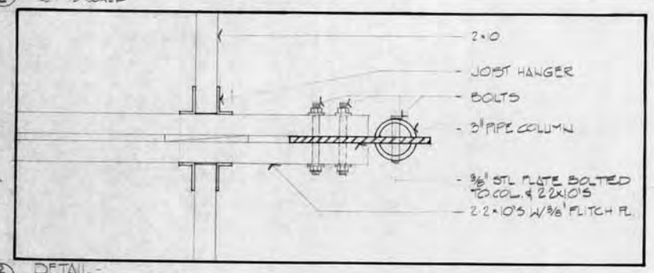
LONG TERM (Within 2-5 Years)	LABOR	EST. COST
1. Rehabilitate HVAC system	O/S	$90,000
2. Insulate ceiling & walls	O/S	5,000
3. Paint O/S metal fire escapes	MCC - 10 days	1,500
4. Have a structural engineer evaluate the building's foundation and support structures and make recommendations. It appears that the 2nd floor S/E wall is bulging out near the center		UNKNOWN
TOTAL KNOWN ESTIMATE O/S		$95,000
TOTAL MCC EXCLUDING LABOR		1,500
TOTAL		$96,500

The repair work on the short term items should begin this summer if funds are available.

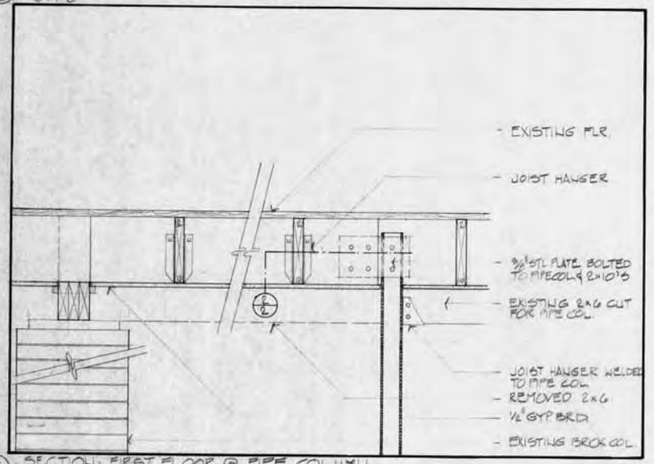
cc: Johnette McKown
Joe Kaple



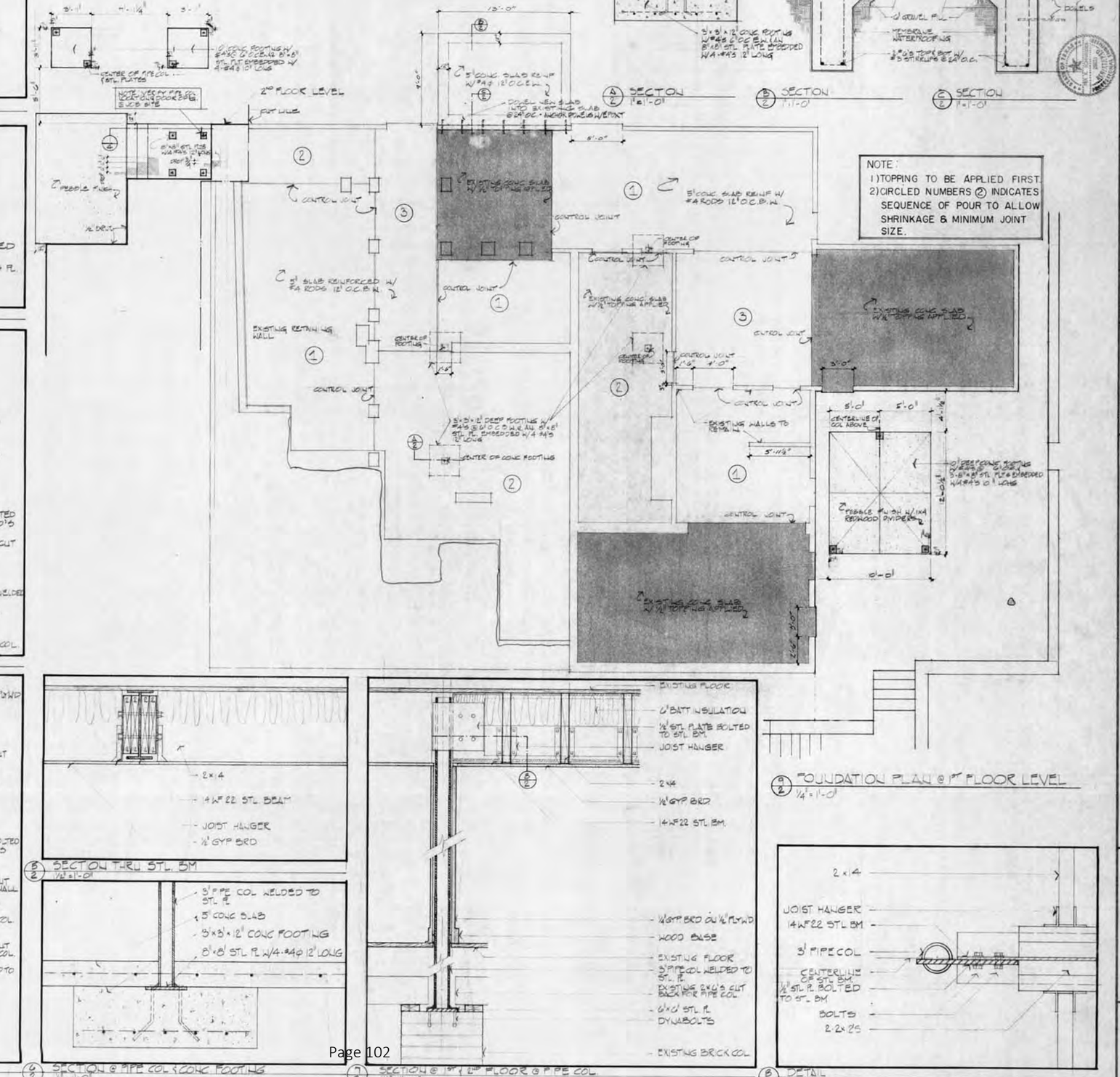
2x4 BRACING @ TRUSS
SCALE



DETAIL
3"=1'-0"



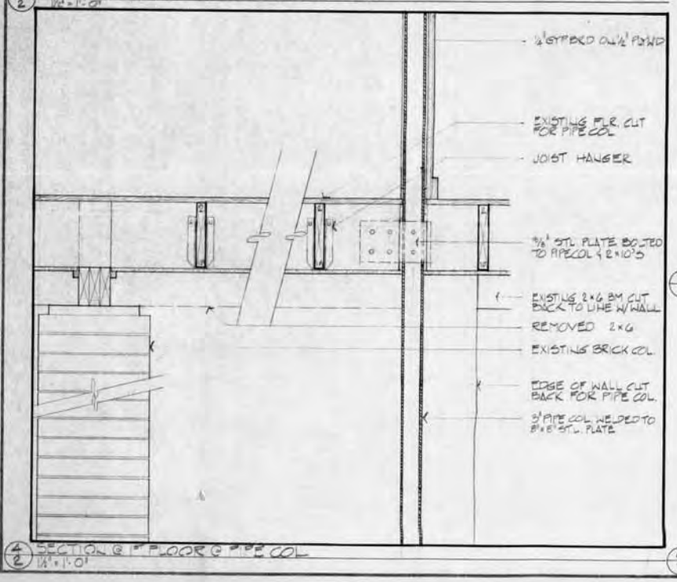
SECTION - FIRST FLOOR @ PIPE COLUMN
1½"=1'-0"



NOTE:
1) TOPPING TO BE APPLIED FIRST.
2) CIRCLED NUMBERS ② INDICATES SEQUENCE OF POUR TO ALLOW SHRINKAGE & MINIMUM JOINT SIZE.

SECTION 1"=1'-0"
SECTION 1"=1'-0"
SECTION 1"=1'-0"

FOUNDATION PLAN @ 1ST FLOOR LEVEL
¼"=1'-0"



SECTION @ 1ST FLOOR @ PIPE COL.
1½"=1'-0"

SECTION THRU STL. BM
1½"=1'-0"

SECTION @ PIPE COL & CONC FOOTING
1½"=1'-0"

SECTION @ 1ST & 2ND FLOOR @ PIPE COL.
1½"=1'-0"

DETAIL
3"=1'-0"

FORD POWELL & CARSON ARCHITECTS & PLANNERS

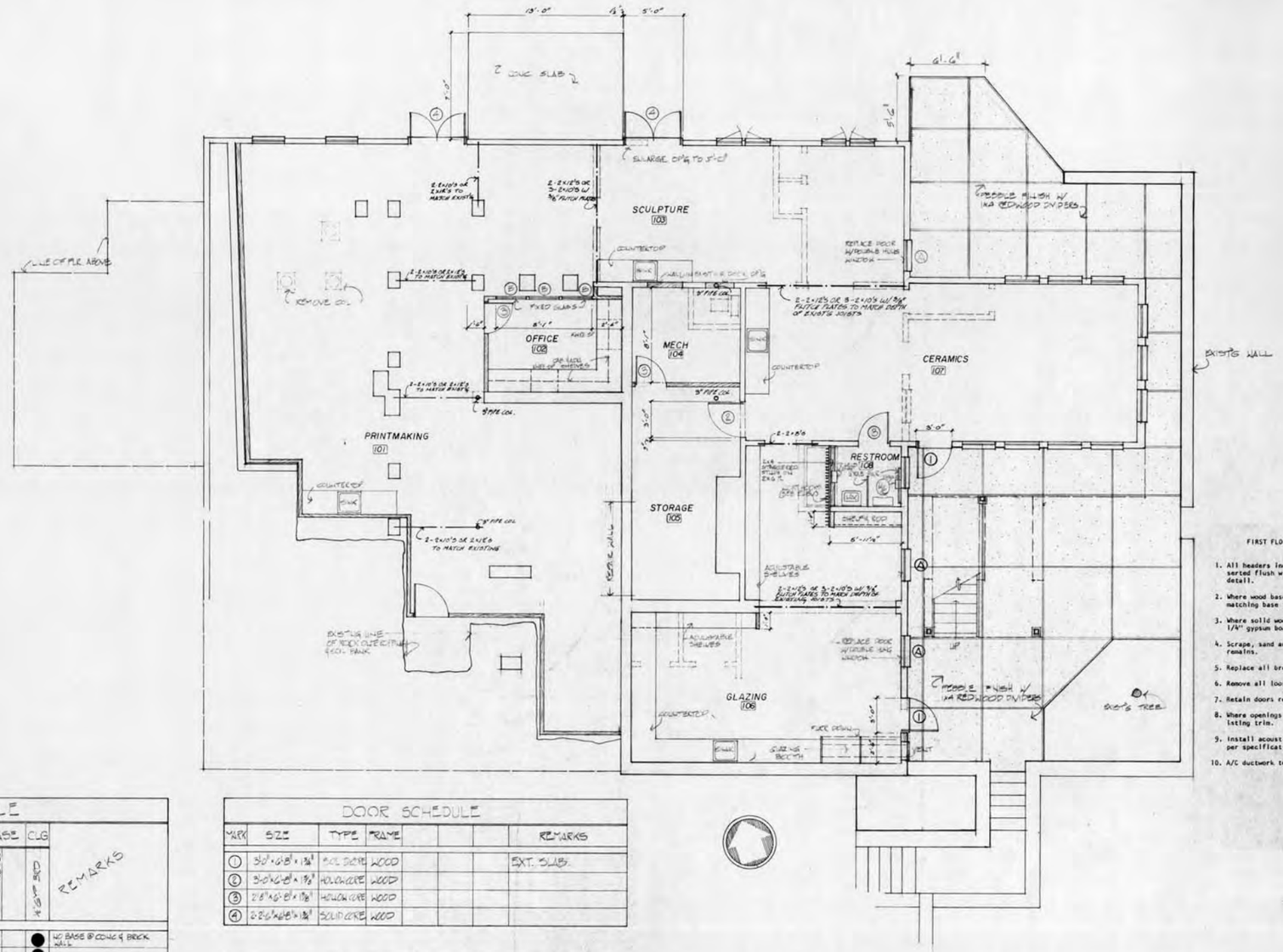
REVISIONS:

DATE: 20 NOV '74
DRAWN: DS
APPROVED:

WACO CREATIVE ART CENTER
RENOVATION OF THE CAMERON RESIDENCE

FOUNDATION PLAN

SHEET NO. 2 OF 10



③ FIRST FLOOR PLAN
1/4" = 1'-0"

LEGEND

- - - -	REMOVE EXISTING WALL, FIXTURE, ETC.
═══	USE EXISTING STRUCTURE
▨	BUILD NEW WALL

ROOM FINISH SCHEDULE

ROOM NO	DEMOLITION	NEW WALL CONSTRUCTION	REMOVE & WALL-IN EXISTING DOOR	REPLACE DOOR W/ DOUBLE-HUNG WINDOW	NEW MILLWORK	NEW SHELVING	WALLS: 1/2" GYP BRD	WALLS: VINYL WALL COVERING	WALLS: PAINT EXISTING CONCRETE WALL	WALLS: 1/4" GYP BRD ON SOLID WD SHEATHING	FLOOR: CONCRETE	FLOOR: VINYL	BASE: VINYL (SEE GEN NOTES)	BASE	CLG: 1/2" GYP BRD	REMARKS
101	●	⊗			⊗		⊗		⊗		●		●		●	NO BASE @ CONC & BRICK WALL
102		⊗			⊗	⊗	⊗		⊗		●	●	●		●	
103	●	⊗	⊗		⊗		◐				●		●		●	NO BASE @ BRICK
104	●	⊗	⊗				◐		⊗		●		●		●	NO BASE @ CONC.
105		⊗					⊗		●		●		●		●	NO BASE @ CONC.
106	●	⊗		⊗	⊗	⊗	●				●		●		●	NO BASE @ CONC.
107	●				⊗		●				●		●		●	MATCH EXISTING
108	●	⊗					●	●			●	●	●		●	MATCH EXISTING

DOOR SCHEDULE

MARK	SIZE	TYPE	FRAME				REMARKS
①	3'-0" x 6'-8" x 1 3/4"	SOL. CORE	WOOD				EXT. SLAB.
②	3'-0" x 6'-8" x 1 3/8"	HOLLOW CORE	WOOD				
③	2'-8" x 6'-8" x 1 3/8"	HOLLOW CORE	WOOD				
④	2-2'-6" x 6'-8" x 1 3/4"	SOLID CORE	WOOD				

WINDOW SCHEDULE

MARK	REMARK
Ⓐ	* REPLACE EXISTING DOOR W/DOUBLE HUNG WINDOW
Ⓑ	2-2'-6" x 6'-0" FIXED GLASS

FIRST FLOOR GENERAL NOTES

1. All headers indicated on plan to be inserted flush with existing joists as per detail.
2. Where wood base exists, continue with matching base to logical conclusion.
3. Where solid wood sheathing exists, apply 1/4" gypsum board.
4. Scrape, sand and paint existing trim that remains.
5. Replace all broken glass.
6. Remove all loose putty and replace.
7. Retain doors removed for possible re-use.
8. Where openings are enlargeed, match existing trim.
9. Install acoustical batts in ceiling as per specification.
10. A/C ductwork to be exposed.

WILLIAMS AND SCHNEIDER, INC.
CONSULTING ENGINEERS
1860 N.E. LOOP 410
PLAZA WEST SUITE 805
SAN ANTONIO, TEXAS 78217

FORD
POWELL &
CARSON
ARCHITECTS
& PLANNERS
[illegible] KING WILLIAM STREET, SAN ANTONIO, TEXAS [illegible]

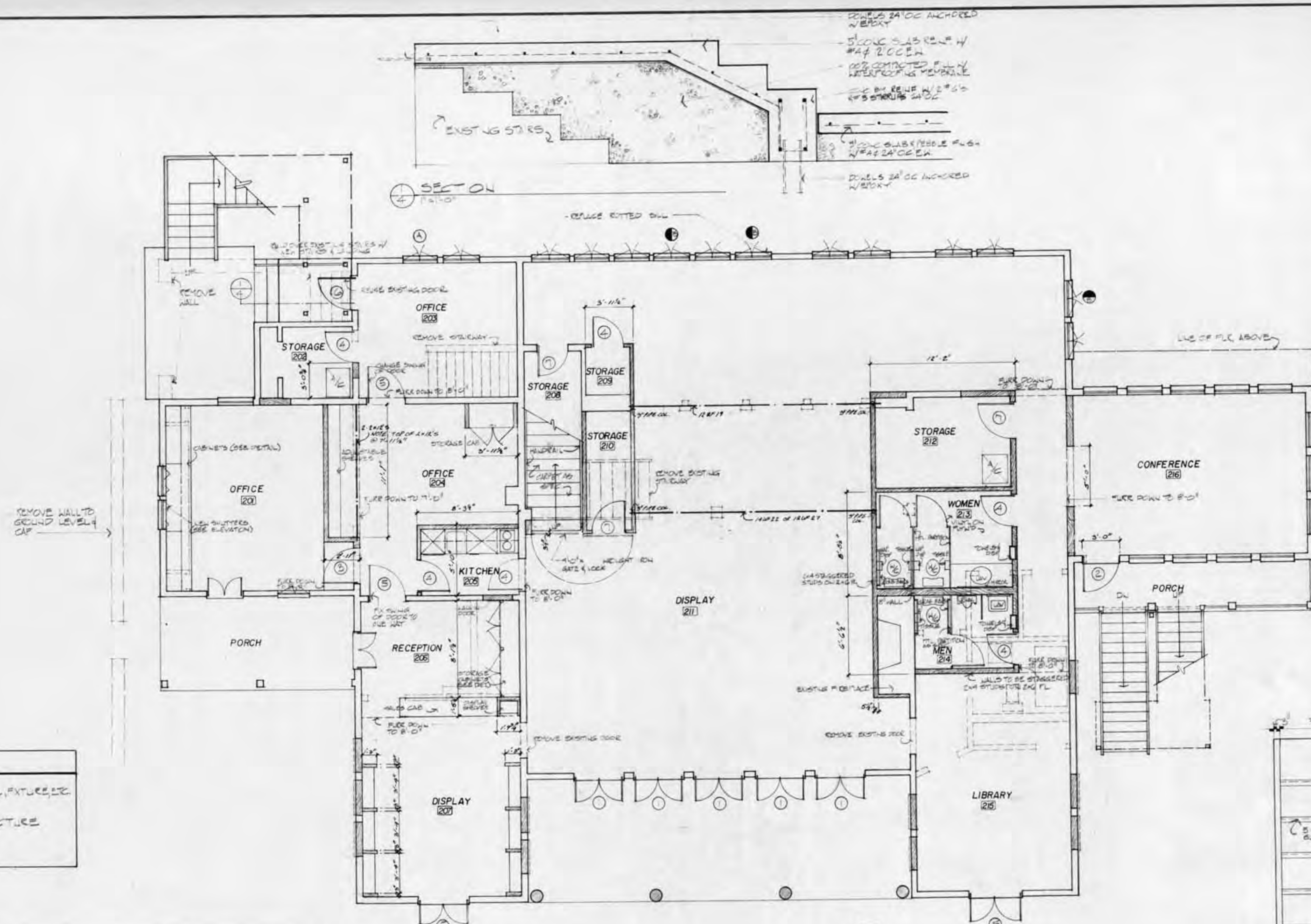
DATE: 20 NOV '84
DRAWN: DS
APPROVED:

REVISIONS:

WACO CREATIVE ART CENTER
RENOVATION OF THE CAMERON RESIDENCE

FLOOR PLAN

SHEET NO.
3
OF 10

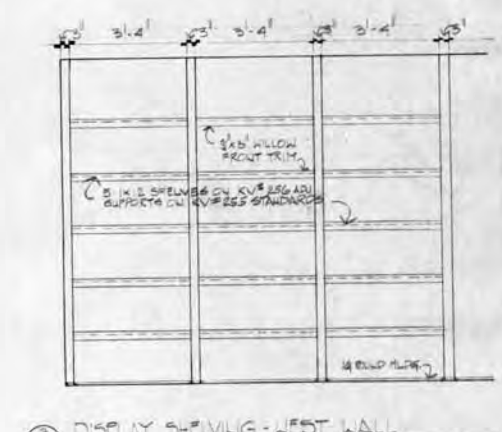


SECOND FLOOR GENERAL NOTES

1. Replace all broken glass. Remove loose existing putty and replace.
2. Replace all missing casement window screens to match existing.
3. Remove all existing, lath, plaster, and gypsum board, exposing existing studs for new finish.
4. Insulate walls and ceiling.
5. Remove existing trim with care so that it can be reused, or cut lath and plaster at edge of trim so that new wall treatment can be worked neatly to existing.

LEGEND

- - - -	REMOVE EXISTING WALL, FIXTURE, ETC.
———	USE EXISTING STRUCTURE
▬▬▬	BUILD NEW WALL



ROOM FINISH SCHEDULE

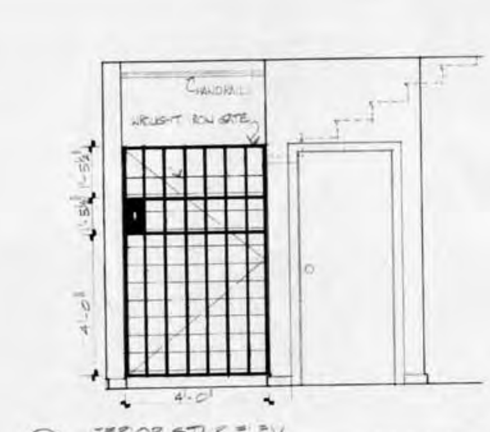
ROOM NO	DEMOLITION	NEW WALL CONSTRUCTION	REMOVE & WALL IN EXISTING WINDOW	NEW MILLWORK	NEW SHELVING		WALLS (SEE GEN. NOTE): 1/2" GYP BRD		3/8" GYP BRD ON 1/2" PLYWD	VINYL WALL COVERING	FLOOR: CARPET	VINYL ON 3/4" PLYWD	BASE: VINYL	WOOD	CLG: 1/2" GYP BRD	REMARKS
201	●	⊗	⊗	⊗			●				●			●	●	
202		⊗					●					●	●		●	
203	●	⊗					●				●			●	●	REMOVE STAIRWAY & WALL-IN DOOR
204	●	⊗		⊗	⊗		●				●			●	●	
205		●		⊗			●				●			●	●	
206	●			⊗					●		●			●	●	WALL-IN DOOR, 1/4 ROUND BASE MLDG.
207		⊗	⊗	⊗	⊗				●		●			●	●	1/4 ROUND MLDG. @ BASE
208							●					●	●		●	
209		⊗					●					●	●		●	
210	●	⊗					●					●	●		●	
211	●	⊗							●		●			●	●	
212		●					●					●	●		●	
213	●	●							●	●		●	●		●	ALL WALLS BETWEEN PUBLIC AREAS TO BE 2x4 STUDS STAGGERED
214	●	⊗							●	●		●	●		●	ALL WALLS BETWEEN PUBLIC AREAS TO BE 2x4 STUDS STAGGERED
215	●	⊗	⊗				●				●			●	●	CHECK CONDITION OF WINDOWS FOR POSSIBLE REUSE
216	●						●				●			●	●	

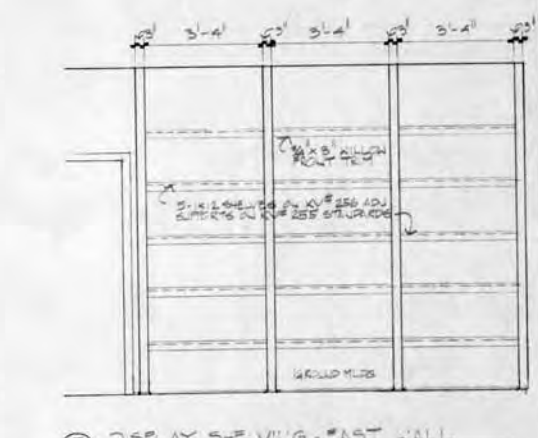
DOOR SCHEDULE

MARK	SIZE	TYPE	FRAME	HEAD	JAMB	SILL	REMARKS
1	2'-0" x 6'-8" x 1 3/4"	FRENCH DR.	WOOD				SOLID CORE
2	3'-0" x 6'-8" x 1 3/4"	FIXED GL.	WOOD				EXT SLAB, SOLID CORE
3	3'-0" x 6'-8" x 1 3/8"	HOLLOWCORE	WOOD				INT SLAB
4	2'-8" x 6'-8" x 1 3/8"	HOLLOWCORE	WOOD				INT SLAB
5	*	EXISTING - CHANGE SWING TO OPEN OUTWARD ONLY					
6	*	EXISTING - REUSE IF IN GOOD CONDITION					
7	2'-8" x 6'-8" x 1 3/8"	LOUVRED	WOOD				CAMERON-LD 730

WINDOW SCHEDULE

MARK	REMARK
A	* REPLACE W/CASEMENT WINDOW TO MATCH EXISTING
B	* REPLACE ROTTEN WINDOW W/NEW TO MATCH EXISTING





WILLIAMS AND SCHNEIDER, INC.
CONSULTING ENGINEERS
SAN ANTONIO, TEXAS

FORD POWELL & CARSON
ARCHITECTS & PLANNERS

DATE: 20 NOV '74

DRAWN: JS

APPROVED:

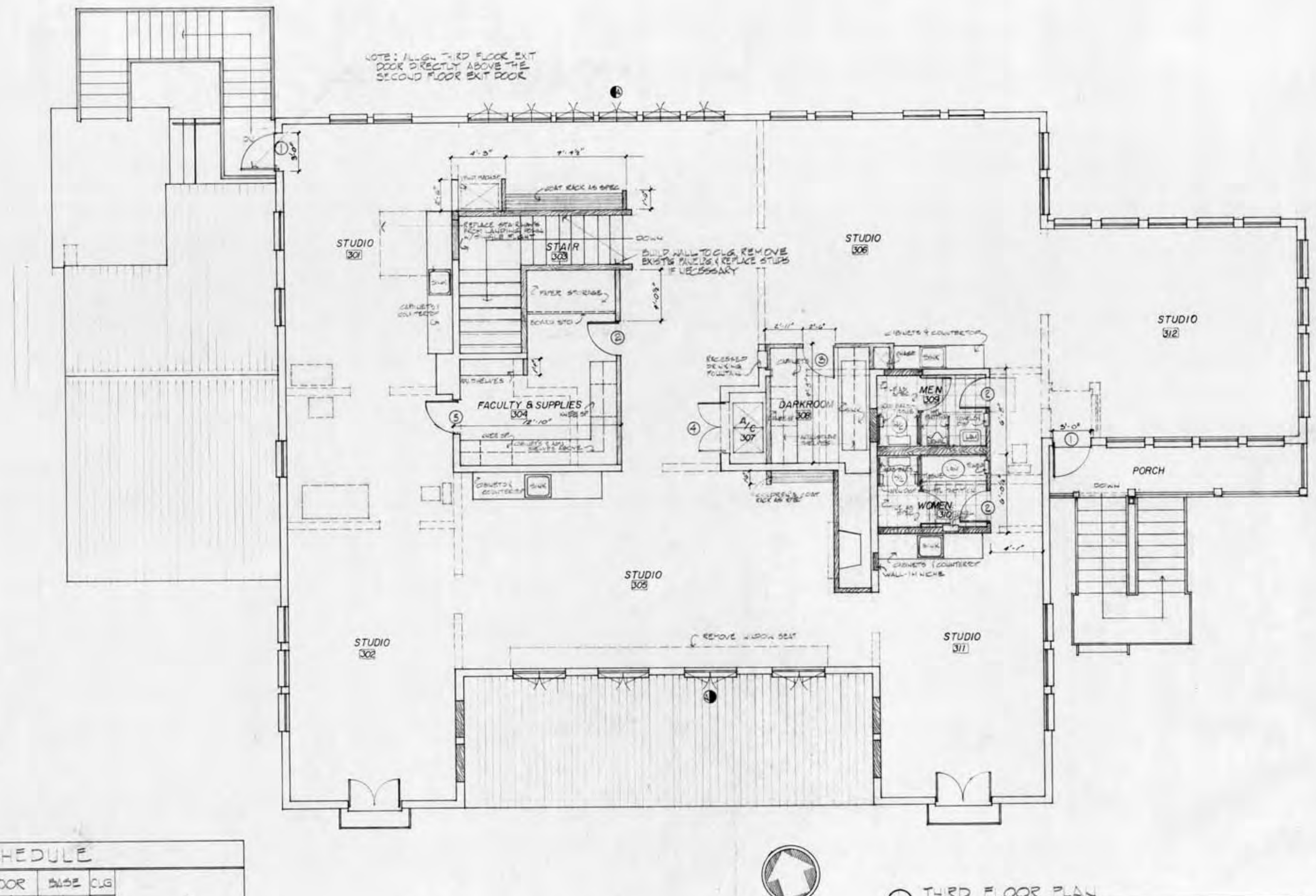
REVISIONS:

WACO CREATIVE ART CENTER

RENOVATION OF THE CAMERON RESIDENCE

FLOOR PLAN

SHEET NO. 4 OF 10



THIRD FLOOR PLAN
1/4"=1'-0"

THIRD FLOOR GENERAL NOTES

1. Level floor where possible.
2. Replace broken glass, loose putty.
3. Replace missing and repair damaged casement screens.
4. Floor to remain. Patch where necessary using a similar wood to blend as well as possible with existing.

LEGEND

- REMOVE EXISTING WALL, FIXTURE, ETC
- USE EXISTING STRUCTURE
- BUILD NEW WALL

ROOM FINISH SCHEDULE

ROOM NO	DEMOLITION	NEW WALL CONSTRUCTION	REMOVE & WALL-IN EXISTING WINDOW	NEW MILLWORK	NEW SHELVING	REMOVE EXISTING WINDOW SILL	WALLS: 1/2" GYP BRD	WALLS: VINYL WALL COVERING	WALLS	FLOOR: CARPET	FLOOR: EXISTING	FLOOR: VINYL ON 1/2" PLYWD	BASE: VINYL	BASE: WOOD	CLG: 1/2" GYP BRD	REMARKS
301	●	⊗		⊗			●				●			●	●	WALL-IN DOOR FROM STAIRS
302	●		⊗				●				●			●	●	CHECK CONDITION OF WINDOWS FOR POSSIBLE REUSE
303	●	●					●			●				●	●	REPLACE STAIRWAYS FROM LANDING DOWN W/ SINGLE FLIGHT
304	●	⊗		◐	◐		●				●			●	●	
305	●	⊗		⊗	⊗	⊗	●				●			●	●	CHILDREN'S COAT RACK AS SPEC.
306	●	⊗		⊗			●				●			●	●	
307	●	⊗					●				●			●	●	
308	●	◐		⊗	⊗		●				●			●	●	
309	●	●					●	●				●	●		●	ALL WALLS BETWEEN STUDIOS TO BE 2x4 STAGGERED STUDS ON 2x6 PL.
310	●	◐					●	●				●	●		●	ALL WALLS BETWEEN STUDIOS TO BE 2x4 STAGGERED STUDS ON 2x6 PL.
311	●		⊗	⊗			●				●			●	●	CHECK CONDITION OF WINDOWS FOR POSSIBLE REUSE
312	●						●				●			●	●	

DOOR SCHEDULE

MARK	SIZE	TYPE	FRAME				REMARKS
1	3'-0" x 6'-8" x 1 3/4"	FIXED GL.	WOOD				SOLID CORE
2	2'-8" x 6'-8" x 1 3/8"	HOLLOW CORE	WOOD				
3	2'-6" x 6'-8" x 1 3/8"	HOLLOW CORE	WOOD				W/ LIGHTPROOF LOUVRE
4	2-2'-0" x 6'-8" x 1 3/8"	LOUVRED	WOOD				CAMERON - SL 730
5	*	EXISTING - REUSE IF IN GOOD CONDITION					

WINDOW SCHEDULE

MARK	REMARK
◐	* REPLACE ROTTED WINDOW W/ NEW TO MATCH EXISTING

FORD POWELL & CARSON
ARCHITECTS & PLANNERS

DATE: 20 NOV '74
DRAWN: DS
APPROVED:
REVISIONS:

WACO CREATIVE ART CENTER

RENOVATION OF THE CAMERON RESIDENCE

FLOOR PLAN

SHEET NO. 5 OF 10

P2. Site Plan

McLennan COMMUNITY COLLEGE

Cameron Hall and Courtyard

The Cameron House Property is located on the main campus of McLennan Community College. The location is indicated with a red circle on Figure 1. The layout of the building and courtyard is displayed in Figure 2. The new structure will be approximately 8,200 square feet, which replaces the existing 9,100 square foot structure. Renderings of the property are displayed in Figures 3-8.

Figure 1. Campus Map

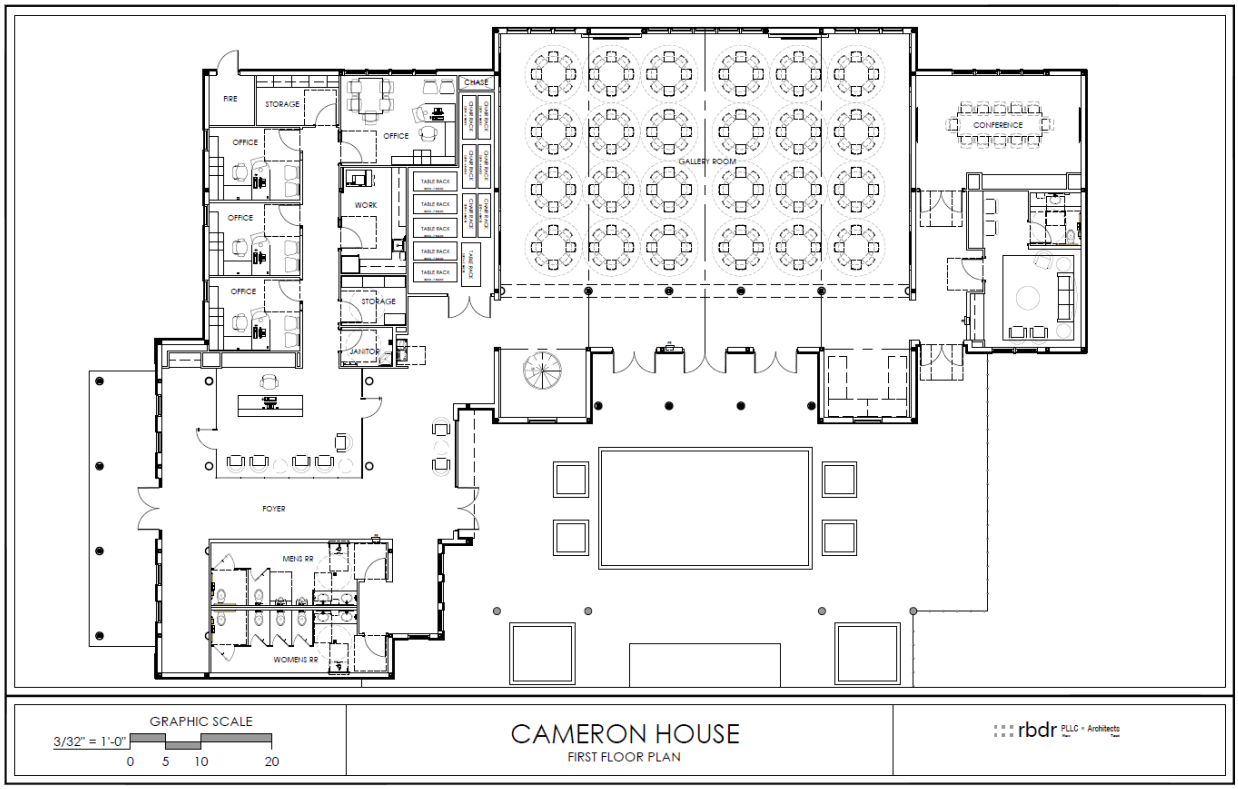


Figure 2. Proposed building and courtyard layout

Figure 3. Rendering of Cameron Hall & Courtyard (Main Entrance)

Figure 4. Rendering of Cameron Hall & Courtyard (Aerial View)

Figure 5. Rendering of Cameron Hall & Courtyard (Aerial View)

Figure 6. Rendering of Cameron Hall & Courtyard (Courtyard)

Figure 7. Rendering of Cameron Hall & Courtyard (Courtyard)

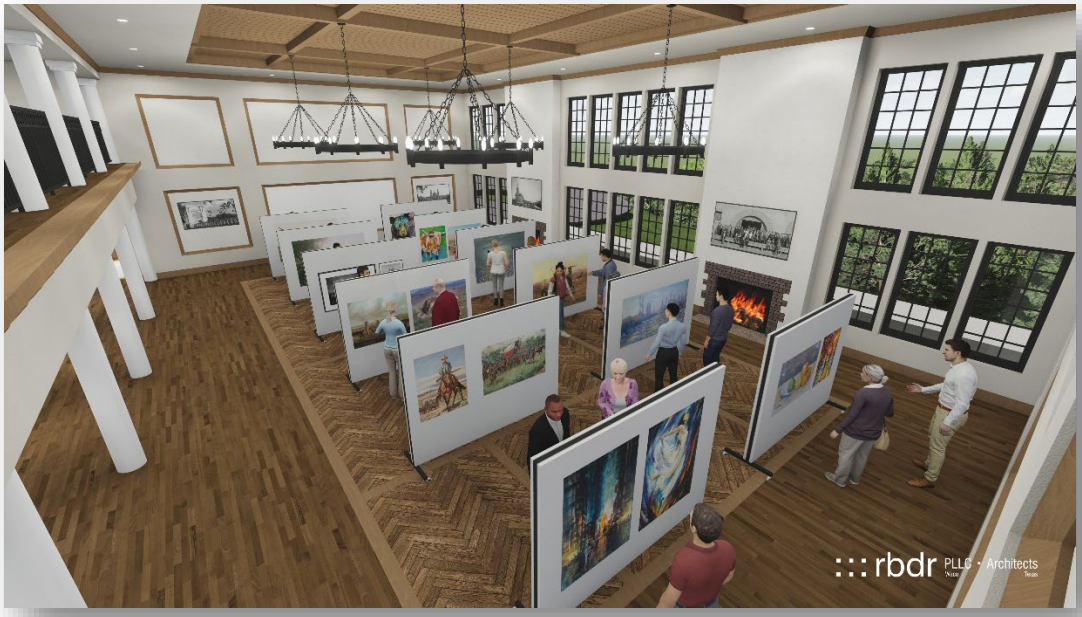


Figure 7. Rendering of the main hall, which provides flexible space.

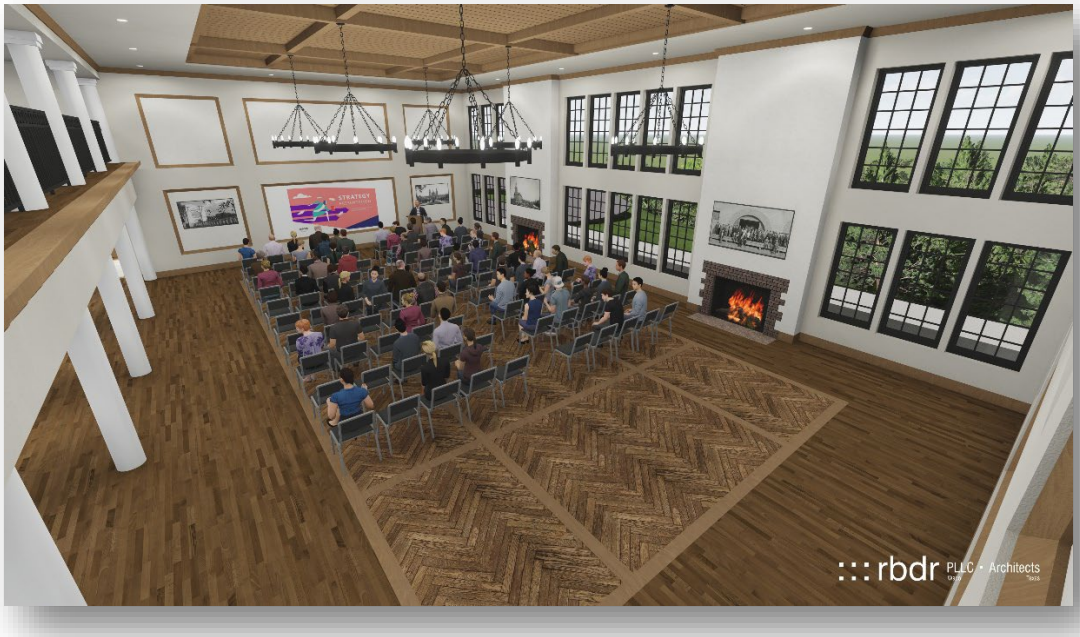


Figure 8. Rendering of the main hall, which provides flexible space.

Figure 9. Rendering of the main hall, which provides flexible space.

P3. Elevation

McLennan COMMUNITY COLLEGE

Cameron Hall and Courtyard

McLennan Community College is in the process of developing the specification for bidding the construction and renovation.

The estimated project timeline:

- Schematic Design/Renderings – Finalized by January 20, 2023
- Design development – Finalized by February 24, 2023
- Construction Documents – Finalized by April 28, 2023
- Bidding and Negotiations – May 1, 2023 – May 26, 2023 (Recommendation to the Board of Trustees on May 30, 2023)
- Construction – June 2023 – March 2024 (8 to 10 months)

Figures 1 and 2 show renderings of the property and provide a general sense of the structures on the property.

Figures 3, 4, 5, and 6 show the elevations and floor plan.

All structures will be one-story. The main structure of Cameron Hall gives the sense of a two-story structure and looks very similar to the original Cameron Summer Home.

Figure 1. Rendering of Cameron Hall & Courtyard (Aerial View)

Figure 2. Rendering of Cameron Hall & Courtyard (Aerial View)

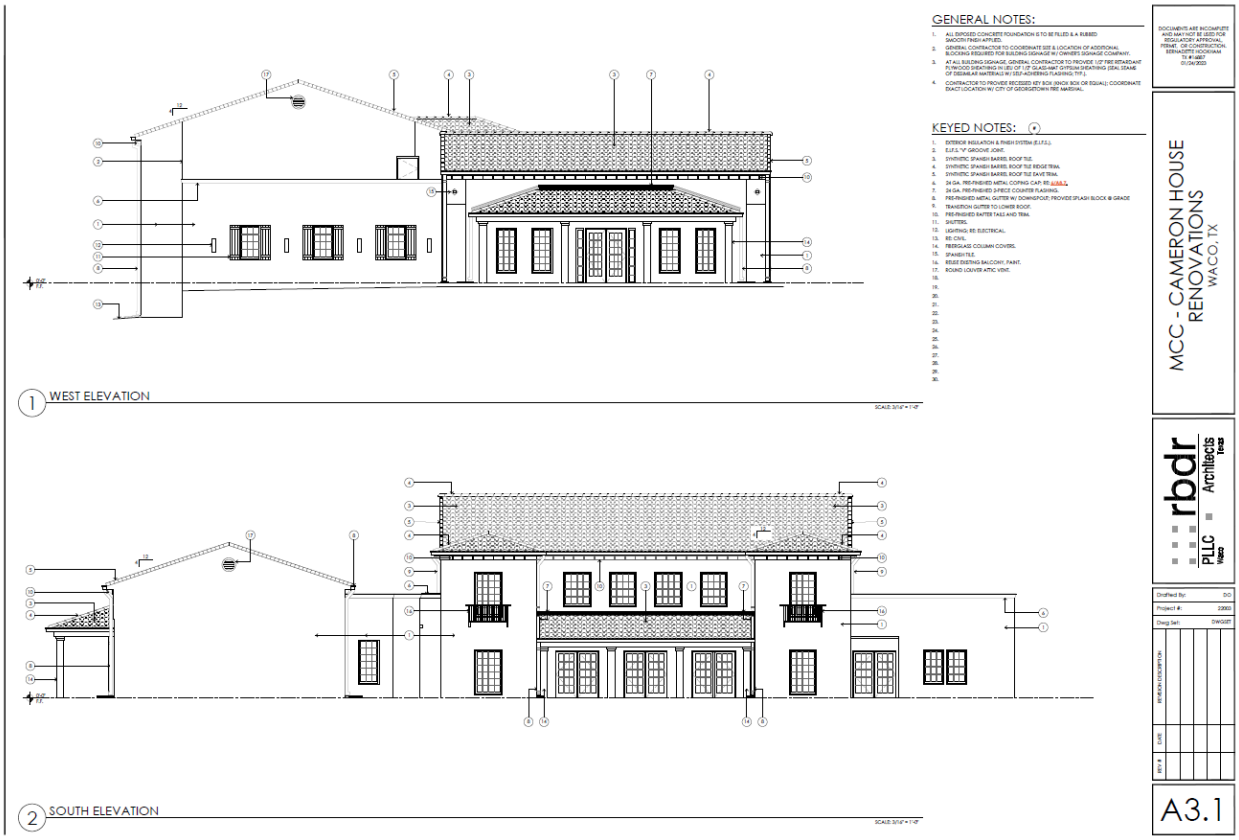


Figure 3. West and South Elevations

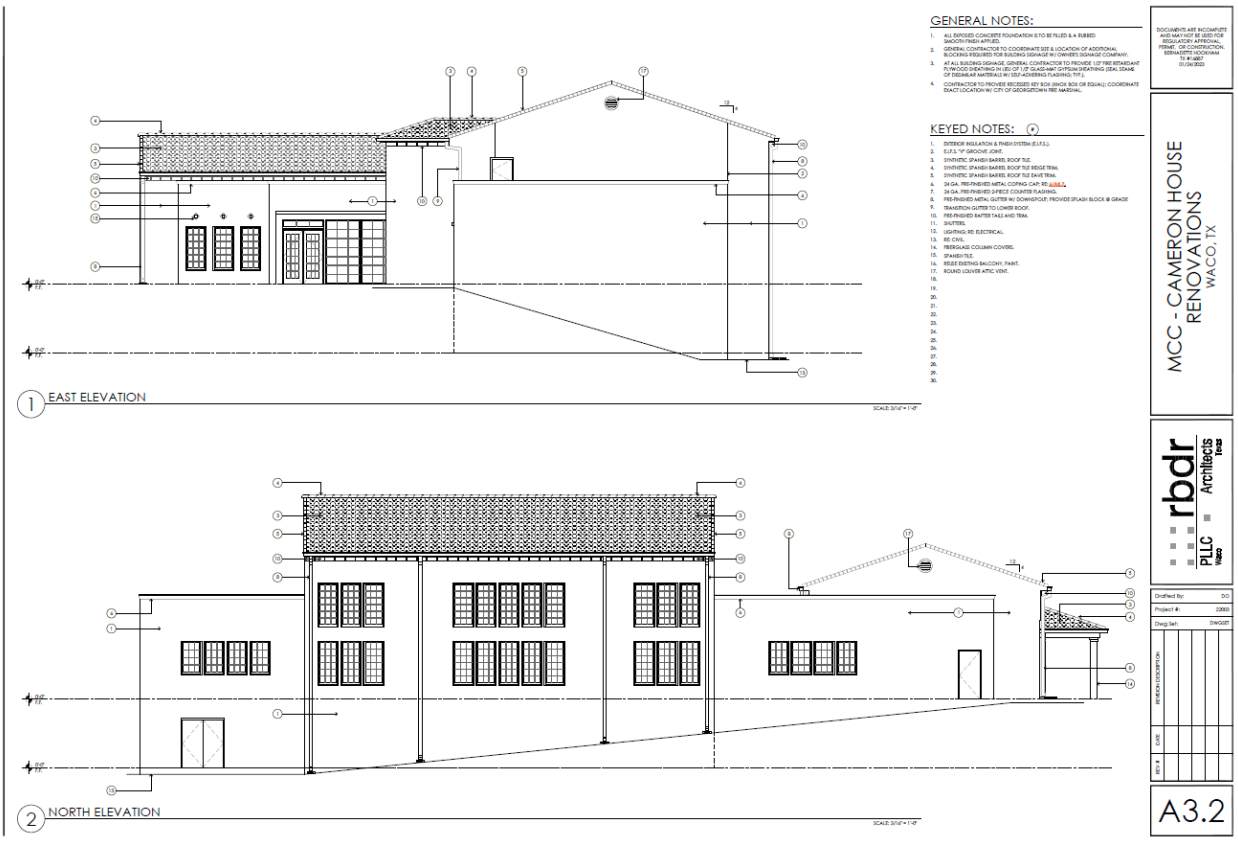


Figure 3. North and East Elevations

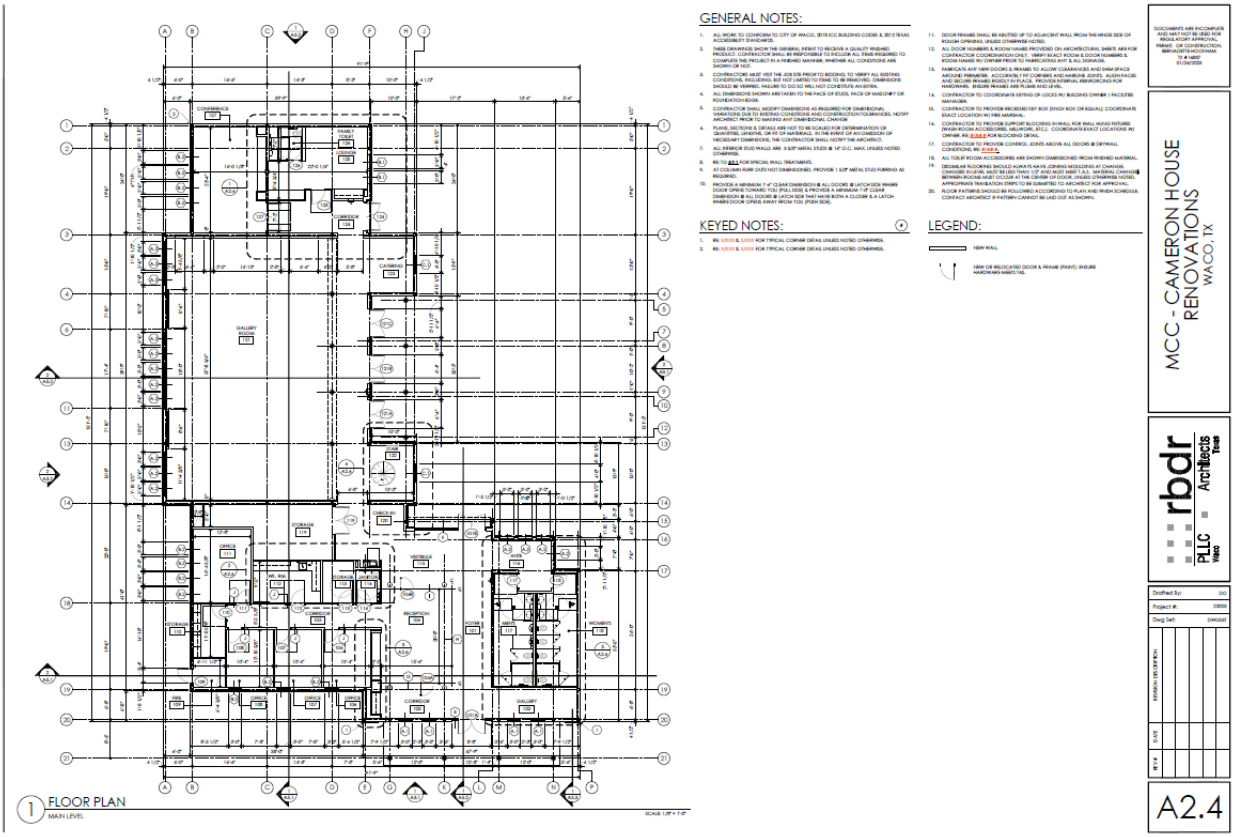


Figure 4. Floor Plan

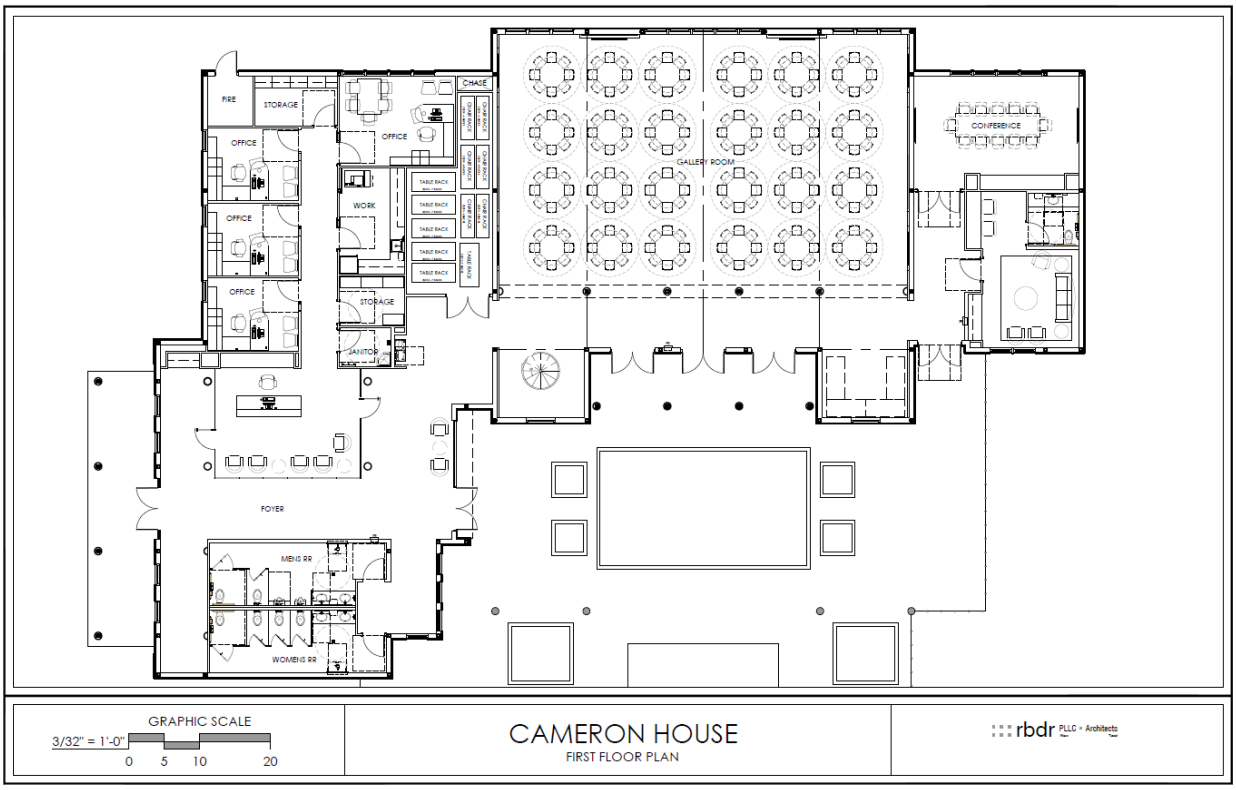


Figure 5. Floor Plan

P4. Building Materials

McLennan COMMUNITY COLLEGE

Cameron Hall and Courtyard

McLennan Community College has a defined purchasing policy (Policy D-X) that provides for competitive sealed proposals for a project of this size. The specific building materials and vendors have not been determined for this project yet. It is standard practice of McLennan Community College to use building materials that are of high quality, respectful of sustainability considerations, and in alignment with all current building codes and standards best practices.

The following timeline will be used:

- Schematic Design/Renderings – Finalized by January 20, 2023
- Design development – Finalized by February 24, 2023
- Construction Documents – Finalized by April 28, 2023
- Bidding and Negotiations – May 1, 2023 – May 26, 2023 (Recommendation to the Board of Trustees on May 30, 2023)
- Construction – June 2023 – March 2024 (8 to 10 months)

McLennan Community College

POLICIES AND PROCEDURES

Reference:	D-X	Effective Date:	10/29/2019
Subject:	Purchasing Policy		
Source:	Board of Trustees		
Approval Authority:	Board of Trustees	Approval Date:	10/29/2019
History:	Previously effective 10/29/2019, replaced policy dated 11/27/2018		
Remarks:	Policy updated to new format.		

In order to ensure the maximum beneficial use of tax funds in the provision of education services and to secure the best work, equipment, material and supplies at the lowest practical prices, it is the policy of the Board of Trustees and the responsibility of the President of the College to comply with all statutory requirements relating to contracts for the acquisition of real and personal property and for the construction, maintenance and repair of any facility.

To support the sustainability initiative of the College, McLennan Community College commits to the following:

1. All new campus construction and major renovations will be built to meet the most current energy efficiency code and with the least environmental impact as economically feasible. The College will use the most current version of the U.S. Green Building Council's LEED standards as a guide for design and construction.

2. If possible when purchasing major energy consuming appliances, the College will purchase those with Energy Star certification.

The College reserves the right to reject any and all bids.

All College contracts involving institutional funds, 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 one of the following methods that provides the best value for the College:

1. Competitive bidding/proposals;

2. Competitive sealed proposals;

3. A request for proposals, for services other than construction services;

4. A catalog purchase as provided by Subchapter B, Chapter 2157, Government Code;

5. An inter local contract;

6. A design/build contract;

7. A contract to construct, rehabilitate, alter, or repair facilities that involves using a construction manager;

8. A job order contract for the minor construction, repair, rehabilitation, or alteration of a facility; or

9. The reverse auction procedure as defined by Section 2155.062(d), Government Code.

In awarding a contract, the College may consider:

1. Purchase prices;

2. The reputation of the vendor and of the vendor's goods or services;

3. The quality of the vendor's goods or services;

4. The extent to which the goods or services meet the College's needs;

5. The vendor's past relationship with the College;

6. The impact on the ability of the College to comply with laws and rules relating to historically underutilized businesses;

7. The total long-term cost to the College to acquire the vendor's goods or services; and

8. Any other relevant factor specifically listed in the request for bids.

9. The location of business. As allowed by Education Code 44.031(b1), a bid from a business that is within McLennan County must be within five percent of the lowest price to consider the location of the business as a preference. To award a contract based on location, the Board of Trustees must determine that the local vendor offers the best combination of products/services, price, and additional economic development opportunity.

This policy does not apply to a contract for professional services rendered, including services of an architect, attorney, or fiscal agent.

Competitive bidding/proposal requires formal solicitation and shall include newspaper advertising once per week for two weeks prior to bid opening as well as all other legal requirements.

If the College proposes to enter into a contract for the acquisition of real property or improvements to real property by lease or purchase that is impacted by the authority of Local Government Code 271.001 and following the Public Property Finance Act, then the College shall provide the required sixty (60) day notice by newspaper publication prior to entering into a contract or advertising for bids.

The following procedures shall be followed by the College in contracting for goods or services if the value of the goods or services to be acquired is at least $10,000 but less than $50,000 in the aggregate for a 12-month period:

The College shall create a list of available vendors. Prior to making a purchase, the College will obtain written price quotations from at least three (3) vendors or all vendors on the list if there is less than three (3). Records of the procedures will be kept as required by law. Subject to the College's right to reject bids as set forth above, the purchase shall be made from the bid that represents the best value to the College. Purchases of produce and fuel shall be made in accordance with this section.
The purchase of certain library goods and services is exempt from competitive bidding/proposal per Section 44.0311 and 130.0101 of the Texas Education Code and Section 2155.139 of the Texas Government Code.

Bidding/proposal procedures are not required for purchases less than $10,000.

The Board of Trustees has determined that the competitive sealed proposal method of project delivery/contract award provides the best value for the College in most construction projects. Therefore, the College shall use the competitive sealed proposal method of project deliver/contract award for each construction contract valued at or above $50,000 unless, prior to advertising, the Board determines to use a different method for a particular project. In the event the President determines that a different project deliver/contract award method would provide the best value for the College in any particular construction contract valued at or above $50,000 the President shall recommend a project delivery/contract award method for the project to the Board.

The College shall prepare a request for competitive sealed proposals that includes construction documents, selection criteria, estimated budget, project scope, schedule,

and other information that contractors may require to respond to the request. The College shall state in the request for proposals the selection criteria that will be used in selecting the successful offeror and the relative weights to the criteria.

The College shall select the offeror that offers the best value for the College based on the published selection criteria and on its ranking evaluation. The College shall first attempt to negotiate with the selected offeror a contract. The College and its engineer or architect may discuss with the selected offeror options for a scope or time modification and any price change associated with the modification. If the College is unable to negotiate a contract with the selected offeror, the College shall, formally and in writing, end negotiations with that offeror and proceed to the next offeror in the order of the selection ranking until a contract is reached or all proposals are rejected.

In determining best value for the College, the College is not restricted to considering price alone, but may consider anyother factor stated in the selection criteria.

For construction contracts valued at or above $50,000 the President shall also submit the successful proposer or bidder and the dollar amount of the contract to the Board for approval. Lesser expenditures for construction and construction-related materials or services shall be at the discretion of the President and consistent with law and policy. The College President will pay invoices when presented for approved replacements or repairs and then appropriately notify the Board.

Exceptions to the bidding/proposal procedures will be in accordance with statutory authority and must be approved by the President.

Grant Funded Procurement

The following five methods of procurement shall be followed for purchases made wholly or in part with federal funds.

Procurement by micro-purchases. Procurement by micro-purchase is the acquisition of supplies or services, the aggregate dollar amount of which does not exceed the micro-purchase threshold of $10,000. To the extent practicable, the College will distribute micro-purchases equitably among qualified suppliers. Micro-purchases may be awarded without soliciting competitive quotations if the College considers the price to bereasonable.

Procurement by small purchase procedures. Small purchase procedures are those relatively simple and informal procurement methods for securing services, supplies, or other property that do not cost more than the Simplified Acquisition Threshold as determined by the Federal Acquisition Regulation at 48 CFR Subpart 2.1, which is currently $250,000. If small purchase procedures are used, price or rate quotations must be obtained from an adequate number of qualified sources.

Procurement by sealed bids (formal advertising). Bids are publicly solicited and a firm fixed price contract (lump sum or unit price) is awarded to the responsible bidder whose bid, conforming to all the material terms and conditions of the invitation for bids, is the lowest in price. The sealed bid method is the preferred method for procuring construction, if the following conditions of this section apply:

1. In order for sealed bidding/proposal to be feasible, the following conditions should be present:
   (i) A complete, adequate, and realistic specification or purchase description is available;

   (ii) Two or more responsible bidders are willing and able to compete effectively for the business; and

   (iii) The procurement lends itself to a firm fixed price contract and the selection of the successful bidder can be made principally on the basis of price.

2. If sealed bids are used, the following requirements apply:
   (i) Bids must be solicited from an adequate number of known suppliers, providing them sufficient response time prior to the date set for opening the bids, for local, and tribal governments, the invitation for bids must be publically advertised;

   (ii) The invitation for bids, which will include any specifications and pertinent attachments, must define the items or services in order for the bidder to properly respond;

   (iii) All bids will be opened at the time and place prescribed in the invitation for bids, and for local and tribal governments, the bids must be opened publicly;

   (iv) A firm fixed price contract award will be made in writing to the lowest responsive and responsible bidder. Where specified in bidding/proposal documents, factors such as discounts, transportation cost, and life cycle costs must be considered in determining which bid is lowest. Payment discounts

will only be used to determine the low bid when prior experience indicates that such discounts are usually taken advantage of; and

(v) Any or all bids may be rejected if there is a sound documented reason.

Procurement by competitive proposals. The technique of competitive proposals is normally conducted with more than one source submitting an offer, and either a fixed price or cost- reimbursement type contract is awarded. It is generally used when conditions are not appropriate for the use of sealed bids. If this method is used, the following requirements apply:

(i) Requests for proposals must be publicized and identify all evaluation factors and their relative importance. Any response to publicized requests for proposals must be considered to the maximum extent practical;

(ii) Proposals must be solicited from an adequate number of qualified sources;

(iii) The College will provide a written method for conducting technical evaluations of the proposals received and for selecting recipients;

(iv) Contracts must be awarded to the responsible firm whose proposal is most advantageous to the program, with price and other factors considered; and

(v) The College may use competitive proposal procedures for qualifications-based procurement of architectural/engineering (A/E) professional services whereby competitors' qualifications are evaluated and the most qualified competitor is selected, subject to negotiation of fair and reasonable compensation. The method, where price is not used as a selection factor, can only be used in procurement of A/E professional services. It cannot be used to purchase other types of services though A/E firms are a potential source to perform the proposed effort.

Procurement by noncompetitive proposals. Procurement by noncompetitive proposals is procurement through solicitation of a proposal from only one source and may be used only when one or more of the following circumstances apply:

(i) The item is available only from a single source;

(ii) The public exigency or emergency for the requirement will not permit a delay resulting from competitive solicitation;

(iii) The Federal awarding agency or pass-through entity expressly authorizes noncompetitive proposals in response to a written request from the College; or

(iv) After solicitation of a number of sources, competition is determined inadequate.

Consultants/Subcontractors

Costs of professional and consultant services rendered by persons who are members of a particular profession or possess a special skill and who are not officers or employees of the college are allowable. Remuneration using federal funds for consultants and/or subcontractors who are employees of the college is prohibited.

The President will provide the Board of Trustees with a monthly list of all expenditures.

P6. Location Maps

McLennan COMMUNITY COLLEGE

Cameron Hall and Courtyard

The Cameron House Property is on the main campus of McLennan Community College. The Cameron House Property is part of McLennan CAD Property ID # 182835. This property is 149.75 acres and 6,523,110 square feet. The Cameron House Property is located off Scottish Trail and is adjacent to Parking Lot I.

P7. Line Item Budget for the Total Project

McLennan COMMUNITY COLLEGE

Cameron Hall and Courtyard

Project Name - TOTAL PROJECT BUDGET							
ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	PUBLIC IMPROVEMENT COST	PRIVATE IMPROVEMENT COST	TOTAL COST
I. PUBLIC IMPROVEMENTS. Public Improvement expenses are eligible for all or a portion of funding for projects meeting TIF eligibility requirements. Any Site Improvement costs not located in or benefiting the public should be listed in the Private Improvement Cost category.							
	PRECONSTRUCTION						
	ENVIRONMENTAL ASSESSMENT	-	EA	$ -	$ -	$ -	$ -
	ENVIRONMENTAL REMEDIATION OR ABATEMENT	-	SF	$ -	$ -	$ -	$ -
	DEMOLITION (NON-HISTORIC STRUCTURE)	9,100	SF	$ 80,520.00	$ 80,520.00	$ -	$ 80,520.00
	SUBTOTAL PRECONSTRUCTION			**$ 80,520.00**	**$ 80,520.00**	**$ -**	**$ 80,520.00**
	PUBLIC SITE IMPROVEMENTS						
	REMOVE EXISTING SIDEWALK	-	SF	$ -	$ -	$ -	$ -
	REMOVE EXISTING CURB & GUTTER	-	LF	$ -	$ -	$ -	$ -
	8' to 10' SIDEWALK (REINFORCED)	-	SF	$ -	$ -	$ -	$ -
	PROPOSED CURB & GUTTER	-	LF	$ -	$ -	$ -	$ -
	LANDSCAPING / IRRIGATION (# planters per LF of sidewalk)	1.00	LF	$ 400,000.00	$ 400,000.00	$ -	$ 400,000.00
	TREES / TREE GRATES (# per LF of sidewalk)	-	EA	$ -	$ -	$ -	$ -
	ANTIQUE LIGHTS, INCLUDING BASE FOUNDATIONS & WIRING REQUIREMENTS (# per LF of sidewalk)	-	EA	$ -	$ -	$ -	$ -
	DRIVE APPROACHES		LF	$ -	$ -	$ -	$ -
	SITE PREP & FOUNDATION	1.00		$ 331,982.00	$ 331,982.00	$ -	$ 331,982.00
	STRUCTURAL STEEL	1.00		$ 422,050.00	$ 422,050.00	$ -	$ 422,050.00
	ROOFING	1.00		$ 348,054.00	$ 348,054.00	$ -	$ 348,054.00
	METAL FRAMING AND DRYWALL	1.00		$ 281,391.00	$ 281,391.00	$ -	$ 281,391.00
	HVAC	1.00		$ 218,892.00	$ 218,892.00	$ -	$ 218,892.00
	PLUMBING	1.00		$ 136,979.00	$ 136,979.00	$ -	$ 136,979.00
	ELECTRICAL	1.00		$ 263,276.00	$ 263,276.00	$ -	$ 263,276.00
	OTHER - BUILDING CONSTRUCTION	1.00		$ 1,250,893.00	$ 1,250,893.00	$ -	$ 1,250,893.00
	HISTORIC COURTYARD RESTORATION	1.00		$ 400,000.00	$ 400,000.00	$ -	$ 400,000.00
	SUBTOTAL PUBLIC SITE IMPROVEMENTS			$ 4,053,517.00	$ 4,053,517.00	**$ -**	$ 4,053,517.00
	SUBTOTAL PUBLIC IMPROVEMENTS			**$ 4,134,037.00**	**$ 4,134,037.00**	**$ -**	**$ 4,134,037.00**
II. CAPACITY BUILDING. Capacity Building Improvements are potentially eligible for funding **only** for projects that demonstrate ability to catalyze future development, increase density and property values, enhance connectivity, or expedite/improve efficiency of the construction of planned improvements.							
	OPTIONAL PUBLIC UTILITY UPGRADES						
	UPSTREAM/DOWNSTREAM WATER IMPROVEMENTS (#" LINE)	-	LF	$ -	$ -	$ -	$ -
	UPSTREAM/DOWNSTREAM SEWER IMPROVEMENTS (#" LINE)	-	LF	$ -	$ -	$ -	$ -
	REGIONAL DRAINAGE IMPROVEMENTS (enhance density)	-		$ -	$ -	$ -	$ -
	ELECTRICAL (BURYING PUBLIC LINES)	-	LF	$ -	$ -	$ -	$ -
	SUBTOTAL UPGRADED PUBLIC UTILITIES			$ -	$ -	$ -	$ -
	PUBLIC AMENITY, CONNECTIVITY, & PARKING						
	RESURFACE OR IMPROVE STREET		LF	$ -	$ -	$ -	$ -
	PUBLIC ART		EA		$ -	$ -	
	BIKE LANE		LF	$ -	$ -	$ -	$ -
	BIKE RACKS		EA	$ -	$ -	$ -	$ -
	RIVER AMENITIES		EA	$ -	$ -	$ -	$ -
	WALKING TRAIL		LF	$ -	$ -	$ -	$ -
	OFF SITE SIDEWALKS (with TIF amenities)		SF	$ -	$ -	$ -	$ -
	NET NEW STREET PARKING (public only)		EA	$ -	$ -	$ -	$ -
	PUBLIC STRUCTURED PARKING (public only)		EA	$ -	$ -	$ -	$ -
	NET SURFACE PARKING (public only)		EA	$ -	$ -	$ -	$ -
	SUBTOTAL PUBLIC CONNECTIVITY & PARKING			**$ -**	**$ -**	**$ -**	**$ -**
	SUBTOTAL CAPACITY BUILDING			$ -	$ -	$ -	$ -

III. FAÇADE & URBAN DESIGN. Façade & Design Improvements are potentially eligible for a portion of funding **only** for projects that demonstrate removal of blight in a generally blighted area or block, restoration or preservation of a significantly historic structure, significantly improved pedestrian connections, and substantially above average quality or extended useful life by building materials and design. Please list all facade expenses not meeting these criteria in the Private Cost column or Building Improvements budget section.

	NEW CONSTRUCTION						
	FAÇADE (**only** considered for elements of substantial quality, extended	-	SF	$ -	$ -	$ -	$ -
	SUBTOTAL NEW CONSTRUCTION FAÇADE				**$ -**	**$ -**	**$ -**
	RESTORATION OR PRESERVATION OF HISTORIC FAÇADE						
	REHABILITATION OF HISTORIC FAÇADE	-	SF	$ -	$ -	$ -	$ -
	ENERGY EFFICIENT WINDOWS (REPLICATE HISTORIC WINDOWS)	-	EA	$ -	$ -	$ -	$ -
	1ST FLOOR GLAZING	-	EA	$ -	$ -	$ -	$ -
	EXTERIOR BUILDING LIGHTS (REPLICATE HISTORIC OR STOREFRONT)	-	EA	$ -	$ -	$ -	$ -
	AWNINGS (REPLICATE HISTORIC)	-	EA	$ -	$ -	$ -	$ -
	FACADE; MASONRY (FOR RESTORATION ONLY)	-	SF	$ -	$ -	$ -	$ -
	SUBTOTAL RESTORATION OR PRESERVATION OF HISTORIC FAÇADE			**$ -**	**$ -**	**$ -**	**$ -**
	SUBTOTAL FAÇADE & URBAN DESIGN			**$ -**	**$ -**	**$ -**	**$ -**

IV. PRIVATE BUILDING & SITE IMPROVEMENTS. Private Building & Site Improvements are **not** eligible for funding from TIF. A **sample** list of such line items is below. **A line item budget of total project improvements is required. However, you may submit your standard budget form.**

	BUILDING & SITE IMPROVEMENTS						
	SITE PREPARATION					$ -	$ -
	SITE UTILITIES					$ -	$ -
	TXDOT TYPE 1 RAMP (REINFORCED)					$ -	$ -
	DRIVE SLAB					$ -	$ -
	DRIVE APPROACH					$ -	$ -
	FOUNDATION (REPAIRS OR NEW)					$ -	$ -
	ASPHALT PARKING LOT (INCLUDING STRIPING)					$ -	$ -
	LANDSCAPING (INTERIOR LOT)					$ -	$ -
	DUMPSTER ENCLOSURE					$ -	$ -
	PATIO OR PRIVATE OUTDOOR SPACE					$ -	$ -
	ENERGY EFFICIENT WINDOWS (NON-HISTORIC)					$ -	$ -
	GLAZING					$ -	$ -
	EXTERIOR BUILDING LIGHTS (NON-HISTORIC)					$ -	$ -
	EXTERIOR; FAÇADE (NON-HISTORIC)					$ -	$ -
	ELEVATOR					$ -	$ -
	INTERIOR MASONRY					$ -	$ -
	INTERIOR DRYWALL					$ -	$ -
	CEILINGS					$ -	$ -
	ROUGH CARPENTRY					$ -	$ -
	MILLWORK					$ -	$ -
	ROOFING					$ -	$ -
	FIRE SUPPRESSION					$ -	$ -
	DOORS/FRAMES/HARDWARE					$ -	$ -
	FLOORING					$ -	$ -
	PAINTING					$ -	$ -
	TOILET PARTITIONS/ACCESSORIES					$ -	$ -
	PLUMBING					$ -	$ -
	HVAC					$ -	$ -
	ELECTRICAL					$ -	$ -
	TENANT IMPROVEMENT (IF APPLICABLE)					$ -	$ -
	SUBTOTAL BUILDING & IMPROVEMENT COST					**$ -**	**$ -**
	PROJECT COSTS						
	ARCHITECTURAL & ENGINEERING					$ 368,400.00	$ 368,400.00
	BUILDING PERMIT					$ -	$ -
	INSURANCE & TAXES					$ -	$ -
	FF&E					$ 1,000,000.00	$ 1,000,000.00
	Contingency					$ 550,244.00	$ 550,244.00
	SUBTOTAL SOFT COSTS					**$ 1,918,644.00**	**$ 1,918,644.00**
	Total Public Improvement Cost				**$ 4,134,037.00**		
	Total Private Improvement Cost					**$ 1,918,644.00**	
	Total TIF REQUEST				**$ 1,210,536.00**		
	TOTAL PROJECT BUDGET						**$ 6,052,681.00**

P8. Water Usage / Fire Demand

McLennan COMMUNITY COLLEGE

Cameron Hall and Courtyard

The construction of the new Cameron Hall and the renovation of the historic courtyard will increase the McLennan Community College demand for water. The facility has been closed for several years, leaving no demand for water. The chart below shows the current costs for water at the current location housing the McLennan Community College Foundation Offices. We anticipate similar use for the office spaces in the building, but will see increased water demand for the garden irrigation and in the facility when events take place.

Month	Expense Amount
September	$504.20
October	$505.10
November	$325.20
December	$250.02
January	$217.80
February	$163.20
March	$99.66
April	$101.45
May	$769.12
June	$1,160.23
July	$1,057.31
August	$901.58
TOTAL	**$6,054.87**

A1. Company Resume

McLennan COMMUNITY COLLEGE

Cameron Hall and Courtyard

History of Institutional Facilities

McLennan Community College was established on November 2, 1965 by the voters of McLennan County. The first office was located at 819 Washington Avenue, and the first classes were offered in September, 1966, on the site which is now Texas State Technical College. On August 17, 1966, the McLennan Community College Board of Trustees voted to buy 150 acres adjacent to Cameron Park property for $290,000. Construction began in 1967 and the first buildings were completed in 1968. The first campus buildings included: Applied Science, Liberal Arts, Faculty Office, Fine Arts, Library, Central Utility, Science, Lecture Hall, Student Center (first phase), Health and Physical Education (first phase), and Administration (later became Student Services and is now Enrollment Services Center).

Later campus construction includes the following:

- 1972 Health and Physical Education Addition
- 1973 Maintenance Center
- 1973 Warehouse
- 1974 Administration/Classroom (now Administration)
- 1974 Health Careers
- 1975 Student Center Addition
- 1975 Baseball Field House
- 1977 The Highlands
- 1985 Ball Performing Arts Center
- 1987 Purchase of the Waco High School facility, built in 1970 and renovated to become the MCC Community Services Center (CSC)
- 1999 The taxpayers of McLennan County approved a $17,950,000 bond to fund the conversion of the Library into the Learning Technology Center (LTC), completion of the rehabilitation of the CSC, and improvements in the campus infrastructure. All projects were completed in 2005.
- 2001 Conversion of the amphitheater into the Bosque River Stage complex
- 2003 Veterinary Technician Classroom Building
- 2006 The taxpayers of McLennan County approved a $74,465,000 bond to fund construction of three new buildings and the renovation of several existing buildings.
- 2009 Michaelis Academic Center
- 2009 Science Building
- 2009 Emergency Services Education Center (ESEC)
- 2010 Renovation of Student Services Building which was renamed Enrollment Services Center
- 2010 Renovation of Student Center which was renamed Student Services Center
- 2010 Cameron Drive parking garage 855 spaces.
- 2011 Remodel of old science building into Health Professions Building.
- 2011 Remodel of the Liberal Arts Building.
- 2012 Remodel of Health Careers building renamed Health Professions Nursing

- 2012 Construction of 15,000 sq. ft. Health Professions Simulation annex to Health Professions Nursing Building.
- 2013 Renovation of Health and Physical Education Building and renamed Mathematics, Wellness and Fitness.
- 2014 Remodel of Student Services Building creating the Completion Center.
- 2018 Remodel of the Learning Technology Center – phase 1
- 2019 Remodel of the Cosmetology Department – phase 2
- 2020 Remodel of the Business and Technology Center

McLennan Community College has an extensive history of well managed construction projects.

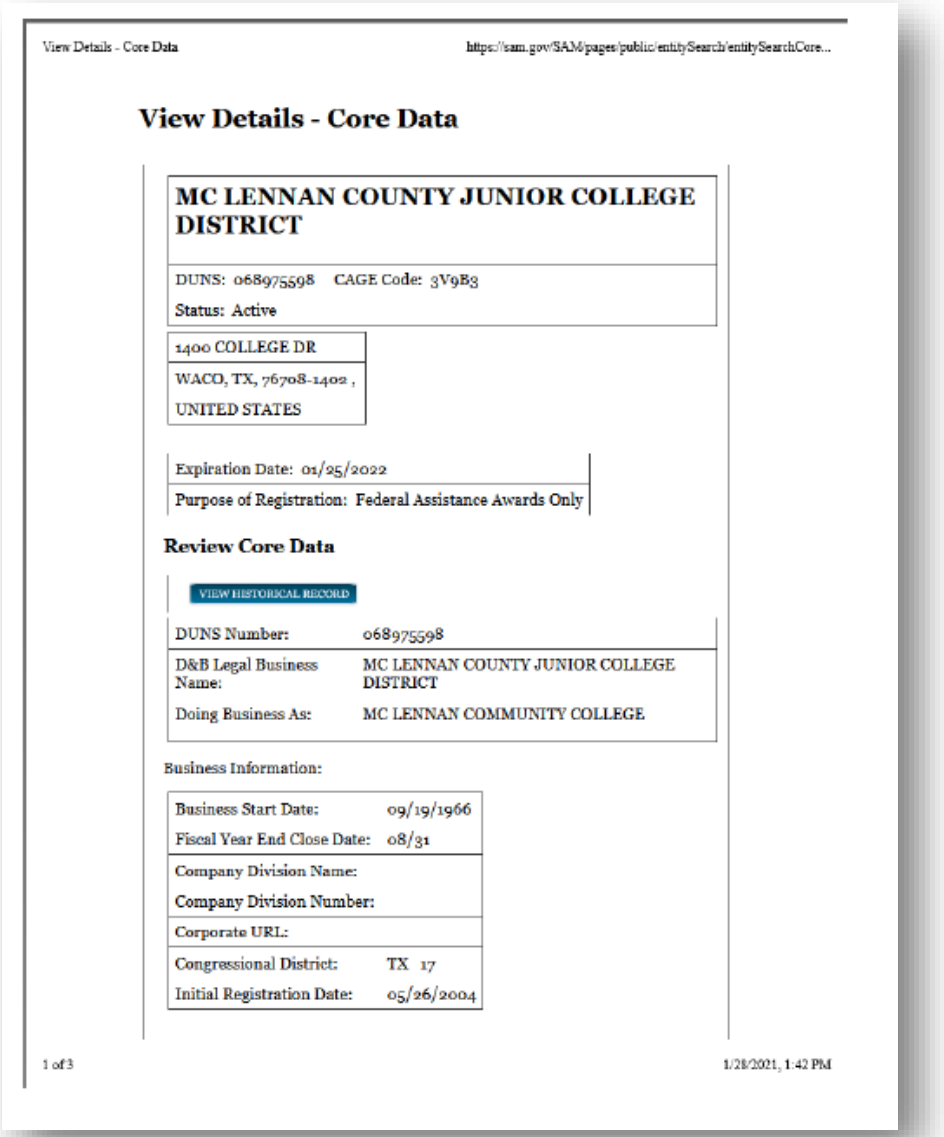
A2a. Articles of Incorporation

McLennan COMMUNITY COLLEGE

Cameron Hall and Courtyard

McLennan Community College is a public, non-profit educational institution and is tax exempt under federal and state laws. McLennan County Junior College District is a political subdivision of the State of Texas. Supporting documentation and references are provided below.

Texas Education Code
Sec. 130.187. MCLENNAN COMMUNITY COLLEGE DISTRICT SERVICE AREA.
The service area of the McLennan Community College District includes the territory within:
(1) McLennan and Falls counties; and
(2) the Calvert and Bremond independent school districts.
Added by Acts 1995, 74th Leg., ch. 971, Sec. 1, eff. Sept. 1, 1995.



View Details - Core Data https://sam.gov/SAM/pages/public/entitySearch/entitySearchCore...

View Details - Core Data

MC LENNAN COUNTY JUNIOR COLLEGE DISTRICT

DUNS: 068975598 CAGE Code: 3V9B3
Status: Active

1400 COLLEGE DR
WACO, TX, 76708-1402 ,
UNITED STATES

Expiration Date: 01/25/2022
Purpose of Registration: Federal Assistance Awards Only

Review Core Data

VIEW HISTORICAL RECORD

DUNS Number:	068975598
D&B Legal Business Name:	MC LENNAN COUNTY JUNIOR COLLEGE DISTRICT
Doing Business As:	MC LENNAN COMMUNITY COLLEGE

Business Information:

Business Start Date:	09/19/1966
Fiscal Year End Close Date:	08/31
Company Division Name:	
Company Division Number:	
Corporate URL:	
Congressional District:	TX 17
Initial Registration Date:	05/26/2004

1 of 3 1/28/2021, 1:42 PM

01-300 (Rev.9-16/20)

TEXAS SALES AND USE TAX PERMIT

This permit is not transferable, and this side must be prominently displayed in your place of business.

Retailers: A seller may NOT accept a copy of this permit in lieu of a properly completed exemption or resale certificate. A certificate is necessary to document why tax is not collected on a sale.

You must obtain a new permit if there is a change of ownership, location, or business location name.

TAXPAYER NAME, BUSINESS LOCATION NAME, and PHYSICAL LOCATION

MCLENNAN COMMUNITY COLLEGE

MCLENNAN COMMUNITY COLLEGE
1400 COLLEGE DR
WACO TX 76708-1402
MCLENNAN COUNTY

NAICS: 611210 Junior Colleges

WE SHOW THIS BUSINESS IN THE FOLLOWING LOCAL SALES TAX AUTHORITIES:

CITY: WACO EFF: 08/19/2020
COUNTY: MCLENNAN EFF: 08/19/2020

Type of permit: SALES AND USE TAX
Taxpayer number: 1-74-1541260-4
Location number: 00005
First business date of location: 08/19/2020

Glenn Hegar
Comptroller of Public Accounts

You may need to collect sales and/or use tax for other local taxing authorities depending on your type of business. For additional information, see "Collecting Local Sales and Use Tax" section on the back of this document.

If you have any questions regarding sales tax, visit our website at www.comptroller.texas.gov or call us at 1-800-252-5555.

Detach here and prominently display your permit only. Retain the portion below for your records.

Is the Information Printed on this Permit Correct?

The information printed on your permit is public information. It must be accurate and current. If there is an error, make corrections on the form below. Enter the correct information for incorrect items only. Detach the form and mail it to:

Comptroller of Public Accounts
111 E. 17th Street
Austin, TX 78774-0100

More helpful information about your permit is on the back of this document.

Texas Sales and Use Tax Permit Corrections Form

Taxpayer name shown on the permit: MCLENNAN COMMUNITY COLLEGE

Taxpayer number shown on the permit: 17415412604

Location number shown on the permit: 00005

Correct business location name

Correct business location (no P.O. Box or directions accepted)

City | State | ZIP code | County

Correct taxpayer name | Daytime phone (Area code and number)

Correct mailing address

City | State | ZIP code | Federal Employer Identification Number

If you need to make changes to your local sales tax authorities or to the NAICS code printed on your permit, see information on the back of this form.

If you are **no longer in business**, enter the date of your last business transaction.

sign here — Taxpayer or authorized agent | Date

000000331

A2c. Partnership Agreement

McLennan COMMUNITY COLLEGE

Cameron Hall and Courtyard

Kim Patterson,
Executive Director

1400 College Dr.
Waco, Texas 76708

Phone: 254-299-8606
Fax: 254-299-6201

kpatterson@mclennan.edu

November 1, 2022

Board of Directors
Tax Increment Financing Reinvestment Zone 4
c/o City of Waco
P.O. Box 2570
Waco, TX 76702-2570

Dear TIF Board of Directors,

On behalf of the McLennan Community College Foundation board of directors and staff, we extend our sincere gratitude to the TIF Board and the City of Waco for considering a request for development funds for the Cameron Hall and Courtyard project.

We are pleased to let you know that in conjunction with this request, the MCC Foundation has launched a capital campaign to supplement potential public dollars with private funds. Led by a 33-member community steering committee, our campaign is strategically reaching out to individuals and organizations to support this public space that will become a central point of pride for the City of Waco.

Once restored, this elegant gathering place at the at the top of Cameron Park will again feature social and business events as the hospitality arm of McLennan Community College. Within the walls of the new structure, we will tell the story of the Cameron family that helped transform our community from a tiny village on the banks of the Brazos into the modern city it is today. And, of course, the legendary social events in the Hall and Courtyard will return, surrounded by lush gardens that complement the location's natural beauty.

The new Cameron Hall will support the educational mission of the College by providing a home for the MCC Foundation as well as community meeting space. This year, the MCC Foundation awarded $663,589 in scholarships to local students, which is a remarkable investment in our future workforce. The entire venue will be offered to other nonprofit organizations in Waco at a reduced rate to sustain their important work benefiting our hometown.

The Cameron Hall and Courtyard project is an ambitious effort to preserve the past and honor some of our community's founders while creating what will be one of Waco's foremost cultural centers. We would be proud to collaborate with the City of Waco on this significant improvement project.

Sincerely,

Kim Patterson, MS, APR
Executive Director
The McLennan Community College Foundation (Fed ID #74-2550278)
Office of Institutional Advancement

A7. W-9 Form

McLennan COMMUNITY COLLEGE

Cameron Hall and Courtyard

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

McLennan Community College

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☑ Other (see instructions) ▶ Educational

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

1400 College Dr.

Requester's name and address (optional)

6 City, state, and ZIP code

Waco, TX 76708

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number: ___ - ___ - ____

or

Employer identification number: 74-1541260

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ Stephen M Benson Date ▶ 1/3/23

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

Cat. No. 10231X Form **W-9** (Rev. 10-2018)