Cameron Hall

Cameron Summer Home Revitalization Project

McLENNAN COMMUNITY COLLEGE

McLENNAN COMMUNITY COLLEGE FOUNDATION

rbdr PLLC · Architects

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Waco
Texas

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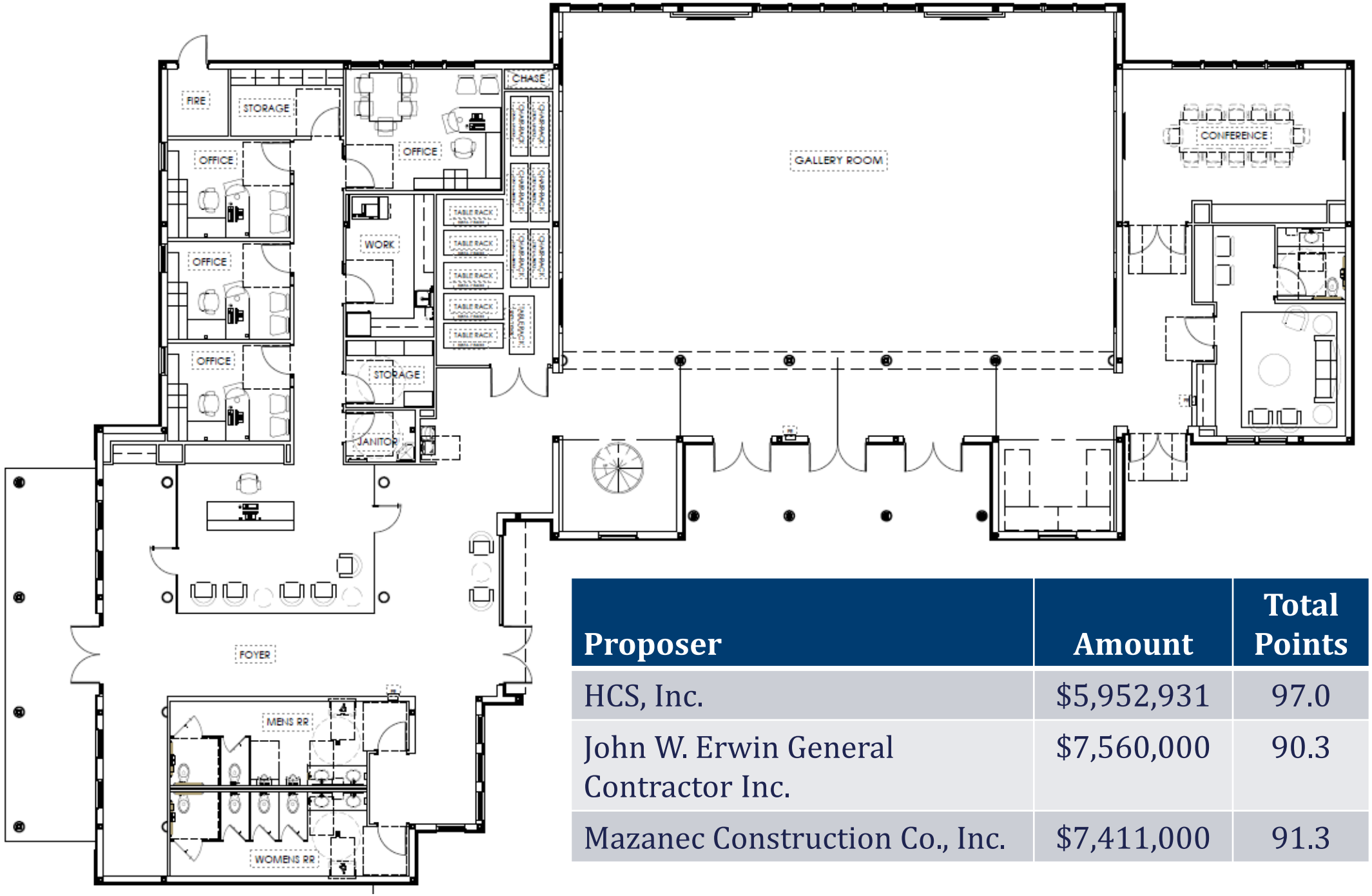
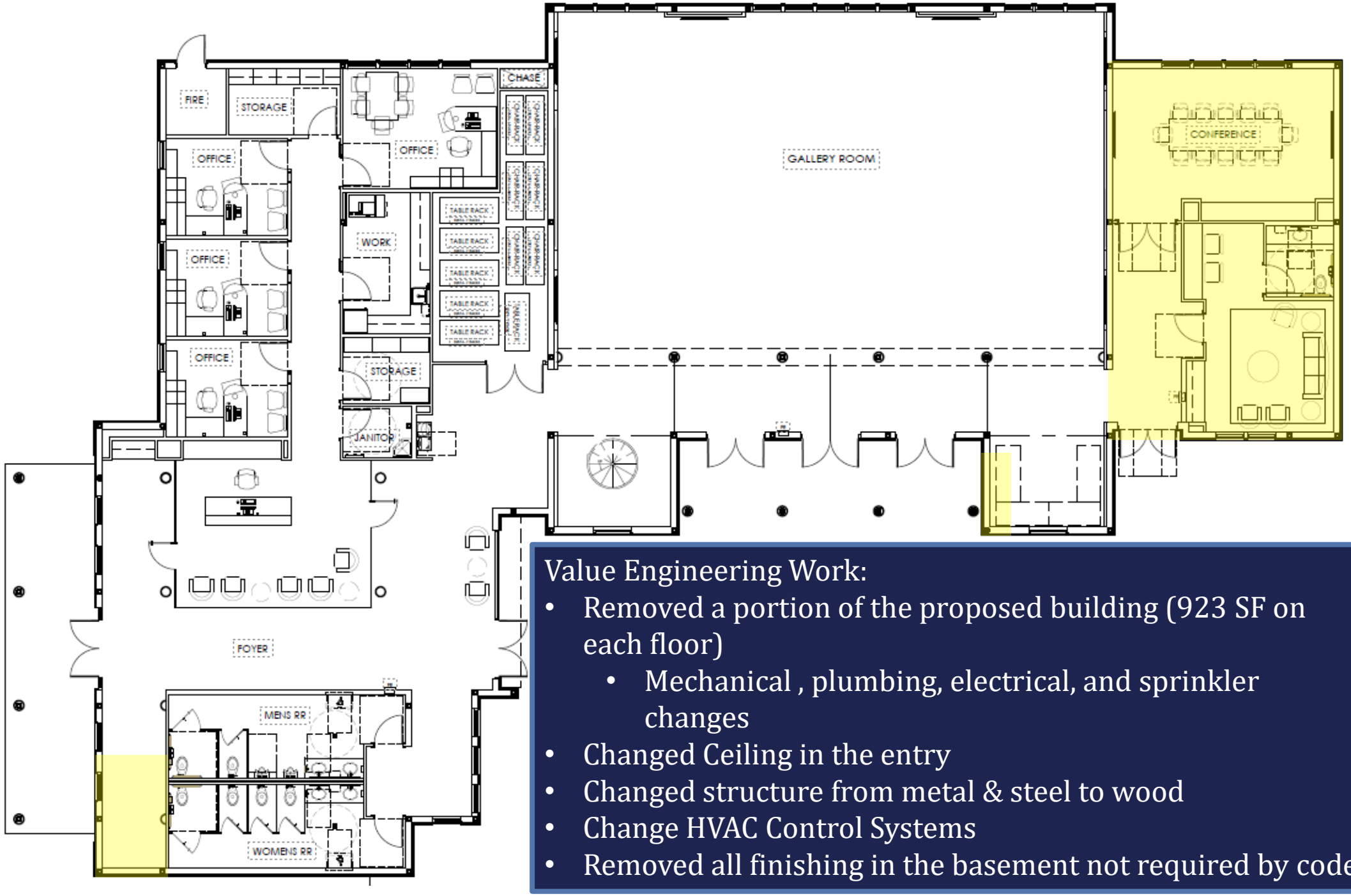
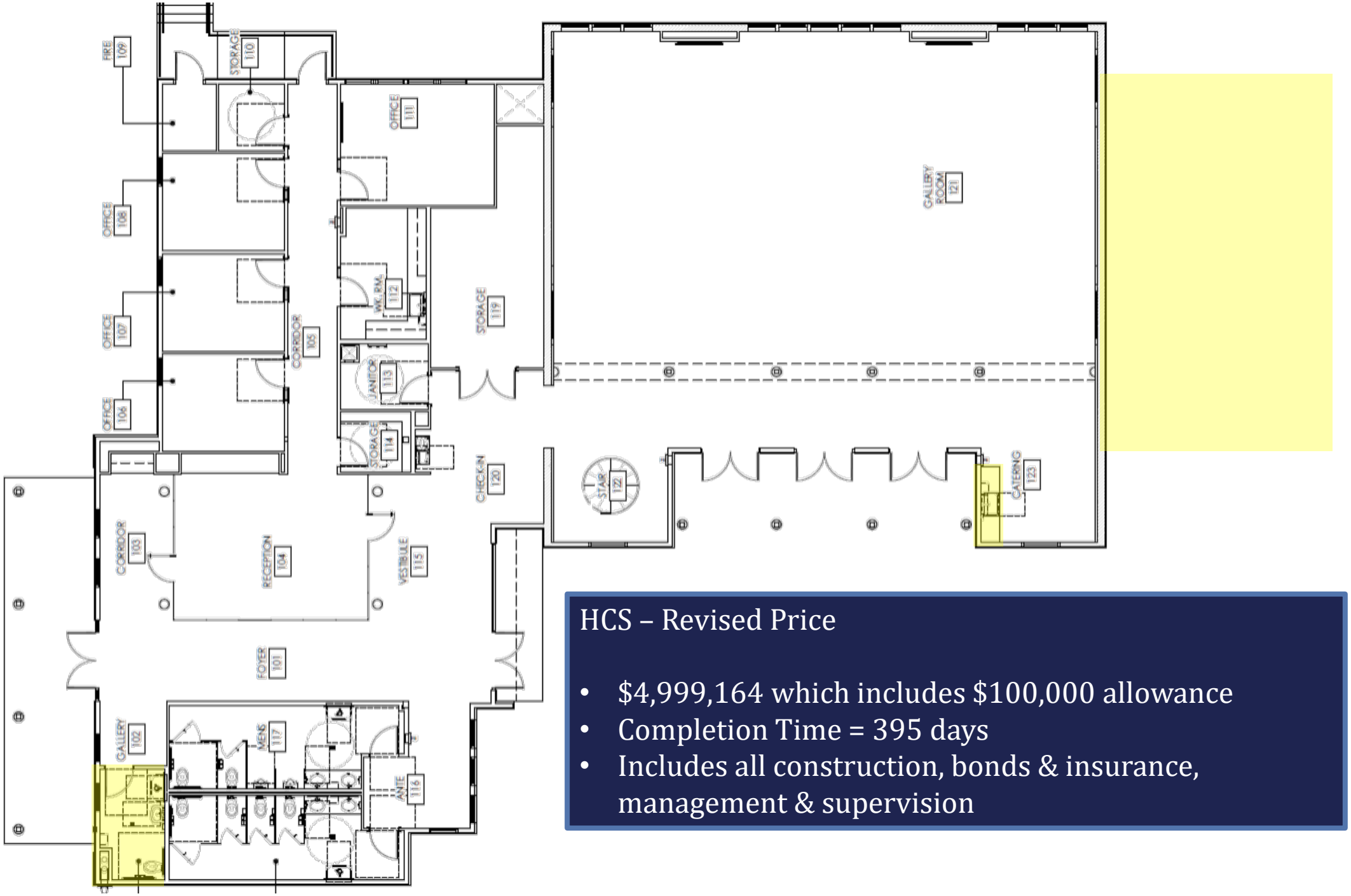


Proposer	Amount	Total Points
HCS, Inc.	$5,952,931	97.0
John W. Erwin General Contractor Inc.	$7,560,000	90.3
Mazanec Construction Co., Inc.	$7,411,000	91.3



Value Engineering Work:

- Removed a portion of the proposed building (923 SF on each floor)
  - Mechanical , plumbing, electrical, and sprinkler changes
- Changed Ceiling in the entry
- Changed structure from metal & steel to wood
- Change HVAC Control Systems
- Removed all finishing in the basement not required by code



HCS – Revised Price

- $4,999,164 which includes $100,000 allowance
- Completion Time = 395 days
- Includes all construction, bonds & insurance, management & supervision

Funding Update

- Current Budget

Amount	Description
$71,256	Geotech, Testing, Survey, Civil, and TAS Fees
$327,700	Architectural Design (Interior, Structural, MEP)
$4,899,164	Construction - House
$400,000	Construction - Courtyard
$400,000	Landscape & Irrigation
$1,000,000	Furniture & Equipment
$709,812	Contingency (10%)
$7,807,932	**Total Estimated Construction Costs**

- Current Funding

Amount	Source
$2,500,000	Lead Donor
$500,000	Other Donors
$1,210,536	TIF Support
$4,210,536	**Total Funds**

- Additional TIF Request & Foundation Efforts

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Consideration of and Approval of Contract for Construction of Cameron Hall

HCS, Inc. - $4,999,164