



**G&A**  
**Ten-Year Project Plan**  
**FY 2024 – FY 2033**

Date: 02/28/2023

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**G&A Division**  
**Ten Year Project Plan Executive Summary**  
**FY 2024 – FY 2033 Projects**

**Introduction**

The G&A Division is comprised of departments that provide services to all SJRA's Divisions including, but not limited to, Human Resources, Purchasing, Accounting, Risk Management, Public Communications, Technical Services, IT, and Senior Management. The purpose of the G&A Division 10-Year Project Plan for Fiscal Year (FY) 2024 thru 2033 is to identify potential projects to appropriately maintain and manage SJRA's assets associated with the G&A Division. There are two locations encompassed by the project plan: the General and Administration Building and the Lake Conroe Campus. Completed in 2010, the General and Administration Building provides 42 employees with permanent office space and offers meeting locations for all employees with its four conference rooms. The Lake Conroe Campus includes the entry gate, access road, and overflow parking that service the General and Administration Building.

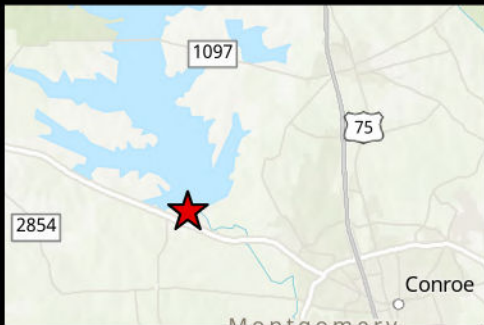
The Project Plan has been prepared and prioritized utilizing information from existing condition assessments, expected service life, and available funding. All projects presented in the Project Plan are anticipated to be funded in whole by the G&A Division's Renewal and Replacement Fund (R&R Fund).

**Key Focus Areas:**

- Improvements to campus roadways and parking
- Improvements to facility emergency operations
- Replacement of facility components that have reached end of useful life

<b>Total Projected Costs (All Projects)</b>	
FY 2024	\$2,241,000
FY 2025	\$95,000
FY 2026	\$483,000
FY 2027 – FY 2033	\$1,287,000
<b>Total</b>	<b>\$4,106,000</b>





**General & Administration Building**



**Parking Improvements**

**Pavement Improvements**








PROJECT NAME				PROJECT ID		FISCAL YEAR		DIVISION					
G&A Building HVAC System Replacement				GAHVR		2023-2024/2025-2027		G&A					
PROJECT DESCRIPTION				PROJECT MAP/PICTURE									
<p>This project consists of the replacement of the existing HVAC system at G&amp;A Building that was installed in 2010. The current system has several units that are not performing as required and are in need of replacement. The first phase of this project will be to replace the critical units that supply the data center as well as the outside air handling units that provide fresh air to the second and third floor. Following phases may include analysis of the zoning and thermostat settings as well as development of a plan for the replacement of the remaining units for when they reach the end of their useful life.</p> <p>This project is necessary to continue reliable and energy-efficient heating, ventilation, and air conditioning to the G&amp;A Building that offices many SJRA employees as well as the vital data center where SJRA serves are located.</p>													
PROJECT SCHEDULE			DELIVERY	FUNDING									
Initiate Cons. Selection:	Completed		<input checked="" type="checkbox"/> CSP	<input type="checkbox"/> O&M									
PSA/WO Issued:	Completed		<input type="checkbox"/> Other	<input type="checkbox"/> Bonds									
Final Proposal Docs:	FY 2023 - Q2/2025			<input checked="" type="checkbox"/> R&R									
Proposals/Bids Received:	FY 2023 - Q3/2025			<input type="checkbox"/> Other									
Constr. Contract to Board:	FY 2023 - Q3/2025												
Substantial Completion:	FY 2024 - Q2/2027		<input checked="" type="checkbox"/> Capitalized	<input type="checkbox"/> Expensed									
BUDGET*	TOTAL	PREVIOUS	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Planning/Permitting/PER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Engineering/Design	\$ 169,602	\$ 74,602	\$ -	\$ 95,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Construction	\$ 2,396,000	\$ 560,000	\$ 1,038,000	\$ -	\$ 393,000	\$ 405,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
CPS, CM&I, and CMT	\$ 240,000	\$ 56,000	\$ 104,000	\$ -	\$ 39,000	\$ 41,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Equipment Purchase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ 2,805,602	\$ 690,602	\$ 1,142,000	\$ 95,000	\$ 432,000	\$ 446,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

\*Budget includes contingency.


PROJECT NAME						PROJECT ID		FISCAL YEAR			DIVISION				
Enterprise Resource Planning System						GAERP		2022-2024			G&A				
PROJECT DESCRIPTION						PROJECT MAP/PICTURE									
<p>Over the last decade or more, the SJRA has utilized a multitude of different on-premises software systems for administrative support functions (i.e., accounting, requisitioning, payroll, HR systems, etc.). Historically, IT staff has built customized connections between these independent systems that require constant maintenance and update to ensure the systems are communicating accurately. As technology has advanced, cloud-based systems have become the predominant computing structure. SJRA discovered that several systems, particularly accounting and requisition systems, would no longer be supported and/or they would not function with each other or with other systems due to software updates that will take us into cloud-based systems. Therefore, it was necessary to reevaluate all administrative software systems. The decision was made to investigate the development and conversion to a more cost-effective Enterprise Resource Planning software system (“ERP”), that would lessen the number of distinct and independent systems that require a high degree of connection maintenance.</p> <p>After evaluating internal needs and structuring the scope, a request for proposals was issued and demonstrations of short listed systems were observed. A Microsoft Dynamics365 platform was selected and will begin implementation in March 2023.</p>															
PROJECT SCHEDULE					DELIVERY	FUNDING									
Initiate Cons. Selection:		Completed			<input type="checkbox"/> CSP	<input type="checkbox"/> O&M									
PSA/WO Issued:		Completed			<input checked="" type="checkbox"/> Other	<input type="checkbox"/> Bonds									
Final Proposal Docs:		Completed				<input checked="" type="checkbox"/> R&R									
Proposals/Bids Received:		Completed				<input type="checkbox"/> Other									
Constr. Contract to Board:		Completed													
Substantial Completion:		FY 2024 - Q3			<input type="checkbox"/> Capitalized	<input checked="" type="checkbox"/> Expensed									
BUDGET*	TOTAL	PREVIOUS	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033			
Planning/Permitting/PER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Engineering/Design	\$ 2,348,431	\$ 1,249,431	\$ 1,099,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
CPS, CM&I, and CMT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Equipment Purchase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Total	\$ 2,348,431	\$ 1,249,431	\$ 1,099,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			

\*Budget includes contingency.

PROJECT NAME				PROJECT ID		FISCAL YEAR			DIVISION						
Lake Conroe Campus Pavement Improvements				GACRI		2026-2027			G&A						
PROJECT DESCRIPTION						PROJECT MAP/PICTURE									
<p>Project includes improvements to the existing access road asphalt pavement between the entrance gate and the G&amp;A building. Project is required due to deterioration of the existing road. The access road has numerous locations with potholes, cracks and spalling and is in need of repair. This project consists of the restoration and resurfacing of the existing pavement.</p> <p>Project to be completed post the construction of the new Lake Conroe Maintenance Facilities. Project anticipated to be packaged with other projects including the Lake Conroe Access Improvements (LCACC) and Lake Conroe Campus Parking Improvements (GAOPI). Projects to be cost shared with Lake Conroe Division. Amount shown on this sheet is G&amp;A's contribution to the project.</p>															
PROJECT SCHEDULE				DELIVERY	FUNDING										
Initiate Cons. Selection:		2025		<input checked="" type="checkbox"/> CSP  <input type="checkbox"/> Other	<input type="checkbox"/> O&M										
PSA/WO Issued:		2025			<input type="checkbox"/> Bonds										
Final Proposal Docs:		2026			<input checked="" type="checkbox"/> R&R										
Proposals/Bids Received:		2027			<input type="checkbox"/> Other										
Constr. Contract to Board:		2027													
Substantial Completion:		2027		<input type="checkbox"/> Capitalized <input type="checkbox"/> Expensed											
BUDGET*	TOTAL	PREVIOUS	2024	2025	2026									2027	2028
Planning/Permitting/PER	\$ 849	\$ 849	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Engineering/Design	\$ 21,000	\$ -	\$ -	\$ -	\$ 21,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Construction	\$ 114,000	\$ -	\$ -	\$ -	\$ -	\$ 114,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
CPS, CM&I, and CMT	\$ 11,000	\$ -	\$ -	\$ -	\$ -	\$ 11,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Equipment Purchase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Total	\$ 146,849	\$ 849	\$ -	\$ -	\$ 21,000	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			


\*Budget includes contingency.



PROJECT NAME				PROJECT ID		FISCAL YEAR			DIVISION				
Lake Conroe Campus Parking Improvements				GAOPI		2026-2027			G&A				
PROJECT DESCRIPTION						PROJECT MAP/PICTURE							
<p>Project developed as part of the Lake Conroe Campus Master Plan. Project includes improved overflow parking and tree protection along the access road. Parking additions and tree protection will accommodate parking lot overflow during high capacity events, such as board meetings, Region H meetings, stakeholder meetings, etc.</p> <p>Project to be completed post the construction of the new Lake Conroe Maintenance Facilities. Project anticipated to be packaged with other projects including the Lake Conroe Campus Access Improvements (LCACC) and Lake Conroe Campus Pavement Improvements (GACRI).</p>													
PROJECT SCHEDULE				DELIVERY	FUNDING								
Initiate Cons. Selection:		2025		<input type="checkbox"/> CSP <input checked="" type="checkbox"/> Other  Quotes	<input type="checkbox"/> O&M <input type="checkbox"/> Bonds <input checked="" type="checkbox"/> R&R <input type="checkbox"/> Other								
PSA/WO Issued:		2026											
Final Proposal Docs:		2026											
Proposals/Bids Received:		2027											
Constr. Contract to Board:		2027											
Substantial Completion:		2027		<input checked="" type="checkbox"/> Capitalized	<input type="checkbox"/> Expensed								
BUDGET*	TOTAL	PREVIOUS	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Planning/Permitting/PER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Engineering/Design	\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Construction	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
CPS, CM&I, and CMT	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Equipment Purchase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ 113,000	\$ -	\$ -	\$ -	\$ 30,000	\$ 83,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

\*Budget includes contingency.



PROJECT NAME				PROJECT ID		FISCAL YEAR			DIVISION				
G&A Building Backup Generator Improvements				GABGR		2030-2031			G&A				
PROJECT DESCRIPTION						PROJECT MAP/PICTURE							
<p>The natural gas standby generator at G&amp;A Building was installed in 2010. This generator provides the primary backup power source for the G&amp;A office building in the event of power outage. The current configuration of the existing generator is only capable of supplying power to a portion of the building which has proved an inconvenience for staff during the event of a power outage. To maintain reliable power backup for the entire office, it is recommended to increase the overall generator capacity through the installation of an additional generator. Modifications to the building's electrical system and switch gears will be necessary as well as an increase in the foundation footprint and additional piping for gas connection.</p>													
PROJECT SCHEDULE				DELIVERY	FUNDING								
Initiate Cons. Selection:		FY 2030		<input checked="" type="checkbox"/> CSP <input type="checkbox"/> Other	<input type="checkbox"/> O&M								
PSA/WO Issued:		FY 2030			<input type="checkbox"/> Bonds								
Final Proposal Docs:		FY 2030			<input checked="" type="checkbox"/> R&R								
Proposals/Bids Received:		FY 2030/FY 2031			<input type="checkbox"/> Other								
Constr. Contract to Board:		FY 2030/FY 2031											
Substantial Completion:		FY 2030/FY 2031		<input checked="" type="checkbox"/> Capitalized <input type="checkbox"/> Expensed									
BUDGET*	TOTAL	PREVIOUS	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Planning/Permitting/PER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Engineering/Design	\$ 82,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82,000	\$ -	\$ -	\$ -	
Construction	\$ 501,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 247,000	\$ 254,000	\$ -	\$ -	
CPS, CM&I, and CMT	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ -	\$ -	
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Equipment Purchase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ 633,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 354,000	\$ 279,000	\$ -	\$ -	

\*Budget includes contingency.