



**G&A**  
10-Year Project Plan  
FY 2027 – FY 2036

Date: 03/02/2026

**DRAFT**

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**G&A Division  
10-Year Project Plan  
Executive Summary  
FY 2027 – FY 2036 Projects**

**Introduction**

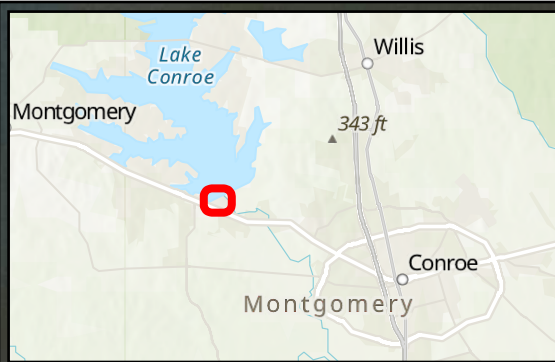
The G&A Division is comprised of departments that provide services to all SJRA’s Divisions including, but not limited to, Human Resources, Purchasing, Accounting, Risk Management, Public Communications, Technical Services, IT, and Senior Management. The purpose of the G&A Division 10-Year Project Plan for Fiscal Year (FY) 2027 thru 2036 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 approximately forty employees with permanent office space and offers meeting locations for all employees with its four conference rooms. The Lake Conroe Campus includes the drainage behind the building, 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) except for LCPAV – Lake Conroe Campus Pavement & Access Improvements which is partially funded by the G&A R&R Fund (\$855,915) and the Lake Conroe Division R&R Fund (\$728,390).

**Key Focus Areas:**

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

| <b>Total Projected Costs<br/>(All Projects)</b> |                    |
|---|--------------------|
| Previous Expenditures                           | \$471,590          |
| FY 2027   | \$2,019,000        |
| FY 2028   | \$1,466,000        |
| FY 2029   | \$106,000          |
| FY 2030 – FY 2036                               | \$907,000          |
| <b>Total</b>                                    | <b>\$4,969,590</b> |



Lake  
Conroe



G&A Drainage  
Erosion Repairs

General & Administration  
Building

Parking Improvements

Pavement Improvements

G&A Division Campus Projects



**SJRA**  
SAN JACINTO RIVER AUTHORITY



## General & Administration Project Summary

G&A Division  
FY 2027 - FY 2036 Projects

| PAGE NO | PROJECT ID | PROJECT NAME                                       | ESTIMATED EXPENDITURES THROUGH END OF FY 2026 | 2027 ESTIMATE | 2028 ESTIMATE | 2029 ESTIMATE | 2030 ESTIMATE | 2031 ESTIMATE | 2032 ESTIMATE | 2033 ESTIMATE | 2034 ESTIMATE | 2035 ESTIMATE | 2036 ESTIMATE | TOTAL        |
|---------|------------|--|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|--------------|
| 4       | GADER      | G&A Site Drainage Erosion Repair                   | \$ 192,305                                    | \$ 444,000    | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 636,305   |
| 5       | LCPAV      | Lake Conroe Campus Pavement & Access Improvements  | \$ 116,115                                    | \$ 663,660    | \$ 76,140     | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 855,915   |
|         |            | Lake Conroe Divison Share                          | \$ 98,190                                     | \$ 565,340    | \$ 64,860     | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 728,390   |
| 6       | GABGR      | G&A Building Backup Generator Improvements         | \$ 64,980                                     | \$ 163,000    | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 227,980   |
| 7       | GABPI      | G&A Building Back Patio Improvements               | \$ -  | \$ 40,000     | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 40,000    |
| 8       | GAWSI      | G&A Building Water Feature Structural Improvements | \$ -  | \$ 24,000     | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 24,000    |
| 9       | GHVR3      | G&A Building HVAC System Replacement Phase 3       | \$ -  | \$ 119,000    | \$ 1,325,000  | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 1,444,000 |
| 10      | GAOPI      | Lake Conroe Campus Parking Improvements            | \$ -  | \$ -          | \$ -          | \$ 106,000    | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 106,000   |
| 11      | GAFGR      | G&A Building Fire System Generator Replacement     | \$ -  | \$ -          | \$ -          | \$ -          | \$ 180,000    | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 180,000   |
| 12      | GAGEN      | G&A Building Backup Generator Replacement          | \$ -  | \$ -          | \$ -          | \$ -          | \$ 366,000    | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 366,000   |
| 13      | GABER      | G&A Building Elevator Replacement                  | \$ -  | \$ -          | \$ -          | \$ -          | \$ -          | \$ 361,000    | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 361,000   |
|         |            | <b>TOTAL G&amp;A DIVISION R&amp;R</b>              | \$ 373,400                                    | \$ 1,453,660  | \$ 1,401,140  | \$ 106,000    | \$ 546,000    | \$ 361,000    | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 4,241,200 |
|         |            | <b>TOTAL LAKE CONROE DIVISION SHARE</b>            | \$ 98,190                                     | \$ 565,340    | \$ 64,860     | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 728,390   |
|         |            | <b>TOTALS</b>                                      | \$ 471,590                                    | \$ 2,019,000  | \$ 1,466,000  | \$ 106,000    | \$ 546,000    | \$ 361,000    | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 4,969,590 |

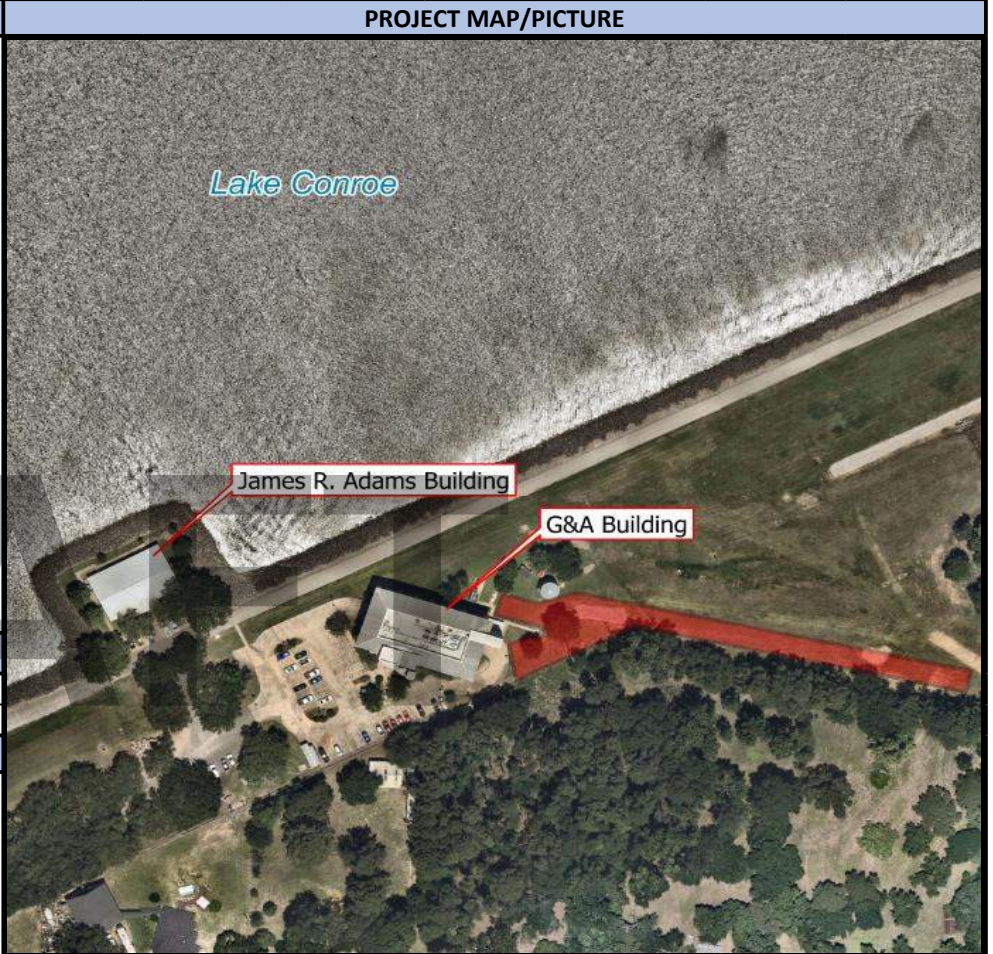
# DRAFT

| PROJECT NAME                     | PROJECT ID | FISCAL YEAR | DIVISION |
|----------------------------------|------------|-------------|----------|
| G&A Site Drainage Erosion Repair | GADER      | 2025-2027   | G&A      |

**PROJECT DESCRIPTION**

This project consists of the regrading of erosion caused by the drainage from the G&A site, which includes the building, the parking lot, and the back slope of the Lake Conroe Dam from the north. Over time, the site erosion worsened and undermined the existing fenceposts. In 2025, construction of the project commenced and the fence and existing on-site riprap were removed. The project was halted shortly after due to the discovery of a gas line in the middle of the proposed drainage swale. The Lake Conroe Division will be assisting with the restoration improvements to regrade the site and reinstall the chain link fence from the previous contractor's work. CenterPoint has been contacted and the gas line is planned to be relocated in the near future so a Competitive Sealed Proposal can be re-advertised. Improvements will include the regrading of a drainage swale with riprap installation, and the installation of new swales to divert flow around structures behind the G&A Building.

This project is necessary to reestablish the drainage swale, ensure proper site drainage, and mitigate future erosion issues.



**BUDGET**

|                               |            |                            |            |
|-------------------------------|------------|----------------------------|------------|
| Original Budget:              | \$ 363,036 | Proposed Budget Amendment: | \$ 273,269 |
| Prior FY Approved Amendments: | \$ -       | Total Proposed Budget:     | \$ 636,305 |

| PROJECT SCHEDULE           | DELIVERY     | FUNDING                                 |
|----------------------------|--------------|---|
| Initiate Cons. Selection:  | Completed    | <input checked="" type="checkbox"/> CSP |
| PSA/WO Issued:             | Completed    | <input type="checkbox"/> QUOTES         |
| Final Proposal Docs:       | Completed    | <input type="checkbox"/> PROFESSIONAL   |
| Proposals/Bids Received:   | FY 2027 - Q1 | <input checked="" type="checkbox"/> R&R |
| Constr. Contract to Board: | FY 2027 - Q2 | <input type="checkbox"/> GRANTS         |
| Substantial Completion:    | FY 2027 - Q4 | <input type="checkbox"/> OTHER          |

| ESTIMATED CASH FLOW     | TOTAL             | PREVIOUS          | 2027              | 2028        | 2029        | 2030        | 2031        | 2032        | 2033        | 2034        | 2035        | 2036        |
|-------------------------|-------------------|-------------------|-------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Planning/Permitting/PER | \$ -              | \$ -              | \$ -              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| Engineering/Design      | \$ 87,536         | \$ 54,536         | \$ 33,000         | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| Construction            | \$ 472,152        | \$ 129,152        | \$ 343,000        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| CPS, CM&I, and CMT      | \$ 76,617         | \$ 8,617          | \$ 68,000         | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| Land Acquisition        | \$ -              | \$ -              | \$ -              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| Equipment Purchase      | \$ -              | \$ -              | \$ -              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| <b>Total</b>            | <b>\$ 636,305</b> | <b>\$ 192,305</b> | <b>\$ 444,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> |

| PROJECT NAME                                      | PROJECT ID | FISCAL YEAR | DIVISION            |
|---|------------|-------------|---------------------|
| Lake Conroe Campus Pavement & Access Improvements | LCPAV      | 2025-2028   | Lake Conroe and G&A |

**PROJECT DESCRIPTION**

Project consists of improvements to the existing access asphalt road between the entrance gate and the G&A building, as well as access improvements to the existing gated entrance to the Lake Conroe campus. Improvements to the access road are required due to deterioration of the existing road, which has numerous locations with potholes, cracks and spalling. Improvements to the gated entrance will improve site security and accessibility.

Road improvements will include milling in place the existing roadway, repairing multiple base failure locations, addition of new material to widen the road, a new layer of hot mix asphaltic concrete (HMAC), and application of a seal coat to select areas. Entrance improvements are anticipated to include a new front gate, main entrance sign, electrical including backup power, lighting, security, irrigation, potential parking space, and landscaping. Tree protection and potential tree trimming, as well as utility relocation will be included in the project. Construction will commence after completion of the new Lake Conroe Maintenance Facilities.

Project combines access road improvements and improvements to the gated entrance. The project will be funded jointly by SJRA's Lake Conroe Division and G&A Division.



**BUDGET**

|                               |              |                            |              |
|-------------------------------|--------------|----------------------------|--------------|
| Original Budget:              | \$ 1,495,349 | Proposed Budget Amendment: | \$ 88,956    |
| Prior FY Approved Amendments: | \$ -         | Total Proposed Budget:     | \$ 1,584,305 |

| 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"/> QUOTES <input type="checkbox"/> BONDS                |
| Final Proposal Docs:       | FY 2026 - Q4 | <input type="checkbox"/> PROFESSIONAL <input checked="" type="checkbox"/> R&R |
| Proposals/Bids Received:   | FY 2027 - Q1 | <input type="checkbox"/> OTHER <input type="checkbox"/> GRANTS                |
| Constr. Contract to Board: | FY 2027 - Q1 | <input type="checkbox"/> OTHER  |
| Substantial Completion:    | FY 2028 - Q1 |   |

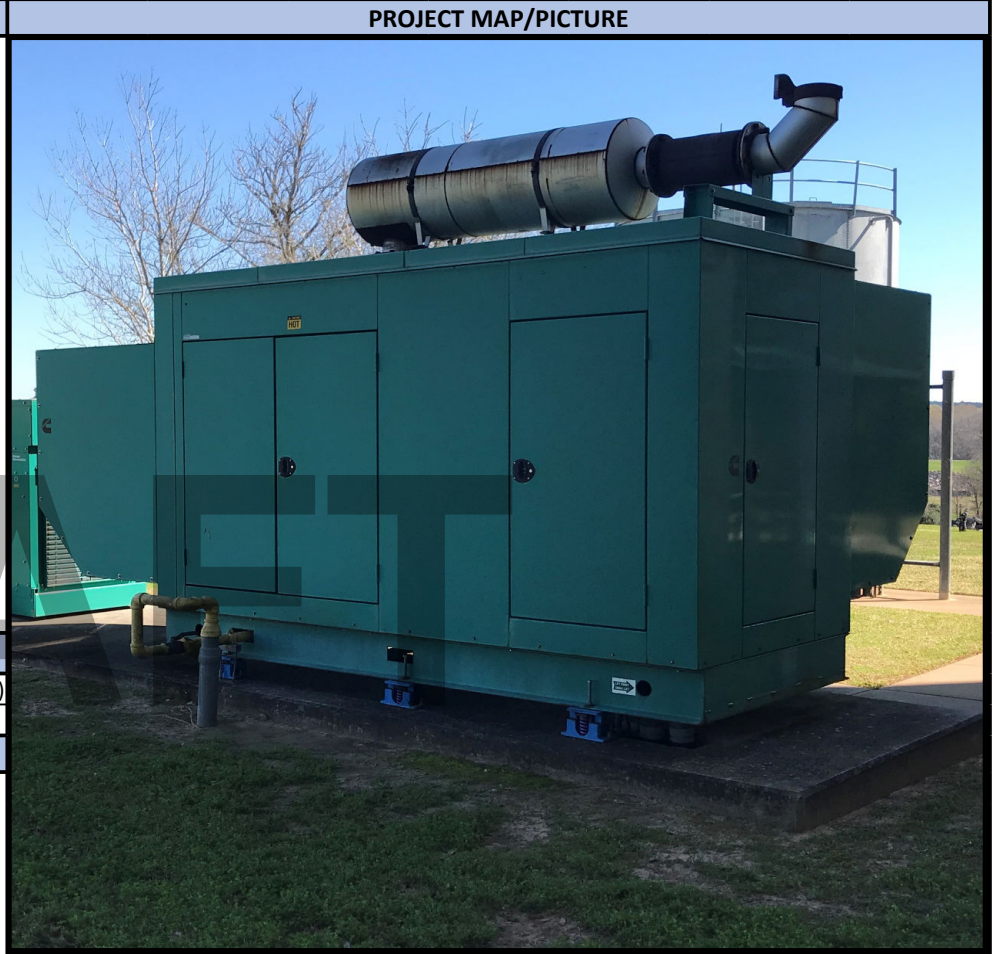
| ESTIMATED CASH FLOW     | TOTAL               | PREVIOUS          | 2027                | 2028              | 2029        | 2030        | 2031        | 2032        | 2033        | 2034        | 2035        | 2036        |
|-------------------------|---------------------|-------------------|---------------------|-------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Planning/Permitting/PER | \$ 121,605          | \$ 121,605        | \$ -                | \$ -              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| Engineering/Design      | \$ 92,700           | \$ 92,700         | \$ -                | \$ -              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| Construction            | \$ 1,245,000        | \$ -              | \$ 1,117,000        | \$ 128,000        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| CPS, CM&I, and CMT      | \$ 125,000          | \$ -              | \$ 112,000          | \$ 13,000         | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| Land Acquisition        | \$ -                | \$ -              | \$ -                | \$ -              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| Equipment Purchase      | \$ -                | \$ -              | \$ -                | \$ -              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| <b>Total</b>            | <b>\$ 1,584,305</b> | <b>\$ 214,305</b> | <b>\$ 1,229,000</b> | <b>\$ 141,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> |

| PROJECT NAME                               | PROJECT ID | FISCAL YEAR | DIVISION |
|--|------------|-------------|----------|
| G&A Building Backup Generator Improvements | GABGR      | 2025-2027   | G&A      |

**PROJECT DESCRIPTION**

The natural gas standby generator at the G&A Building was installed in 2010. This generator provides the primary backup power source for the G&A office building in the event of a power outage. The current configuration of the backup system from the generator only supplies power to a portion of the building which has proved to be an inconvenience for staff during the event of a power outage. This project consisted of a study which determined that the existing generator could supply backup power to the entire building, design of the recommendations, and will include the construction of these modifications.

The Proposed Budget Amendment decrease is based on removing the 2030 generator replacement from the scope of work of this project. See G&A Building Backup Generator Replacement (GAGEN) for generator replacement details.



**BUDGET**

|                               |            |                            |              |
|-------------------------------|------------|----------------------------|--------------|
| Original Budget:              | \$ 472,000 | Proposed Budget Amendment: | \$ (244,020) |
| Prior FY Approved Amendments: | \$ -       | Total Proposed Budget:     | \$ 227,980   |

| 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"/> QUOTES <input type="checkbox"/> BONDS                |
| Final Proposal Docs:       | Completed    | <input type="checkbox"/> PROFESSIONAL <input checked="" type="checkbox"/> R&R |
| Proposals/Bids Received:   | FY 2026 - Q3 | <input type="checkbox"/> OTHER <input type="checkbox"/> GRANTS                |
| Constr. Contract to Board: | FY 2026 - Q4 | <input type="checkbox"/> OTHER  |
| Substantial Completion:    | FY 2027 - Q2 |   |

| ESTIMATED CASH FLOW     | TOTAL             | PREVIOUS         | 2027              | 2028        | 2029        | 2030        | 2031        | 2032        | 2033        | 2034        | 2035        | 2036        |
|-------------------------|-------------------|------------------|-------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Planning/Permitting/PER | \$ -              | \$ -             | \$ -              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| Engineering/Design      | \$ 40,689         | \$ 40,689        | \$ -              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| Construction            | \$ 170,083        | \$ 22,083        | \$ 148,000        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| CPS, CM&I, and CMT      | \$ 17,208         | \$ 2,208         | \$ 15,000         | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| Land Acquisition        | \$ -              | \$ -             | \$ -              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| Equipment Purchase      | \$ -              | \$ -             | \$ -              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| <b>Total</b>            | <b>\$ 227,980</b> | <b>\$ 64,980</b> | <b>\$ 163,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> |

| PROJECT NAME                         | PROJECT ID | FISCAL YEAR | DIVISION |
|--------------------------------------|------------|-------------|----------|
| G&A Building Back Patio Improvements | GABPI      | 2027        | G&A      |

**PROJECT DESCRIPTION**

The back patio at the G&A Building was installed during the original construction of the building in 2010. Over the past several years, the wood columns for the patio awning have deteriorated and replacement has been identified. Additionally, flashing at the top of the awning will need to be replaced due to observed water intrusion at this location in the interior stairwell of the building during rainfall events. This project will include replacement of the canopy, flashing, and the structural timber with new galvanized steel for the G&A Building Back Patio. The project will be paired with the G&A Building Water Feature Structural Improvements (GAWSI).



**BUDGET**

|                               |      |                            |           |
|-------------------------------|------|----------------------------|-----------|
| Original Budget:              | \$ - | Proposed Budget Amendment: | \$ -      |
| Prior FY Approved Amendments: | \$ - | Total Proposed Budget:     | \$ 32,000 |

| PROJECT SCHEDULE                       | DELIVERY                                   | FUNDING                                 |
|--|--|---|
| Initiate Cons. Selection: FY 2027 - Q1 | <input type="checkbox"/> CSP               | <input type="checkbox"/> O&M            |
| PSA/WO Issued: FY 2027 - Q1            | <input checked="" type="checkbox"/> QUOTES | <input type="checkbox"/> BONDS          |
| Final Proposal Docs: FY 2027 - Q2      | <input type="checkbox"/> PROFESSIONAL      | <input checked="" type="checkbox"/> R&R |
| Proposals/Bids Received: FY 2027 - Q3  | <input type="checkbox"/> OTHER             | <input type="checkbox"/> GRANTS         |
| Substantial Completion: FY 2027 - Q4   |  | <input type="checkbox"/> OTHER          |

| ESTIMATED CASH FLOW     | TOTAL            | PREVIOUS    | 2027             | 2028        | 2029        | 2030        | 2031        | 2032        | 2033        | 2034        | 2035        | 2036        |
|-------------------------|------------------|-------------|------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Planning/Permitting/PER | \$ -             | \$ -        | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| Engineering/Design      | \$ 10,000        | \$ -        | \$ 10,000        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| Construction            | \$ 20,000        | \$ -        | \$ 20,000        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| CPS, CM&I, and CMT      | \$ 10,000        | \$ -        | \$ 10,000        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| Land Acquisition        | \$ -             | \$ -        | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| Equipment Purchase      | \$ -             | \$ -        | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| <b>Total</b>            | <b>\$ 40,000</b> | <b>\$ -</b> | <b>\$ 40,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> |

| PROJECT NAME  |  |              | PROJECT ID                 |  | FISCAL YEAR                             |      | DIVISION |      |      |      |      |      |      |      |
|---|--|--------------|----------------------------|--|---|------|----------|------|------|------|------|------|------|------|
| G&A Building Water Feature Structural Improvements  |  |              | GAWSI                      |  | 2027                                    |      | G&A      |      |      |      |      |      |      |      |
| PROJECT DESCRIPTION   |  |              |                            |  | PROJECT MAP/PICTURE                     |      |          |      |      |      |      |      |      |      |
| <p>The water feature in front of the G&amp;A Building was installed during the original construction of the building in 2010. Over the past several years, the wood columns and beams for the structure have deteriorated and replacement has been identified. This project will be to replace the structural timber and canopy above the rainwater storage tank. The project will be paired with the G&amp;A Building Back Patio Improvements (see GABPI).</p> |  |              |                            |  |   |      |          |      |      |      |      |      |      |      |
| BUDGET  |  |              |                            |  |   |      |          |      |      |      |      |      |      |      |
| Original Budget:  |  | \$ -         | Proposed Budget Amendment: |  | \$ -                                    |      |          |      |      |      |      |      |      |      |
| Prior FY Approved Amendments:   |  | \$ -         | Total Proposed Budget:     |  | \$ 24,000                               |      |          |      |      |      |      |      |      |      |
| PROJECT SCHEDULE  |  |              |                            | DELIVERY                                   | FUNDING                                 |      |          |      |      |      |      |      |      |      |
| Initiate Cons. Selection:   |  | FY 2027 - Q1 |                            | <input type="checkbox"/> CSP               | <input type="checkbox"/> O&M            |      |          |      |      |      |      |      |      |      |
| PSA/WO Issued:  |  | FY 2027 - Q1 |                            | <input checked="" type="checkbox"/> QUOTES | <input type="checkbox"/> BONDS          |      |          |      |      |      |      |      |      |      |
| Final Proposal Docs:  |  | FY 2027 - Q2 |                            | <input type="checkbox"/> PROFESSIONAL      | <input checked="" type="checkbox"/> R&R |      |          |      |      |      |      |      |      |      |
| Proposals/Bids Received:  |  | FY 2027 - Q3 |                            | <input type="checkbox"/> OTHER             | <input type="checkbox"/> GRANTS         |      |          |      |      |      |      |      |      |      |
| Substantial Completion:   |  | FY 2027 - Q4 |                            |  | <input type="checkbox"/> OTHER          |      |          |      |      |      |      |      |      |      |
| ESTIMATED CASH FLOW   |  |              | TOTAL                      | PREVIOUS                                   | 2027                                    | 2028 | 2029     | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
| Planning/Permitting/PER   |  |              | \$ -                       | \$ -                                       | \$ -                                    | \$ - | \$ -     | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Engineering/Design  |  |              | \$ 6,000                   | \$ -                                       | \$ 6,000                                | \$ - | \$ -     | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Construction  |  |              | \$ 12,000                  | \$ -                                       | \$ 12,000                               | \$ - | \$ -     | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| CPS, CM&I, and CMT  |  |              | \$ 6,000                   | \$ -                                       | \$ 6,000                                | \$ - | \$ -     | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Land Acquisition  |  |              | \$ -                       | \$ -                                       | \$ -                                    | \$ - | \$ -     | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Equipment Purchase  |  |              | \$ -                       | \$ -                                       | \$ -                                    | \$ - | \$ -     | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total   |  |              | \$ 24,000                  | \$ -                                       | \$ 24,000                               | \$ - | \$ -     | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |

| PROJECT NAME                                 | PROJECT ID | FISCAL YEAR | DIVISION |
|--|------------|-------------|----------|
| G&A Building HVAC System Replacement Phase 3 | GHVR3      | 2027-2028   | G&A      |

**PROJECT DESCRIPTION**

This project consists of replacing the remaining HVAC units not associated with the work performed during Phase 1 of this project. A majority of these units were installed with the construction of the building in 2010, and due to increased maintenance and operational issues, they are in need of replacement. The units serve the second and third floors containing office space for over forty full time employees as well as multiple conference rooms. A few thermostats from the building are planned to be relocated based on Phase 2 recommendations. Phase 3 of the project will consist of the design and replacement of multiple air-cooled condensing units (ACCUs) and fan-coiled units (FCUs) for the G&A Building. The dedicated outside air systems (DOASs) were replaced in 2025 and will remain and be serviced as needed.

This project is necessary to continue reliable and energy-efficient heating, ventilation, and air conditioning to the G&A Building.



| BUDGET                        |      |                            |              |
|-------------------------------|------|----------------------------|--------------|
| Original Budget:              | \$ - | Proposed Budget Amendment: | \$ -         |
| Prior FY Approved Amendments: | \$ - | Total Proposed Budget:     | \$ 1,444,000 |

| PROJECT SCHEDULE           |              | DELIVERY                                | FUNDING                                 |
|----------------------------|--------------|---|---|
| Initiate Cons. Selection:  | Completed    | <input checked="" type="checkbox"/> CSP | <input type="checkbox"/> O&M            |
| PSA/WO Issued:             | FY 2027 - Q1 | <input type="checkbox"/> QUOTES         | <input type="checkbox"/> BONDS          |
| Final Proposal Docs:       | FY 2027 - Q4 | <input type="checkbox"/> PROFESSIONAL   | <input checked="" type="checkbox"/> R&R |
| Proposals/Bids Received:   | FY 2028      | <input type="checkbox"/> OTHER          | <input type="checkbox"/> GRANTS         |
| Constr. Contract to Board: | FY 2028      |   | <input type="checkbox"/> OTHER          |
| Substantial Completion:    | FY 2028      |   |   |

| ESTIMATED CASH FLOW     | TOTAL               | PREVIOUS    | 2027              | 2028                | 2029        | 2030        | 2031        | 2032        | 2033        | 2034        | 2035        | 2036        |
|-------------------------|---------------------|-------------|-------------------|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Planning/Permitting/PER | \$ 9,000            | \$ -        | \$ 9,000          | \$ -                | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| Engineering/Design      | \$ 110,000          | \$ -        | \$ 110,000        | \$ -                | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| Construction            | \$ 1,205,000        | \$ -        | \$ -              | \$ 1,205,000        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| CPS, CM&I, and CMT      | \$ 120,000          | \$ -        | \$ -              | \$ 120,000          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| Land Acquisition        | \$ -                | \$ -        | \$ -              | \$ -                | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| Equipment Purchase      | \$ -                | \$ -        | \$ -              | \$ -                | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| <b>Total</b>            | <b>\$ 1,444,000</b> | <b>\$ -</b> | <b>\$ 119,000</b> | <b>\$ 1,325,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> |

| PROJECT NAME                            | PROJECT ID | FISCAL YEAR | DIVISION |
|---|------------|-------------|----------|
| Lake Conroe Campus Parking Improvements | GAOPI      | 2029        | G&A      |

**PROJECT DESCRIPTION**

This project was initially developed as part of the Lake Conroe Campus Master Plan. Due to high capacity events held at the G&A Building such as board meetings, Region H meetings, stakeholder meetings, etc., guests and employees have to park between the trees on each side of the access road. The purpose of this project will be to provide a permanent overflow parking area during these events that will also provide tree protection along the access road.

This project is necessary to provide additional parking for guests at high capacity events while protecting the campus live oak trees.



**BUDGET**

|                            |      |                             |            |
|----------------------------|------|-----------------------------|------------|
| Estimated Original Budget: | \$ - | Proposed Budget Adjustment: | \$ -       |
| Prior FY Adjustments:      | \$ - | Total Estimated Budget:     | \$ 106,000 |

**PROJECT SCHEDULE**

|                            | DELIVERY | FUNDING                                 |
|----------------------------|----------|---|
| Initiate Cons. Selection:  | FY 2029  | <input checked="" type="checkbox"/> CSP |
| PSA/WO Issued:             | FY 2029  | <input type="checkbox"/> O&M            |
| Final Proposal Docs:       | FY 2029  | <input type="checkbox"/> QUOTES         |
| Proposals/Bids Received:   | FY 2029  | <input type="checkbox"/> BONDS          |
| Constr. Contract to Board: | FY 2029  | <input type="checkbox"/> PROFESSIONAL   |
| Substantial Completion:    | FY 2029  | <input checked="" type="checkbox"/> R&R |
|                            |          | <input type="checkbox"/> GRANTS         |
|                            |          | <input type="checkbox"/> OTHER          |

**ESTIMATED CASH FLOW**

|                         | TOTAL             | PREVIOUS    | 2027        | 2028        | 2029              | 2030        | 2031        | 2032        | 2033        | 2034        | 2035        | 2036        |
|-------------------------|-------------------|-------------|-------------|-------------|-------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Planning/Permitting/PER | \$ -              | \$ -        | \$ -        | \$ -        | \$ -              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| Engineering/Design      | \$ 23,000         | \$ -        | \$ -        | \$ -        | \$ 23,000         | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| Construction            | \$ 75,000         | \$ -        | \$ -        | \$ -        | \$ 75,000         | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| CPS, CM&I, and CMT      | \$ 8,000          | \$ -        | \$ -        | \$ -        | \$ 8,000          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| Land Acquisition        | \$ -              | \$ -        | \$ -        | \$ -        | \$ -              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| Equipment Purchase      | \$ -              | \$ -        | \$ -        | \$ -        | \$ -              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| <b>Total</b>            | <b>\$ 106,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 106,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> |

| PROJECT NAME                                   | PROJECT ID | FISCAL YEAR | DIVISION |
|--|------------|-------------|----------|
| G&A Building Fire System Generator Replacement | GAFGR      | 2030        | G&A      |

**PROJECT DESCRIPTION**

A 125kW natural gas standby generator at the G&A Building was installed in 2010 to provide backup power for the fire suppression system of the building. The generator is needed to provide power to run the fire suppression system which is required by the City of Conroe fire code. To maintain reliable power backup for the system, the generator will need to be replaced when it reaches the end of its useful life. It is anticipated that the replacement will be in-kind and that no additional capacity will be needed. This project will be paired with G&A Building Backup Generator Replacement (GAGEN).



**BUDGET**

|                            |      |                             |            |
|----------------------------|------|-----------------------------|------------|
| Estimated Original Budget: | \$ - | Proposed Budget Adjustment: | \$ -       |
| Prior FY Adjustments:      | \$ - | Total Estimated Budget:     | \$ 180,000 |

| PROJECT SCHEDULE                   | DELIVERY                                   | FUNDING                                 |
|------------------------------------|--|---|
| Initiate Cons. Selection: FY 2030  | <input type="checkbox"/> CSP               | <input type="checkbox"/> O&M            |
| PSA/WO Issued: FY 2030             | <input checked="" type="checkbox"/> QUOTES | <input type="checkbox"/> BONDS          |
| Final Proposal Docs: FY 2030       | <input type="checkbox"/> PROFESSIONAL      | <input checked="" type="checkbox"/> R&R |
| Proposals/Bids Received: FY 2030   | <input type="checkbox"/> OTHER             | <input type="checkbox"/> GRANTS         |
| Constr. Contract to Board: FY 2030 |  | <input type="checkbox"/> OTHER          |
| Substantial Completion: FY 2030    |  |   |

| ESTIMATED CASH FLOW     | TOTAL             | PREVIOUS    | 2027        | 2028        | 2029        | 2030              | 2031        | 2032        | 2033        | 2034        | 2035        | 2036        |
|-------------------------|-------------------|-------------|-------------|-------------|-------------|-------------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Planning/Permitting/PER | \$ -              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| Engineering/Design      | \$ 13,000         | \$ -        | \$ -        | \$ -        | \$ -        | \$ 13,000         | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| Construction            | \$ 22,000         | \$ -        | \$ -        | \$ -        | \$ -        | \$ 22,000         | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| CPS, CM&I, and CMT      | \$ 13,000         | \$ -        | \$ -        | \$ -        | \$ -        | \$ 13,000         | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| Land Acquisition        | \$ -              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| Equipment Purchase      | \$ 132,000        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 132,000        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| <b>Total</b>            | <b>\$ 180,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 180,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> |

| PROJECT NAME                              | PROJECT ID | FISCAL YEAR | DIVISION |
|---|------------|-------------|----------|
| G&A Building Backup Generator Replacement | GAGEN      | 2030        | G&A      |

**PROJECT DESCRIPTION**

The 250 kW natural gas standby generator at G&A Building was installed in 2010. This generator provides the primary backup power source for the G&A office building in the event of a power outage. To maintain reliable power backup for the G&A Building, the generator will need to be replaced when it reaches the end of its useful life. It is anticipated that the replacement will be in-kind and that no additional capacity will be needed. This project will be paired with the G&A Building Fire System Generator Replacement (GAFGR).



**BUDGET**

|                           |      |                             |            |
|---------------------------|------|-----------------------------|------------|
| Estimate Original Budget: | \$ - | Proposed Budget Adjustment: | \$ -       |
| Prior FY Adjustments:     | \$ - | Total Estimated Budget:     | \$ 366,000 |

| PROJECT SCHEDULE                   | DELIVERY                                   | FUNDING                                 |
|------------------------------------|--|---|
| Initiate Cons. Selection: FY 2030  | <input type="checkbox"/> CSP               | <input type="checkbox"/> O&M            |
| PSA/WO Issued: FY 2030             | <input checked="" type="checkbox"/> QUOTES | <input type="checkbox"/> BONDS          |
| Final Proposal Docs: FY 2030       | <input type="checkbox"/> PROFESSIONAL      | <input checked="" type="checkbox"/> R&R |
| Proposals/Bids Received: FY 2030   | <input type="checkbox"/> OTHER             | <input type="checkbox"/> GRANTS         |
| Constr. Contract to Board: FY 2030 |  | <input type="checkbox"/> OTHER          |
| Substantial Completion: FY 2030    |  |   |

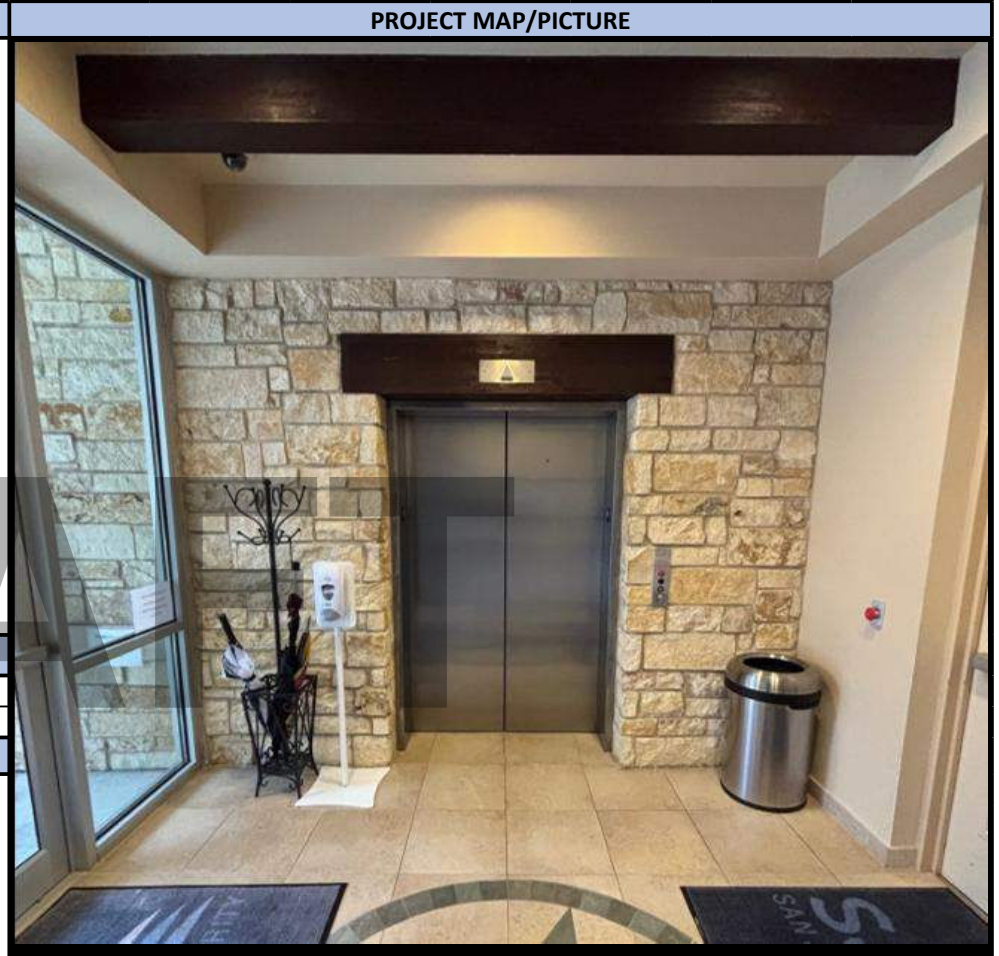
| ESTIMATED CASH FLOW     | TOTAL             | PREVIOUS    | 2027        | 2028        | 2029        | 2030              | 2031        | 2032        | 2033        | 2034        | 2035        | 2036        |
|-------------------------|-------------------|-------------|-------------|-------------|-------------|-------------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Planning/Permitting/PER | \$ -              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| Engineering/Design      | \$ 29,000         | \$ -        | \$ -        | \$ -        | \$ -        | \$ 29,000         | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| Construction            | \$ 29,000         | \$ -        | \$ -        | \$ -        | \$ -        | \$ 29,000         | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| CPS, CM&I, and CMT      | \$ 15,000         | \$ -        | \$ -        | \$ -        | \$ -        | \$ 15,000         | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| Land Acquisition        | \$ -              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| Equipment Purchase      | \$ 293,000        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 293,000        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| <b>Total</b>            | <b>\$ 366,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 366,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> |

| PROJECT NAME                      | PROJECT ID | FISCAL YEAR | DIVISION |
|-----------------------------------|------------|-------------|----------|
| G&A Building Elevator Replacement | GABER      | 2031        | G&A      |

**PROJECT DESCRIPTION**

The elevator in the G&A Building was installed during the original construction of the building in 2010. Over the past several years, the elevator has gone through multiple service repairs. In 2024, SJRA received a quote for an elevator modification, but these upgrades are not currently scheduled. This project includes the full replacement of the G&A Building elevator.

This project is necessary to continue to provide reliable access to each floor of the G&A Building to SJRA staff and guests.



| BUDGET                        |      |                            |            |
|-------------------------------|------|----------------------------|------------|
| Original Budget:              | \$ - | Proposed Budget Amendment: | \$ -       |
| Prior FY Approved Amendments: | \$ - | Total Proposed Budget:     | \$ 361,000 |

| PROJECT SCHEDULE                   | DELIVERY                                  | FUNDING                                 |
|------------------------------------|---|---|
| Initiate Cons. Selection: FY 2031  | <input type="checkbox"/> CSP              | <input type="checkbox"/> O&M            |
| PSA/WO Issued: FY 2031             | <input type="checkbox"/> QUOTES           | <input type="checkbox"/> BONDS          |
| Final Proposal Docs: FY 2031       | <input type="checkbox"/> PROFESSIONAL     | <input checked="" type="checkbox"/> R&R |
| Proposals/Bids Received: FY 2031   | <input checked="" type="checkbox"/> OTHER | <input type="checkbox"/> GRANTS         |
| Constr. Contract to Board: FY 2031 | RFP                                       | <input type="checkbox"/> OTHER          |
| Substantial Completion: FY 2031    |   |   |

| ESTIMATED CASH FLOW     | TOTAL             | PREVIOUS    | 2027        | 2028        | 2029        | 2030        | 2031              | 2032        | 2033        | 2034        | 2035        | 2036        |
|-------------------------|-------------------|-------------|-------------|-------------|-------------|-------------|-------------------|-------------|-------------|-------------|-------------|-------------|
| Planning/Permitting/PER | \$ -              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| Engineering/Design      | \$ 30,000         | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 30,000         | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| Construction            | \$ 301,000        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 301,000        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| CPS, CM&I, and CMT      | \$ 30,000         | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 30,000         | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| Land Acquisition        | \$ -              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| Equipment Purchase      | \$ -              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| <b>Total</b>            | <b>\$ 361,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 361,000</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> |