SAN JACINTO RIVER AUTHORITY

G&A

10-Year Project Plan

FY 2027 – FY 2036

Date: 03/02/2026

CONTENTS

G&A Executive Summary 1

G&A Project Location Map 2

G&A Projects Summary Sheet 3

Individual Project Sheets 4

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

Introduction

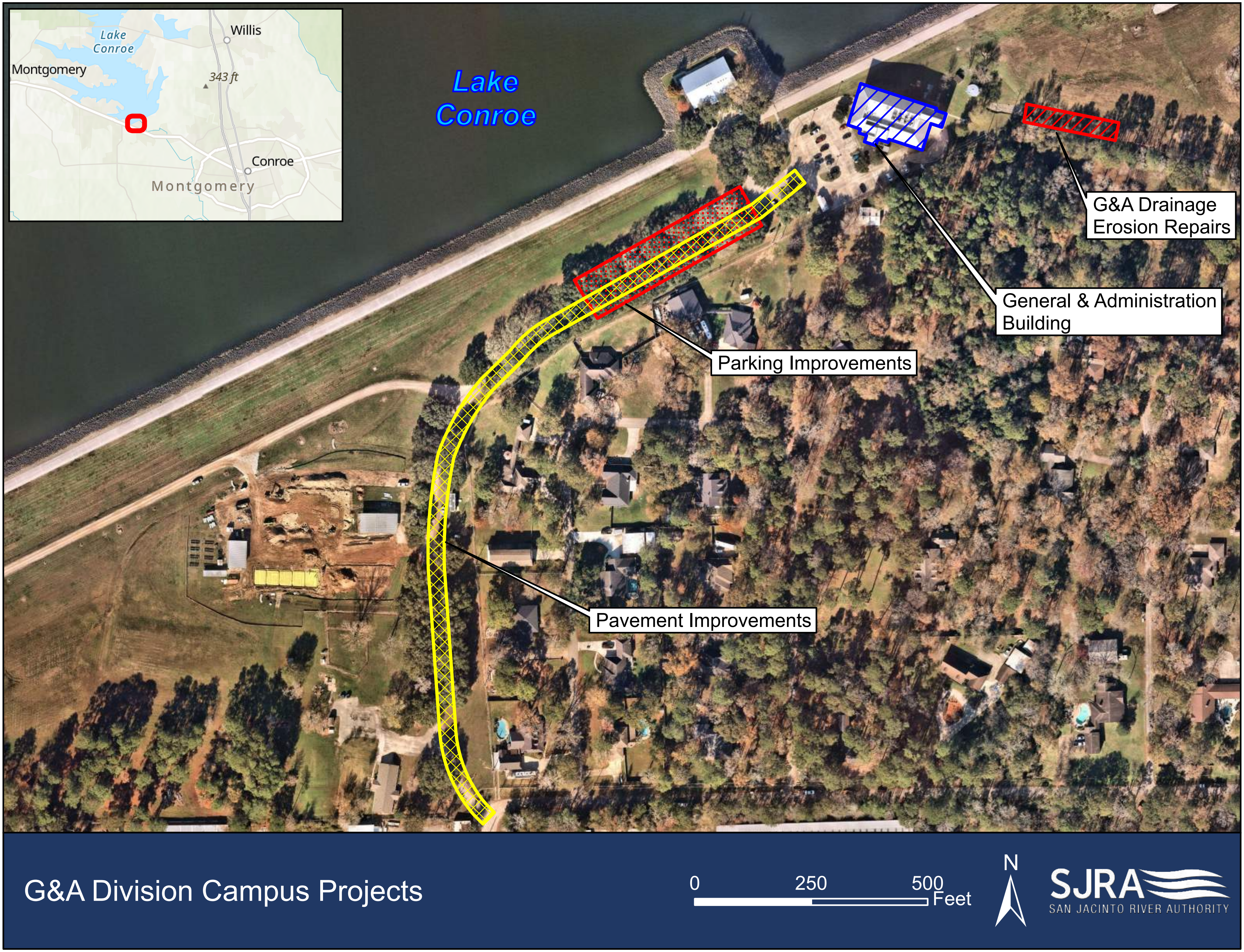
The G&A Division is comprised of departments that provide services to all SJRA's Divisions including, but not limited to, Human Resources, Purchasing, Accounting, Risk Management, Public Communications, Technical Services, IT, and Senior Management. The purpose of the G&A Division 10-Year Project Plan 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

Total Projected Costs (All Projects)	
Previous Expenditures	$471,590
FY 2027	$2,019,000
FY 2028	$1,466,000
FY 2029	$106,000
FY 2030 – FY 2036	$907,000
Total	**$4,969,590**



G&A Division Campus Projects

SJRA SAN JACINTO RIVER AUTHORITY

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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**
	TOTAL G&A DVISION R&R		$ 373,400	$ 1,453,660	$ 1,401,140	$ 106,000	$ 546,000	$ 361,000	$ -	$ -	$ -	$ -	$ -	**$ 4,241,200**
	TOTAL LAKE CONROE DIVISION SHARE		$ 98,190	$ 565,340	$ 64,860	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 728,390**
	TOTALS		**$ 471,590**	**$ 2,019,000**	**$ 1,466,000**	**$ 106,000**	**$ 546,000**	**$ 361,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 4,969,590**

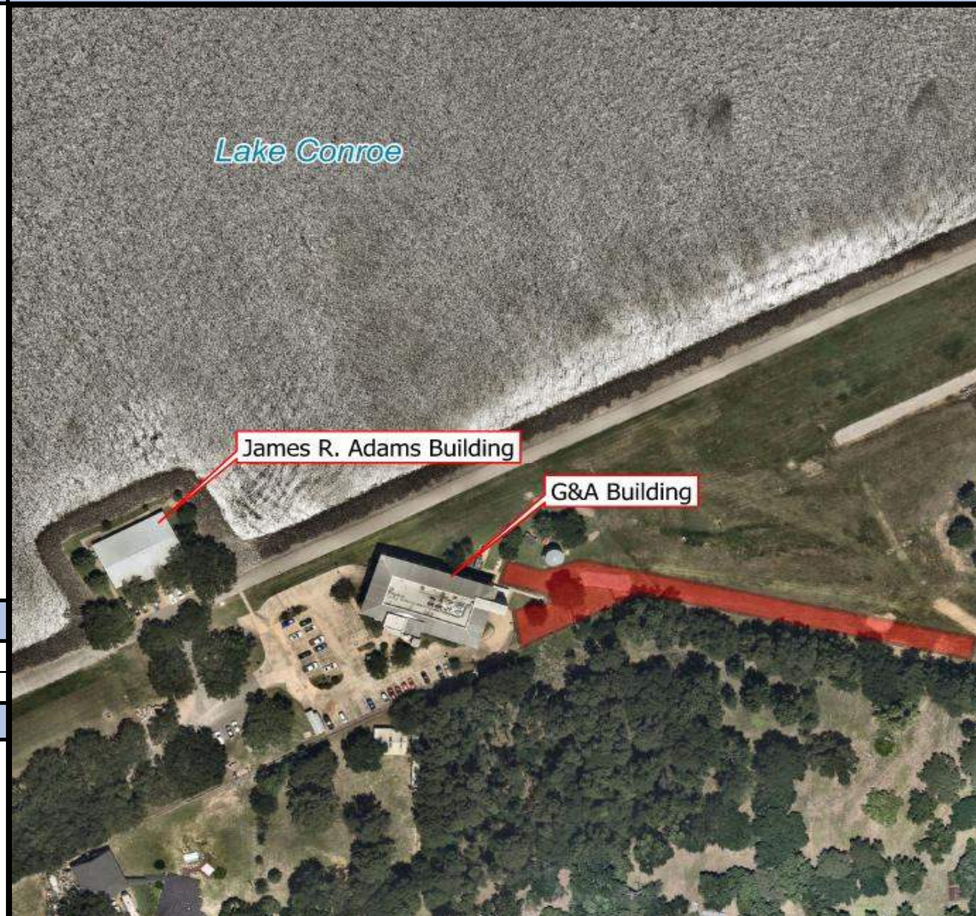
PROJECT NAME	PROJECT ID	FISCAL YEAR	DIVISION
G&A Site Drainage Erosion Repair	GADER	2025-2027	G&A

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.

PROJECT MAP/PICTURE



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	☑ CSP	☐ O&M
PSA/WO Issued:	Completed	☐ QUOTES	☐ BONDS
Final Proposal Docs:	Completed	☐ PROFESSIONAL	☑ R&R
Proposals/Bids Received:	FY 2027 - Q1	☐ OTHER	☐ GRANTS
Constr. Contract to Board:	FY 2027 - Q2		☐ OTHER
Substantial Completion:	FY 2027 - Q4		

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	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total	$ 636,305	$ 192,305	$ 444,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

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.

PROJECT MAP/PICTURE

BUDGET

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

PROJECT SCHEDULE

PROJECT SCHEDULE		DELIVERY	FUNDING
Initiate Cons. Selection:	Completed	☑ CSP	☐ O&M
PSA/WO Issued:	Completed	☐ QUOTES	☐ BONDS
Final Proposal Docs:	FY 2026 - Q4	☐ PROFESSIONAL	☑ R&R
Proposals/Bids Received:	FY 2027 - Q1	☐ OTHER	☐ GRANTS
Constr. Contract to Board:	FY 2027 - Q1		☐ 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	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total	$ 1,584,305	$ 214,305	$ 1,229,000	$ 141,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

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.

PROJECT MAP/PICTURE

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	☑ CSP	☐ O&M
PSA/WO Issued:	Completed	☐ QUOTES	☐ BONDS
Final Proposal Docs:	Completed	☐ PROFESSIONAL	☑ R&R
Proposals/Bids Received:	FY 2026 - Q3	☐ OTHER	☐ GRANTS
Constr. Contract to Board:	FY 2026 - Q4		☐ 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	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total	$ 227,980	$ 64,980	$ 163,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

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).

PROJECT MAP/PICTURE

BUDGET

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

PROJECT SCHEDULE

PROJECT SCHEDULE		DELIVERY	FUNDING
Initiate Cons. Selection:	FY 2027 - Q1	☐ CSP	☐ O&M
PSA/WO Issued:	FY 2027 - Q1	☑ QUOTES	☐ BONDS
Final Proposal Docs:	FY 2027 - Q2	☐ PROFESSIONAL	☑ R&R
Proposals/Bids Received:	FY 2027 - Q3	☐ OTHER	☐ GRANTS
Substantial Completion:	FY 2027 - Q4		☐ OTHER

ESTIMATED CASH FLOW

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	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total	$ 40,000	$ -	$ 40,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

PROJECT NAME	PROJECT ID	FISCAL YEAR	DIVISION
G&A Building Water Feature Structural Improvements	GAWSI	2027	G&A

PROJECT DESCRIPTION

The water feature in front of the G&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&A Building Back Patio Improvements (see GABPI).

PROJECT MAP/PICTURE

BUDGET

Original Budget:	$ -	Proposed Budget Amendment:	$ -
Prior FY Approved Amendments:	$ -	Total Proposed Budget:	$ 24,000

PROJECT SCHEDULE

PROJECT SCHEDULE		DELIVERY	FUNDING
Initiate Cons. Selection:	FY 2027 - Q1	☐ CSP	☐ O&M
PSA/WO Issued:	FY 2027 - Q1	☑ QUOTES	☐ BONDS
Final Proposal Docs:	FY 2027 - Q2	☐ PROFESSIONAL	☑ R&R
Proposals/Bids Received:	FY 2027 - Q3	☐ OTHER	☐ GRANTS
Substantial Completion:	FY 2027 - Q4		☐ OTHER

ESTIMATED CASH FLOW

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.

PROJECT MAP/PICTURE

BUDGET

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

PROJECT SCHEDULE		DELIVERY	FUNDING
Initiate Cons. Selection:	Completed	☑ CSP	☐ O&M
PSA/WO Issued:	FY 2027 - Q1	☐ QUOTES	☐ BONDS
Final Proposal Docs:	FY 2027 - Q4	☐ PROFESSIONAL	☑ R&R
Proposals/Bids Received:	FY 2028	☐ OTHER	☐ GRANTS
Constr. Contract to Board:	FY 2028		☐ 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	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total	$ 1,444,000	$ -	$ 119,000	$ 1,325,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

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.

PROJECT MAP/PICTURE

BUDGET

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

PROJECT SCHEDULE		DELIVERY	FUNDING
Initiate Cons. Selection:	FY 2029	☑ CSP	☐ O&M
PSA/WO Issued:	FY 2029	☐ QUOTES	☐ BONDS
Final Proposal Docs:	FY 2029	☐ PROFESSIONAL	☑ R&R
Proposals/Bids Received:	FY 2029	☐ OTHER	☐ GRANTS
Constr. Contract to Board:	FY 2029		☐ OTHER
Substantial Completion:	FY 2029		

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	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total	$ 106,000	$ -	$ -	$ -	$ 106,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -

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).

PROJECT MAP/PICTURE

BUDGET

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

PROJECT SCHEDULE

PROJECT SCHEDULE		DELIVERY	FUNDING
Initiate Cons. Selection:	FY 2030	☐ CSP	☐ O&M
PSA/WO Issued:	FY 2030	☑ QUOTES	☐ BONDS
Final Proposal Docs:	FY 2030	☐ PROFESSIONAL	☑ R&R
Proposals/Bids Received:	FY 2030	☐ OTHER	☐ GRANTS
Constr. Contract to Board:	FY 2030		☐ 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	$ -	$ -	$ -	$ -	$ -	$ -
Total	$ 180,000	$ -	$ -	$ -	$ -	$ 180,000	$ -	$ -	$ -	$ -	$ -	$ -

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).

PROJECT MAP/PICTURE

BUDGET

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

PROJECT SCHEDULE

PROJECT SCHEDULE		DELIVERY	FUNDING
Initiate Cons. Selection:	FY 2030	☐ CSP	☐ O&M
PSA/WO Issued:	FY 2030	☑ QUOTES	☐ BONDS
Final Proposal Docs:	FY 2030	☐ PROFESSIONAL	☑ R&R
Proposals/Bids Received:	FY 2030	☐ OTHER	☐ GRANTS
Constr. Contract to Board:	FY 2030		☐ OTHER
Substantial Completion:	FY 2030		

ESTIMATED CASH FLOW

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	$ -	$ -	$ -	$ -	$ -	$ -
Total	$ 366,000	$ -	$ -	$ -	$ -	$ 366,000	$ -	$ -	$ -	$ -	$ -	$ -

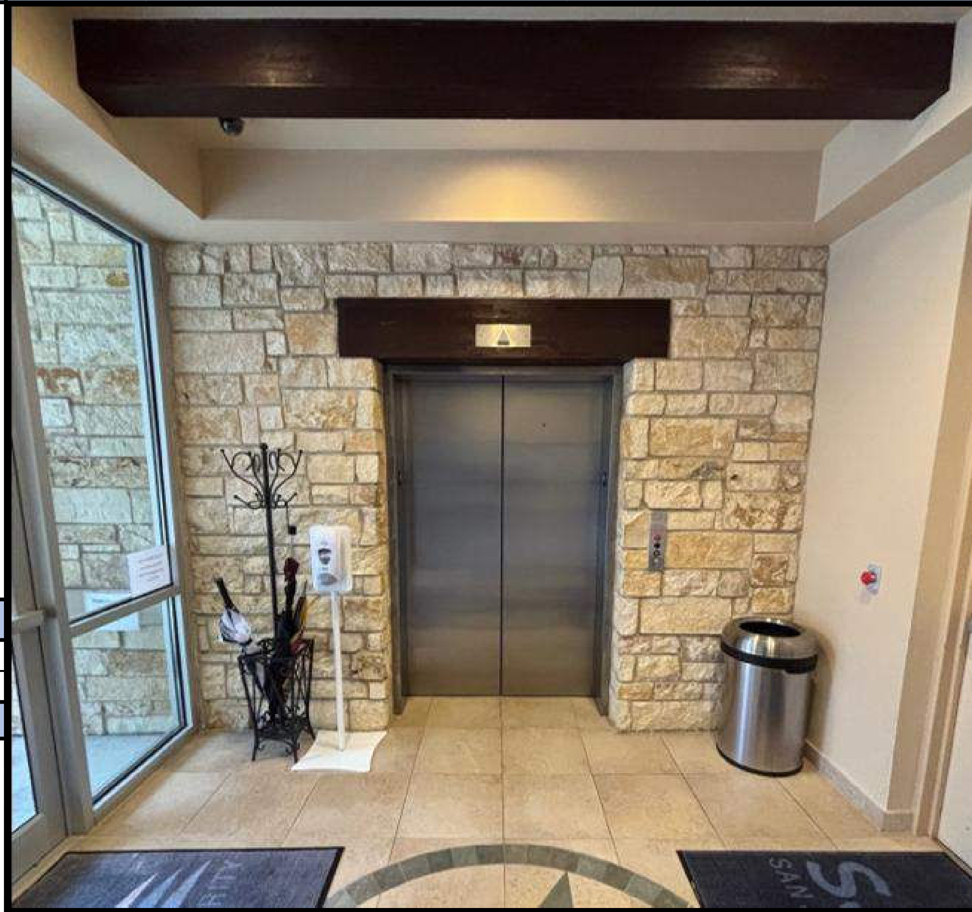
PROJECT NAME	PROJECT ID	FISCAL YEAR	DIVISION
G&A Building Elevator Replacement	GABER	2031	G&A

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.

PROJECT MAP/PICTURE



BUDGET

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

PROJECT SCHEDULE

PROJECT SCHEDULE		DELIVERY	FUNDING
Initiate Cons. Selection:	FY 2031	☐ CSP	☐ O&M
PSA/WO Issued:	FY 2031	☐ QUOTES	☐ BONDS
Final Proposal Docs:	FY 2031	☐ PROFESSIONAL	☑ R&R
Proposals/Bids Received:	FY 2031	☑ OTHER	☐ GRANTS
Constr. Contract to Board:	FY 2031	RFP	☐ OTHER
Substantial Completion:	FY 2031		

ESTIMATED CASH FLOW

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	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total	$ 361,000	$ -	$ -	$ -	$ -	$ -	$ 361,000	$ -	$ -	$ -	$ -	$ -