



## Facilities Committee

*Billy Breedlove*

*Vice Chancellor - Facilities Planning & Construction*

August 11-12, 2022



# Authorize expenditures of the Carr Hall Renovation project for Design-Build Stage I and Pre-construction services

*Billy Breedlove*





CARR HALL

# Angelo State University Campus



# Carr Hall

Item 1



# Carr Hall – Interior Photos



## Scope of Services

- Execute Design-Build Agreement and authorize Stage I services and Pre-construction services.
- Stage 1 services include:
  - Programming and Schematic Design phases;
  - Statement of Probable Cost; and Project Schedule.
- Pre-construction services include:
  - Project evaluation and site analysis;
  - Constructability review;
  - Cost control; value engineering;
  - Scheduling; and
  - Development of a Guaranteed Maximum Price (“GMP”).

- Complete interior renovation of Carr Hall, which is an 18,014 GSF, two-story structure built in 1959. The project will modernize the campus residential facility with an anticipated 94-bed count.
- The renovation will include:
  - Existing residence hall rooms to meet the current housing trends;
  - Lobby, office, and common spaces;
  - New HVAC distribution system and controls;
  - New plumbing distribution and fixtures;
  - New electrical distribution and switchgear, along with network cabling and technology upgrades;
  - Life safety systems: fire alarm, fire suppression; and
  - Furniture, fixtures, and equipment.

# Project Budget

	Budget
	\$ 167,194
Construction	\$ 40,000
Professional Services	\$ 86,000
FF&E	\$ 0
Administrative Cost	\$ 29,500
BOR Directed Fees* (2.4% FP&C Fee)	\$ 3,919
Contingency	\$ 7,775

*\* Fees for 1% Landscape Enhancements and 1% Public Art – Waiver Requested*



## Recommendation

- Approve (i) expenditures of \$167,194 in order to provide planning and design services for the Carr Hall Renovation project, with an anticipated project budget of \$6,800,00; (ii) waive the use of a Construction Manager Agent (“CMA”); (iii) waive the board directed fees for landscape enhancements; (iv) waive the board directed fees for public art; (v) award a Design-Build Agreement; and (vi) authorize Stage I design services and pre-construction services.
- The expenditures will be funded with cash.



Approve renewal of lease agreement with the  
Department of the Army Lease DACW63-1-22-0581  
at O.C. Fisher Lake, Texas

*Dr. Donald R. Topliff*



6,000 AC

O. C. Fisher Lake

ASU  
Campus

San Angelo, TX



NORTH

## Purpose of the Lease

- Management, research, and instructional purposes related to animals, plants, wildlife, conservation, restricted agriculture, grazing and recreation in connection with the Angelo State University's Management, Instruction and Research Center.
- All monies received by ASU from operations conducted on the premises may be utilized for the administration, maintenance, operation and development of the premises.
- Payment of direct expenses is authorized for planning and development of optimum wildlife habitat including planting of wildlife food plots, necessary timber clearing, erosion control or habitat improvements such as shelter, restocking of fish and wildlife, and protection of endangered species.

## Recommendation

- Approve the renewal of the Department of the Army Lease Number DACW63-1-22-0581 authorizing Angelo State University the use and occupancy of 6,000 acres of Government-owned land at O.C. Fisher Lake, Texas.
- Lease period September 1, 2022, ending August 31, 2047.



# Approve naming of School of Law, Classroom 109 (Robert Don Collier Classroom)

*Patrick Kramer*



- Robert “Bob” Don Collier was a two-time graduate of Texas Tech University, earning a bachelor’s in agricultural engineering and a Doctor of Jurisprudence from the School of Law.
- He served as Managing Partner at Meadows, Collier, Reed, Cousins, Crouch and Ungerman, L.L.P, where he developed a successful tax and business practice.
- He was a member of the Law School Foundation Board.
- He passed away on April 9, 2020. Through his Estate, he made a generous bequest gift of over \$11.4 million to support the School of Law in multiple areas.
- His bequest gift made him the largest donor in the School of Law’s history.

# ROBERT DON COLLIER CLASSROOM





## Recommendation

- Approve naming the School of Law, Classroom 109, to honor and recognize his generous contribution, the “Robert Don Collier Classroom.”
- Signage for the space will reflect the approved name.



Approve total project budget for the National Ranching Heritage Center's The Cash Family Ranch Life Learning Center project and accept CMAR's GMP

*Billy Breedlove*



# National Ranching Heritage Center

Item 4

Project Location



NORTH

# The Cash Family Ranch Life Learning Center



# Site Plan



## RANCH LIFE LEARNING CENTER AT THE NATIONAL RANCHING HERITAGE CENTER

### EXTERIOR FACILITIES PROGRAM

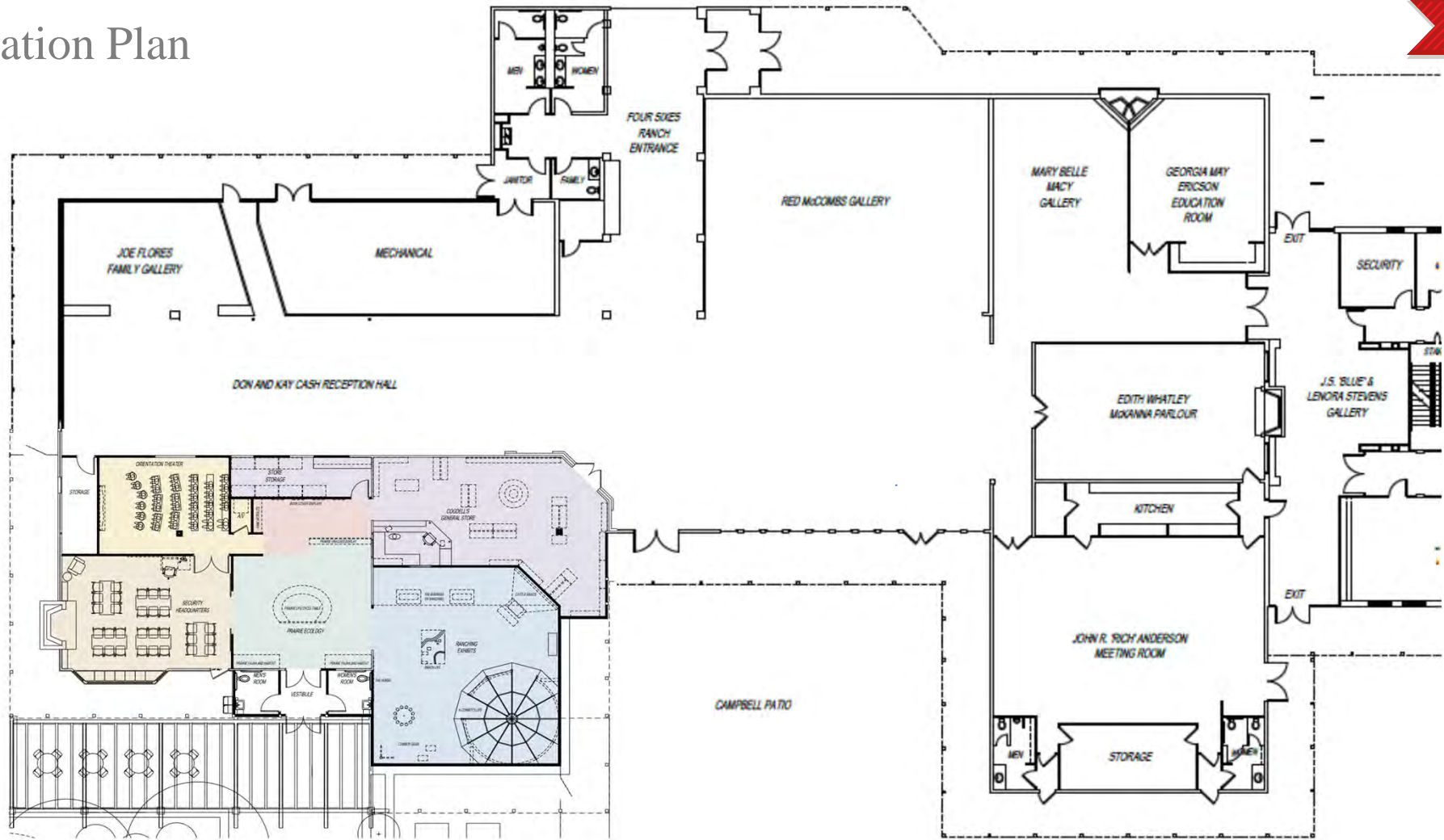
- EXHIBITS**  
A - Water Resources  
B - Wildlife  
C - Livestock Nutrition Cake House and Pasture  
D - Machine Shed / Horse Barn  
E - Ranch House



Item 4



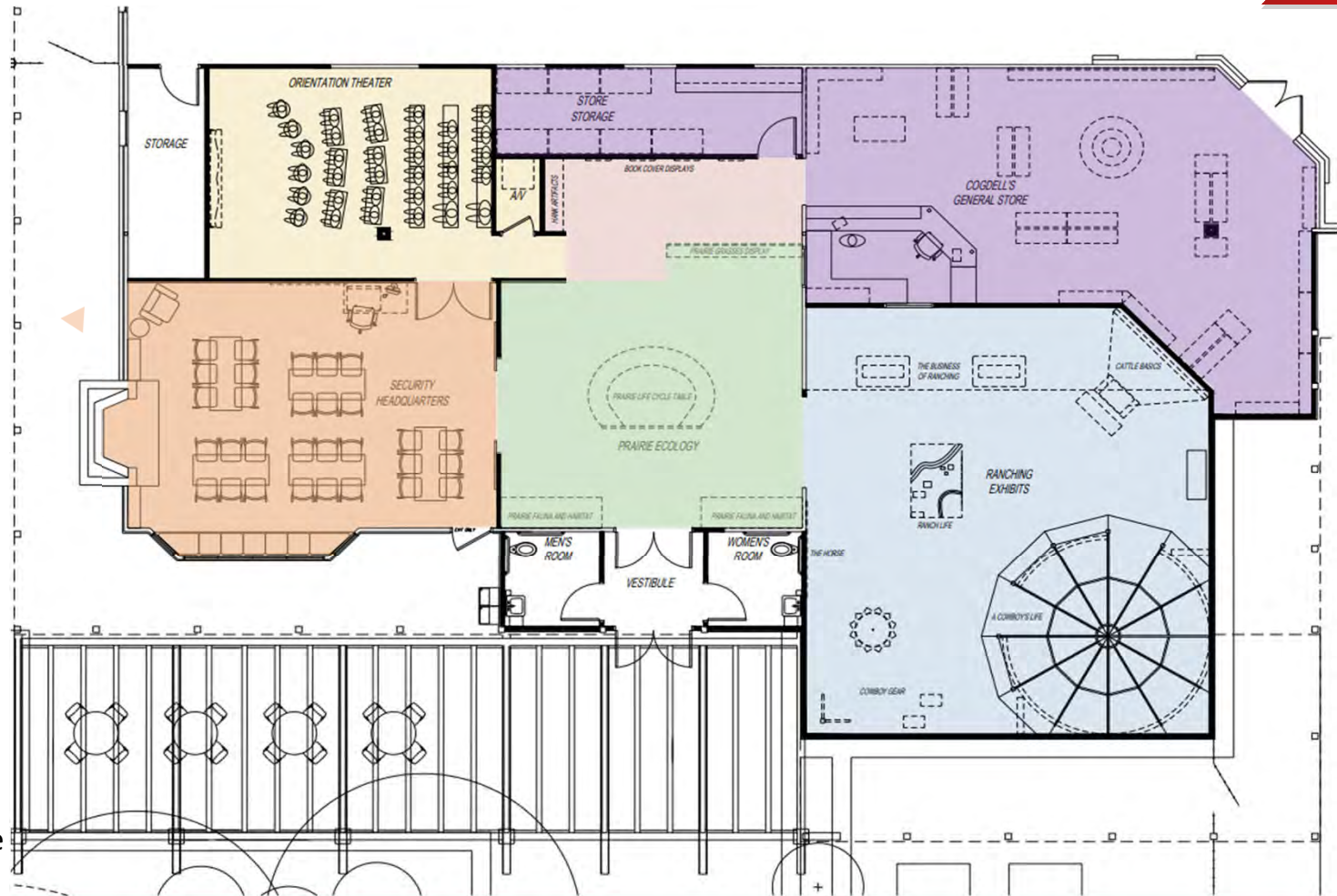
# Location Plan



# Floor Plan

## LEGEND

- Orientation Theater
- Security Headquarters
- Prairie Ecology
- Ranching Exhibits
- Retail Spaces
- Hank Artifacts and Book Cover Display Area
- Vestibule/Restrooms/Storage



- The project will include 3,500 SF within the Mallet Ranch museum building to contain the following spaces:
  - Orientation Theater;
  - Ranching Exhibits and Instructional Spaces;
  - Security Headquarters;
  - Reconfigured Cogdell's General Store;
  - Prairie Ecology Exhibits;
  - Addition of public spaces; and
  - A covered porch.



## Project Overview (cont.)

- Exterior site improvements of 19,897 SF will include:
  - Water Resources Exhibit;
  - Wildlife Exhibit;
  - Ranch House, Machine Shed, and Cake House;
  - Amphitheater;
  - Footbridge;
  - Cowboy Workstation;
  - Windmill Feature; and
  - Hardscaping and landscaping.

## Project Budget

	BOR Approved May 2022	Additional Request	Revised Budget
	\$ 940,678	\$ 7,259,322	\$ 8,200,000
Construction	\$ 25,000	\$ 6,605,300	\$ 6,630,300
Professional Services	\$ 855,436	\$ 42,000	\$ 897,436
FF&E	\$ 0	\$ 173,500	\$ 173,500
Administrative Cost	\$ 8,250	\$ 25,475	\$ 33,725
BOR Directed Fees* (1% Public Art / 2.4% FP&C Fee)	\$ 3,000	\$ 249,140	\$ 252,140
Contingency	\$ 48,992	\$ 163,907	\$ 212,899

\* Fee for 1% Landscape Enhancements - Waived

## Recommendation

- Approval to (i) accept the Guaranteed Maximum Price (“GMP”) for construction of the National Ranching Heritage Center’s The Cash Family Ranch Life Learning Center project; (ii) increase the budget by \$7,259,322 for a total project budget of \$8,200,000; (iii) waive the use of a Construction Manager Agent (“CMA”); (iv) report the project to the Texas Higher Education Coordinating Board (“THECB”); and (v) amend the Construction Manager At Risk (“CMAR”) Agreement.
- The expenditures will be funded through the Revenue Finance System (“RFS”) repaid with gifts.
- The current total of expenditures includes the previously board authorized expenditures from gifts (\$940,678).



Approve additional project scope and budget increase to the Renovation of the Southwest Professional Building project and accept CMAR's amended GMP

*Billy Breedlove*



# Southwest Professional Building







## Seventh Floor – Interior Finishes





## Sixth Floor – Ready for Renovation/Build-Out

Item 5



- Upon tenant move-out of the sixth floor, the current GMP provided:
  - Interior demolition of the complete floor;
  - Replacement of the exterior windows; and
  - Continuation of the building's façade work.
- Additional scope of work provides for the complete renovation/build-out of the sixth floor, which includes:
  - Simulation space for both the School of Pharmacy and School of Nursing;
  - Faculty and staff offices;
  - Student study space;
  - Suite for the Laura Bush Institute for Women's Health; and
  - Space for program growth.

## Project Budget

	BOR Approved October 2020 \$ 15,500,000	Additional Request \$ 6,781,070	Revised Budget \$ 22,281,070
Construction	\$ 12,408,267	\$ 4,563,761	\$ 16,972,028
Professional Services	\$ 1,322,000	\$ 74,500	\$ 1,396,500
FF&E	\$ 1,336,800	\$ 1,775,000	\$ 3,111,800
Administrative Cost	\$ 69,652	\$ 16,000	\$ 85,652
BOR Directed Fees* (2.4% FP&C)	\$ 363,281	\$ 158,931	\$ 522,212
Contingency	\$ 0	\$ 192,878	\$ 192,878

\* Fees for 1% Landscape Enhancements and 1% Public Art - Waived

## Recommendation

- Authorization to (i) approve the additional project scope to renovate/build-out the sixth floor of the Southwest Professional Building; (ii) accept the amended Guaranteed Maximum Price (“GMP”) for the renovation of the Southwest Professional Building project; (iii) increase the budget by \$6,781,070 for a total project budget of \$22,281,070; (iv) report the project to the Texas Higher Education Coordinating Board (“THECB”); and (v) amend the Construction Manager At Risk (“CMAR”) Agreement.
- The total project budget will be funded with Higher Education Funds (“HEF” - cash) and gifts.



# Report on Facilities Planning and Construction projects (project data as of 07/20/2022)

*Billy Breedlove*



# TTU – Academic Sciences Building

**Current Budget:** \$112,500,000

**Gross Square Feet:** 129,650 GSF

**Team / Status:**

- Design Professional:  
Barnes Gromatzky Kosarek  
Architects, Inc. @ 74%
- Construction Manager At Risk (CMAR):  
Western Builders of Amarillo, Inc. @ 3%
- Construction Manager Agent (CMA):  
Waived
- Landscape Enhancement: Waived
- Public Art: Waived

**Substantial Completion Date:**

Original Date – February 2024

Actual Date – TBD



# TTU – Academic Sciences Building



# TTU – Academic Sciences Building





# TTU – Academic Sciences Building

## Construction Delivery: CMAR

	BOR Appr (GMP - Bid Pkg 1) 2/2022 Bid Package 1A - Direct Bury Utilities	Previous Budget As Of 5/2022   129,254 GSF Final GMP	Current Budget As Of 7/20/2022   129,650 GSF	+ / (-) Change D-C	NOTES
	B	C	D	D-C	
<b>BUDGET</b>	\$ 15,488,645	\$ 112,500,000	\$ 112,500,000	\$ -	
<b>CATEGORY</b>					
Construction	\$ 5,656,968	\$ 93,406,886	\$ 93,406,886	\$ -	
Professional Services	\$ 7,983,188	\$ 7,857,451	\$ 7,857,451	\$ -	
FF&E	\$ -	\$ 5,035,632	\$ 5,035,632	\$ -	
Administrative	\$ 98,817	\$ 375,078	\$ 375,078	\$ -	
Project Contingency	\$ 1,375,057	\$ 3,188,234	\$ 3,188,234	\$ -	
<i>Regents' Rules</i>	\$ 374,615	\$ 2,636,719	\$ 2,636,719	\$ -	
<b>TOTAL</b>	\$ 15,488,645	\$ 112,500,000	\$ 112,500,000	\$ -	

### PARTNERS

Construction Manager	Western Builders of Amarillo, Inc.
Design Professional	Barnes Gromatzky Kosarek Architects, Inc.
CM Agent	Waived
Tier 2 Auditor	CBIZ

# TTU – J.T. & Margaret Talkington College of Visual and Performing Arts Theatre & Dance Complex Phase II

**Current Budget:** \$ 21,075,337

**Gross Square Feet:** 11,328 GSF New  
24,200 GSF Reno

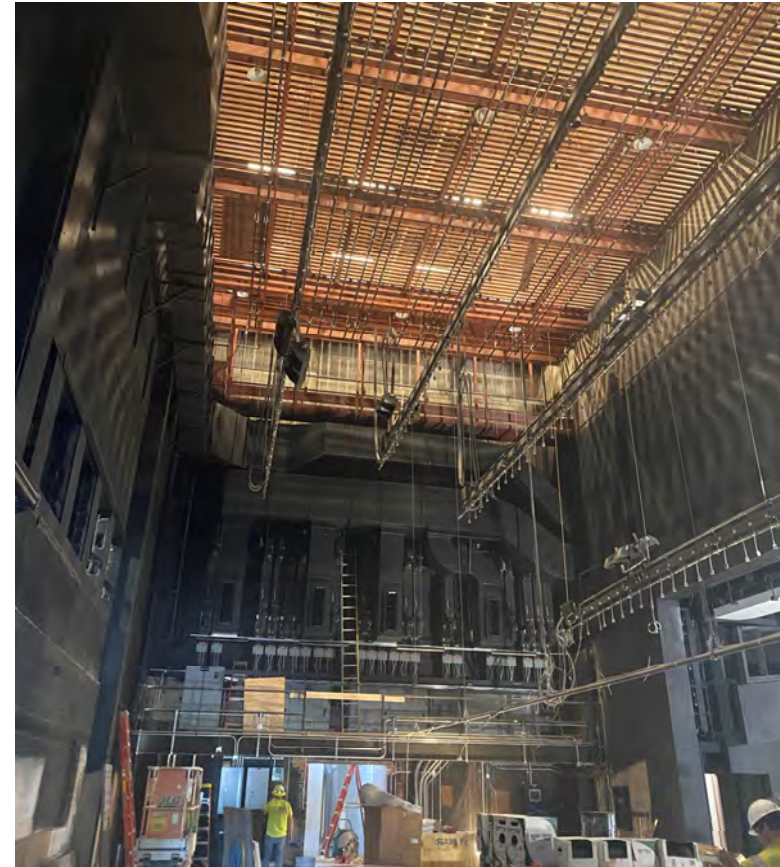
**Team / Status:**

- Design Professional:  
Holzman Moss Bottino Architecture, LLP  
@ 90%
- Construction Manager At Risk (CMAR):  
Lee Lewis Construction, Inc. @ 66%
- Construction Manager Agent (CMA):  
N/A
- Landscape Enhancement: Waived
- Public Art: Waived

**Substantial Completion Date:**

Original Date – October 2022

Actual Date – TBD



# TTU – J.T. & Margaret Talkington College of Visual and Performing Arts Theatre & Dance Complex Phase II

Construction Delivery: CMAR

	BOR Appr (Full) 10/2020   11,328 GSF New   24,200 GSF Reno B	Previous Budget As Of 04/2022   11,328 GSF New   24,200 GSF Reno C	Current Budget As Of 7/20/2022   11,328 GSF New   24,200 GSF Reno D	+ / (-) Change D-C	NOTES
<b>BUDGET</b>	<b>\$ 20,000,000</b>	<b>\$ 21,075,337</b>	<b>\$ 21,075,337</b>	<b>\$ -</b>	
<b>CATEGORY</b>					
Construction	\$ 15,711,254	\$ 16,443,772	\$ 16,443,772	\$ -	
Professional Services	\$ 2,152,415	\$ 2,095,681	\$ 2,095,681	\$ -	
FF&E	\$ 997,750	\$ 1,419,419	\$ 1,419,419	\$ -	
Administrative	\$ 135,158	\$ 139,963	\$ 139,963	\$ -	
Project Contingency	\$ 521,958	\$ 494,037	\$ 494,037	\$ -	
<i>Regents' Rules</i>	\$ 481,465	\$ 482,465	\$ 482,465	\$ -	
<b>TOTAL</b>	<b>\$ 20,000,000</b>	<b>\$ 21,075,337</b>	<b>\$ 21,075,337</b>	<b>\$ -</b>	

## PARTNERS

Construction Manager	Lee Lewis Construction, Inc.
Design Professional	Holzman Moss Bottino Architecture, LLP
CM Agent	N/A
Tier 2 Auditor	Townsend

# TTU – Rip Griffin Park Expansion & Renovation

**Current Budget:** \$14,465,342

**Gross Square Feet:**

10,800 GSF Renovation  
14,342 GSF Addition

**Team / Status:**

- Design Professional:  
Populous, Inc. @ 70%
- Construction Manager At Risk (CMAR):  
Teinert Construction, Inc. @ 28%
- Construction Manager Agent (CMA):  
Waived
- Landscape Enhancement: Waived
- Public Art: Waived

**Substantial Completion Date:**

Addition – February 2023  
Renovation – October 2023

Actual Date – TBD



# TTU – Rip Griffin Park Expansion & Renovation

## Construction Delivery: CMAR

	BOR Appr (Full)	Previous Budget As Of		Current Budget As Of	+ / (-) Change D-C	NOTES
	11/2021   14,342 GSF New 10,800 GSF Reno B	04/2022   14,342 GSF New 10,800 GSF Reno C	7/20/2022   14,342 GSF New 10,800 GSF Reno D			
<b>BUDGET</b>	<b>\$ 14,465,342</b>	<b>\$ 14,465,342</b>	<b>\$ 14,465,342</b>	<b>\$ -</b>		
<b>CATEGORY</b>						
Construction	\$ 10,645,405	\$ 10,653,612	\$ 10,853,612	\$ 200,000		Reallocate funds to amend Teinert's contract for additional changes.
Professional Services	\$ 1,262,957	\$ 1,262,957	\$ 1,262,957	\$ -		
FF&E	\$ 1,769,040	\$ 1,769,040	\$ 1,769,040	\$ -		
Administrative	\$ 37,460	\$ 37,460	\$ 37,460	\$ -		
Project Contingency	\$ 411,446	\$ 403,239	\$ 203,239	\$ (200,000)		
<i>Regents' Rules</i>	\$ 339,034	\$ 339,034	\$ 339,034	\$ -		
<b>TOTAL</b>	<b>\$ 14,465,342</b>	<b>\$ 14,465,342</b>	<b>\$ 14,465,342</b>	<b>\$ -</b>		

### PARTNERS

Construction Manager	Teinert Construction, Inc.
Design Professional	Populous, Inc.
CM Agent	Waived
Tier 2 Auditor	Waived

# TTU – Dr. Robert Neff and Louise Willson Arnold Wing

**Current Budget:** \$ 12,000,000

**Gross Square Feet:** 18,700 GSF

**Team / Status:**

- Design Professional:  
MWM Architects, Inc. @ 89%
- Construction Manager At Risk (CMAR):  
Western Builders of Amarillo, Inc. @ 44%
- Construction Manager Agent (CMA):  
N/A
- Landscape Enhancement: Waived
- Public Art: Waived

**Substantial Completion Date:**

Original Date – August 2022

Actual Date – TBD



# TTU – Dr. Robert Neff and Louise Willson Arnold Wing

## Construction Delivery: CMAR

	BOR Appr (Full) 05/2021   18,700 GSF B	Previous Budget As Of 04/2022   18,700 GSF C	Current Budget As Of 7/20/2022   18,700 GSF D	+ / (-) Change D-C	NOTES
<b>BUDGET</b>	\$ <b>12,000,000</b>	\$ <b>12,000,000</b>	\$ <b>12,000,000</b>	\$ -	
<b>CATEGORY</b>					
Construction	\$ 9,621,500	\$ 9,621,500	\$ 9,621,500	\$ -	
Professional Services	\$ 1,191,120	\$ 1,191,120	\$ 1,191,120	\$ -	
FF&E	\$ 574,240	\$ 574,240	\$ 754,240	\$ 180,000	Reallocate funds for the purpose of procuring Gallery Display cases.
Administrative	\$ 60,600	\$ 60,600	\$ 60,600	\$ -	
Project Contingency	\$ 271,290	\$ 271,290	\$ 91,290	\$ (180,000)	
<i>Regents' Rules</i>	\$ 281,250	\$ 281,250	\$ 281,250	\$ -	
<b>TOTAL</b>	\$ <b>12,000,000</b>	\$ <b>12,000,000</b>	\$ <b>12,000,000</b>	\$ -	

### PARTNERS

Construction Manager	Western Builders of Amarillo, Inc.
Design Professional	MWM Architects, Inc.
CM Agent	N/A
Tier 2 Auditor	Waived

# TTUHSC – Dallas Southwest Professional Building Renovation

**Current Budget:** \$ 15,500,000

**Gross Square Feet:** 63,000 Building  
17,700 Renovation

**Team / Status:**

- Design Professional:  
Parkhill Smith and Cooper, Inc. @ 93%
- Construction Manager At Risk (CMAR):  
Hill & Wilkinson General Contractors  
@ 68%
- Construction Manager Agent (CMA):  
Waived
- Landscape Enhancement: Waived
- Public Art: Waived

**Substantial Completion Date:**

Original Date – October 2022

7<sup>th</sup> Floor Renovation – 11/30/2021

Actual Date – TBD





# TTUHSC – Dallas Southwest Professional Building Renovation

Construction Delivery: CMAR

	BOR Appr (Full) 10/2020   17,700 GSF B	Previous Budget As Of 04/2022   17,700 GSF C	Current Budget As Of 7/20/2022   17,700 GSF D	+ / (-) Change D-C	NOTES
<b>BUDGET</b>	\$ 15,500,000	\$ 15,500,000	\$ 15,500,000	\$ -	
<b>CATEGORY</b>					
Construction	\$ 12,038,500	\$ 12,058,500	\$ 12,408,267	\$ 349,767	
Professional Services	\$ 1,322,000	\$ 1,322,000	\$ 1,322,000	\$ -	
FF&E	\$ 1,361,800	\$ 1,361,800	\$ 1,336,800	\$ (25,000)	
Administrative	\$ 59,652	\$ 69,652	\$ 69,652	\$ -	
Project Contingency	\$ 354,767	\$ 324,767	\$ -	\$ (324,767)	
<i>Regents' Rules</i>	\$ 363,281	\$ 363,281	\$ 363,281	\$ -	
<b>TOTAL</b>	\$ 15,500,000	\$ 15,500,000	\$ 15,500,000	\$ -	Reallocate funds to Owner's contingency to amend Hill & Wilkinson's GMP.

**PARTNERS**

Construction Manager Hill & Wilkinson General Contractors  
 Design Professional Parkhill Smith and Cooper, Inc.  
 CM Agent Waived  
 Tier 2 Auditor Townsend

# MSU – Bridwell Activities Center Project

**Current Budget:** \$ 5,570,000

**Gross Square Feet:** 29,520 GSF

**Team / Status:**

- Design Professional:  
Bundy, Young, Sims & Potter, Inc. @ 95%
- Construction Manager At Risk (CMAR):  
Anthony Inman Construction, Inc. @ 70%
- Construction Manager Agent (CMA):  
N/A
- Landscape Enhancement: N/A
- Public Art: N/A

**Substantial Completion Date:**

Original Date – August 2021

Current Date – August 17, 2022

Actual Date – TBD



Texas Tech University System

Item 6

# Projects – In Design

# TTU – NRHC Ranch Life Learning Center

**Status:** Stage II Design / Pre-Con

**Current Budget:** \$ 940,678

**Projected Budget:** \$ 7,000,000

**Gross Square Feet:** 19,897 GSF Exterior  
3,500 GSF Interior

**Team / Status:**

- Design Professional:  
Condray Design Group
- Construction Manager At Risk (CMAR):  
Teinert Construction, Inc.
- Construction Manager Agent (CMA):  
N/A
- Landscape Enhancement: Waived
- Public Art: TBD

**Substantial Completion Date:**

Original Date – TBD

Actual Date – TBD



# TTU – NRHC Ranch Life Learning Center



# TTU – NRHC Master Plan

**Status:** Stage I Design

**Current Budget:** \$ 50,000

**Team / Status:**

- NRHC & FP&C

