Facilities Committee

Michael S. Molina
Vice Chancellor - Facilities Planning & Construction

December 14-15, 2017
Approve concept and Stage I design budget for renovation of Weeks Hall

Michael S. Molina
Stage I Scope of Services

- Contracting of the Design Professional to provide:
  - Facility functional use programming;
  - Schematic Design;
  - Design Development;
  - Survey;
  - Geo-tech Testing;
  - Site analysis;
  - Utility Infrastructure analysis; and
  - Development of the Statement of Probable Cost.
Proposed Project Overview

- Weeks Hall constructed in 1958 as a women's dormitory, is a multi-story 67,234 GSF building, and listed on the Texas Historical Register.
- Building closed in 1991, except for partial use as storage and recent costume shop.
- Proposed project would provide:
  - Abatement and complete renovation;
  - Office space for faculty, administration and staff;
  - Full scale interior demolition and installation of new interior finishes, HVAC, lighting/electrical and plumbing, fire suppression system; and
  - Life Safety Upgrades and ADA modifications.
  - Building to be tied to campus steam and chilled water with new service via direct bury.
Proposed Project Overview (cont’d)

- Comply with all applicable federal, state and local laws, regulations, and codes; thereby bringing the existing building into full compliance with current life safety codes and ready for occupancy once again.
- The project would also include landscape enhancements and public art.
- Project on the THECB’s MP1 proposed as renovation of an existing 67,234 GSF facility, estimated at $24,800,000.
Recommendation

- Approve the concept for the project and establishment of a Stage I design budget of $975,000 to provide planning and design services for the renovation of Weeks Hall with an anticipated budget of $24,800,000; and award a Design Professional contract.
- The Stage I design budget will be funded with Higher Education Assistance Funds (“HEAF”) cash.
Approve concept and Stage I design budget for The Dustin R. Womble Basketball Practice Facility

Michael S. Molina
Kirby Hocutt
First Floor
Conceptual Rendering
Stage I Scope of Services

- Contracting of the Design Professional and Construction Manager at Risk (“CMR”) to provide:
  - Facility functional use programming;
  - Schematic Design;
  - Design Development;
  - Survey;
  - Geo-tech Testing;
  - Site and Utility Infrastructure analysis;
  - Development of the Statement of Probable Cost;
  - CMR pre-construction services; and
  - Guaranteed Maximum Price (“GMP”).
Proposed Project Overview

- Develop an approximate 50,000 GSF, standalone practice facility for both men’s and women’s basketball programs.

- Facility to include:
  - Two practice courts with associated run-off space and seating;
  - Team locker rooms and lounge spaces for both programs;
  - Two film review rooms;
  - Coaches’ offices;
  - Strength and conditioning weight room, trainer area, sport medicine;
  - Nutrition areas, and associated support spaces.

- Project also includes landscape enhancements, and public art.

- Project on the THECB’s MP1 proposed at 50,000 GSF at $23,500,000.
Recommendation

- Approve the concept for the project and establish a Stage I design budget of $750,000 to provide planning and design services for The Dustin R. Womble Basketball Practice Facility project with an anticipated budget of $23,500,000; amend the Design Professional contract; waive the use of a Construction Manager Agent; and award a Construction Manager at Risk contract.

- The Stage I design budget will be funded with Gifts (cash).

- The budget includes the previously authorized funds from Gifts ($250,000 cash).
Approve a preliminary Stage I facilities Feasibility Study for new School of Dentistry

*Michael S. Molina*

*Dr. Richard Lange*
Preliminary Stage I Facilities Feasibility Study Scope

- Contracting of the Design Professional and Construction Manager at Risk ("CMR") to provide:
  - Facility functional use programming;
  - Schematic Design;
  - Design Development;
  - Survey, Geo-tech Testing;
  - Site analysis;
  - Utility Infrastructure analysis;
  - Development of the Statement of Probable Cost; and
  - CMR pre-construction services.
Proposed Project Overview

- Design Professional and Construction Manager at Risk ("CMR") team to evaluate the following:
  - Shell space within the Medical Sciences Building II ("MSBII") currently under construction.
  - Various other spaces available within the TTUHSC El Paso campus.

- Options for the existing facilities
  - Repurpose the existing facilities;
  - Construct new facilities; or
  - Acquire property.
Recommendation

- Authorize to establish a preliminary Stage I facilities Feasibility Study budget of $300,000 to provide planning and design services for facilities for a new School of Dentistry with anticipated budget of $23,300,000; amend the Design Professional contract; and amend the Construction Manager at Risk contract.

- The preliminary Stage I facilities Feasibility Study budget will be funded with General Revenue funds (cash).
Approve a preliminary Stage I facilities Feasibility Study for a proposed new School of Veterinary Medicine

Michael S. Molina
Dr. Guy Loneragan
Item 4

Research Drive

Travel Distance - 2.5 Miles

OFF-SITE MAP

- School of Veterinary Medicine (130,000 GSF)
- Proposed Off-Site Large Animal Facility ~140 Acres
- Teaching Herd Holding Area
- Large Animal Teaching and Research (~30,000 GSF)
Preliminary Stage I Facilities Feasibility Study Scope

- Contracting of the Design Professional to provide the following:
  - Land analysis;
  - Facility space programming;
  - Concept plan diagrams;
  - Infrastructure analysis; and
  - Development of the Statement of Probable Cost.

- This request is a preliminary portion of a full Stage I Design Service contract approval as outlined in the new Board of Regents project approval policy.
Proposed Project Overview

- Four-year School of Veterinary Medicine is expected to serve approximately 240 students, with an additional 150 to 200 non-DVM graduate students and an estimated FTE academic staff of 90.
- Provide program and schematic design of a primary high-tech veterinary teaching/research facility for both small and large animals.
- Small animal and large animal facilities will be located on separate sites.
- Program each facility to accommodate growth.
Recommendation

- Authorize to establish a preliminary Stage I facilities Feasibility Study budget of $242,300 to provide programming/planning and probable cost budget for an anticipated new School of Veterinary Medicine project with and anticipated budget of $89,820,000; and award a Design Professional contract.
- The preliminary Stage I facilities Feasibility Study budget will be funded with appropriated funds.
Approve acceptance of Gift-in-Kind benefitting Texas Tech University Equestrian Center

Dr. Michael Galyean
Patrick Kramer
Recommendation

- Approve acceptance of an improved real property gift-in-kind from Curtis and Sue Griffith (“Donor”) of 2.5 acres with a 24,000 GSF metal building, with an appraised value of $422,000 the property is adjacent to the Texas Tech University Equestrian Center; and approve the execution of the deeded land to Texas Tech University for the benefit of the Equestrian Center.

- The value of the property has been assessed by a certified appraiser and through the Lubbock Central Appraisal District’s tax roll.
Approve naming of Alumni Relations Suite

Dr. Tedd Mitchell
Education, Research and Technology Building
Recommendation

- Approve the naming of the Alumni Relations suite located within the University Center at TTUHSC – Lubbock, to be named “Scovell Family Office of Alumni Relations.”
- The donor concurs with the naming of this interior space.
- Appropriate signage for the suite will specify the approved name.
Report on Facilities Planning and Construction projects (project data as of 11/27/17)

Michael S. Molina
ASU - LeGrand Football Stadium Press Box

**Current Budget:** $ 3,976,000

**Gross Square Feet:** 6,660 GSF

**Team / Status:**
- **Design Professional:** Gary Donaldson Architects @ 97%
- **Construction Manager at Risk (CMR):** Waldrop @ 77%
- **Construction Manager Agent (CMAgent):** None Required
- **Artist:** Bob Guelich / January 2018 Installation

**Substantial Completion Date:**
- Original Date – August 2017
- Temporary Restrooms / Partial Concessions
- Current Date – December 15, 2017
- Substantial Completion
- Actual Date – TBD
## Construction Delivery: CMR

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<th>Current Budget</th>
<th>+/(-) Change</th>
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### Budget

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### Partners

- **General Contractor**: Waldrop
- **Design Professional**: Gary Donaldson Architects
- **CM Agent**: None Required
- **Tier 2 Auditor**: N/A

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1. Previous board meeting (e-Builder as of 9/29/2017)
2. e-Builder (Project Management Software)
**Current Budget:** $ 26,360,000

**Gross Square Feet:** 56,600 GSF

**Team / Status:**
- **Design Professional:** PBK Architects @ 93%
- **Construction Manager at Risk (CMR):** Western Builders of Amarillo @ 85%
- **Construction Manager Agent (CMAgent):** Hill International @ 74%
- **Artist:** Owen Morrel / February 2018 Installation

**Substantial Completion Date:**
- Original Date – December 2017
- Actual Date – December 1, 2017
- Warranty Period – November 30, 2018
### Construction Delivery: CMR

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**PARTNERS**
- General Contractor: Western Builders of Amarillo
- Design Professional: PBK Architects
- CM Agent: Hill International
- Tier 2 Auditor: RSM

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* Previous board meeting (e-Builder as of 9/29/2017)
* e-Builder (Project Management Software)
ASU – Centennial Village – Phase II

Current Budget: $14,500,000

Gross Square Feet: 48,000 GSF

Team / Status:
- Design-Build Team:
  Whiting Turner Construction / Marmon Mok
  @ 32%

- Construction Manager Agent (CMAgent):
  Waived

- Artist:
  Frank Swanson / July 2018 Installation

Substantial Completion Date:
- Original Date – June 2018
- Actual Date – TBD
## Construction Delivery: DB

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### PARTNERS
- General Contractor: Whiting Turner Construction
- Design Professional: Mamon Mok
- CM Agent: Waived
- Tier 2 Auditor: RSM

1. Previous board meeting (e-Builder as of 9/29/2017)
2. e-Builder (Project Management Software)
**Current Budget:** $ 9,859,000

**Gross Square Feet:** 44,803 GSF

**Team / Status - Phase I & II:**
- **Design Professional:**
  Dekker/Perich/Sabatini @ 96%
- **Construction Manager at Risk (CMR):**
  Teinert Commercial Building Services Ph II @ 90%
- **Construction Manager Agent (CMAgent):**
  None Required
- **Artist:**
  Phase I Waived by BOR 03-06-2015
  Phase II Shane Allbritton / Installed 08/2017

**Substantial Completion Date:**
- **Original Date – Phase I - August 2016**
  Phase II - April 2017
  Phase II Increase - October 2017
  Phase II Stinson Lab - January 2018
- **Actual Date – Phase I - August 2016**
  Phase II - April 2017
  Phase II Increase – October 2017
  Phase II Stinson Lab - TBD
## TTU – Industrial Engineering Building Renovation

### Construction Delivery: CMR

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### PARTNERS

- **General Contractor**: Teinert Commercial Building Services
- **Design Professional**: Dekker/Perich/Sabatini
- **CM Agent**: None Required
- **Tier 2 Auditor**: N/A

1. Previous board meeting (e-Builder as of 9/29/2017)
2. e-Builder (Project Management Software)
TTU – Sports Performance Center

**Current Budget:** $ 48,000,000

**Gross Square Feet:** 156,245 GSF

**Team / Status:**
- Design Professional: Gensler @ 97%
- Construction Manager at Risk (CMR): Flintco, LLC @ 94%
- Construction Manager Agent (CMAgent): PC Sports, Inc. @ 93%
- Artist: Simon Donovan - Installed

**Substantial Completion Date:**
- Original Date – July 2017
- Current Date – August 27, 2017
- Actual Date – TBD
## Construction Delivery: CMR

**BOR Appr (Planning)**
- **10/2015 | 159,285 GSF**
- **12/2015 | 159,285 GSF**

**BOR Appr (Full)**
- **10/2017 | 156,245 GSF**
- **11/27/2017 | 156,245 GSF**

**Previous Budget**
- **10/2015 | ~159,285 GSF**
- **12/2015 | 159,285 GSF**
- **10/2017 | 156,245 GSF**
- **11/27/2017 | 156,245 GSF**

**Current Budget**
- **10/2015 | 48,000,000**
- **12/2015 | 48,000,000**
- **10/2017 | 48,000,000**
- **11/27/2017 | 48,000,000**

### BUDGET

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### PARTNERS

- **General Contractor**: Flintco, LLC
- **Design Professional**: Gensler
- **CM Agent**: PC Sports, Inc.
- **Tier 2 Auditor**: RSM

1. Previous board meeting (e-Builder as of 9/29/2017)
2. e-Builder (Project Management Software)
TTU – Museum Life Safety Upgrade and Air Management Replacement

Current Budget: $7,650,000

Gross Square Feet: 238,555 GSF

Team / Status:
• Design Professional:
  Parkhill Smith & Cooper, Inc @ 76%

• General Contractor:
  Sandia Construction @ 62%

• Construction Manager Agent (CMAgent):
  None Required

• Artist:
  RFQ in progress

Substantial Completion Date:
  Original Date – December 2017
  Actual Date – TBD
## TTU – Museum Life Safety Upgrade and Air Management Replacement

**Construction Delivery:** CMR

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<td>$ 7,650,000</td>
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**PARTNERS**
- General Contractor: Sandia Construction
- Design Professional: Parkhill, Smith & Cooper, Inc.
- CM Agent: None Required
- Tier 2 Auditor: N/A

1. Previous board meeting (e-Builder as of 9/29/2017)
2. e-Builder (Project Management Software)
Current Budget: $ 23,000,000

Gross Square Feet: 52,727 GSF

Team / Status:
- Design Professional: BRW Architects @ 72%
- General Contractor: Teinert Commercial Building Services, Inc. @ 4%
- Construction Manager Agent (CMAgent): Parkhill, Smith & Cooper, Inc. @ 12%
- Artist: Artist selected / contract routing

Substantial Completion Date:
Original Date – December 2018
Actual Date – TBD
## TTU – Talkington College of Visual and Performing Arts Theatre & Dance Complex Addition

### Construction Delivery: CMR

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<th>Previous Budget</th>
<th>Current Budget</th>
<th>+/- Change</th>
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### PARTNERS

- **General Contractor**: Teinert Commercial Building Services, Inc.
- **Design Professional**: BRW Architects
- **CM Agent (PM Assist)**: Parkhill, Smith & Cooper, Inc.
- **Tier 2 Auditor**: CBIZ

---

1. Previous board meeting (e-Builder as of 9/29/2017)
2. e-Builder (Project Management Software)
TTU – Experimental Sciences Building II

**Current Budget:** $77,000,000

**Gross Square Feet:** 117,800 GSF

**Team / Status:**
- Design Professional: TreanorHL @ 81%
- Construction Manager at Risk (CMR): Flintco, LLC @ 15%
- Construction Manager Agent (CMAgent): Project Control of Texas, Inc. @ 45%
- Artist: Artist selected / contract routing

**Substantial Completion Date:**
- Original Date – June 2019
- Actual Date – TBD
## Construction Delivery: CMR

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<td>$77,000,000</td>
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### CATEGORY

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<th>FF&amp;E</th>
<th>Administrative</th>
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<th>Regents' Rules</th>
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### PARTNERS

- General Contractor: Flintco, LLC
- Design Professional: TreanorHL
- CM Agent: Project Control of Texas, Inc.
- Tier 2 Auditor: CBIZ

1. Previous board meeting (e-Builder as of 9/29/2017)
2. e-Builder (Project Management Software)
TTUHSC – Lubbock Education, Research & Technology + West Expansion

**Current Budget**: $ 91,375,000

**Gross Square Feet**: 200,062 GSF

**Team / Status:**
- **Design Professional**: Perkins + Will* @ 79%
- **Construction Manager at Risk (CMR)**: Hill & Wilkinson General Contractors* @ 11%
- **Construction Manager Agent (CMAgent)**: Hill International @ 38%
- **Artist**: Selection interviews / January 2018

**Substantial Completion Date**:
- Original Date – March 2019
- Actual Date – TBD

* Fee Negotiation for additional scope per October 2017 Board approval
## TTUHSC – Lubbock Education, Research & Technology + West Expansion

### Construction Delivery: CMR

<table>
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<tr>
<th>BOR Appr (Planning)</th>
<th>BOR Appr (Full)</th>
<th>Previous Budget</th>
<th>Current Budget</th>
<th>+/(−) Change</th>
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### CATEGORY

| Construction | $146,120 | $68,790,131 | $63,618,115 | $69,166,436 | $5,548,321 |
| Professional Services | $2,035,360 | $9,842,401 | $10,156,163 | $10,277,842 | $121,679 |
| FF&E | $ | $6,439,009 | $6,126,600 | $6,126,600 | $ |
| Administrative | $89,067 | $754,030 | $861,731 | $861,731 | $ |
| Project Contingency | $76,731 | $1,733,222 | $1,449,505 | $1,254,505 | (195,000) |
| Regents’ Rules | $56,335 | $3,816,207 | $3,687,886 | $3,687,886 | $ |
| TOTAL | $2,403,613 | $91,375,000 | $85,900,000 | $91,375,000 | $5,475,000 |

### PARTNERS

- **General Contractor**: Hill & Wilkinson General Contractors
- **Design Professional**: Perkins + Will
- **CM Agent**: Hill International
- **Tier 2 Auditor**: CBIZ

1. Previous board meeting (e-Builder as of 9/29/2017)
2. e-Builder (Project Management Software)
Current Budget: $ 9,750,000

Gross Square Feet: 20,532 GSF

Team / Status:
- Design Professional:
  Dekker/Perich/Sabatini @ 99%
- General Contractor
  Western Builders of Amarillo, Inc. @ 96%
- Construction Manager Agent (CMAgent):
  None Required
- Artist:
  Carolyn Braaksma / Installed August 2017

Substantial Completion Date:
Original Date – August 2017
Actual Date – August 25, 2017
Warranty Period – August 24, 2018
## Construction Delivery: CMR

**BOR Appr (Planning)**

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**BOR Appr (Full)**

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**Previous Budget①**

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**Current Budget②**

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**+(/-) Change**

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### BUDGET

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### CATEGORY

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<td>$9,750,000</td>
<td>$9,750,000</td>
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### PARTNERS

- **General Contractor**: Western Builders of Amarillo, Inc.
- **Design Professional**: Dekker/Perich/Sabatini
- **CM Agent**: None Required
- **Tier 2 Auditor**: N/A

① Previous board meeting (e-Builder as of 9/29/2017)

② e-Builder (Project Management Software)
TTUHSC – Permian Basin Academic Facility

**Current Budget:** $22,300,000

**Gross Square Feet:** 51,000 GSF

**Team / Status:**
- **Design Professional:** FKP Architects, Inc. @ 68%
- **General Contractor** Flintco, LLC @ 13%
- **Construction Manager Agent (CMAgent):** Adams Management Services @ 58%
- **Artist:** Albert Paley / July 2018 Installation

**Substantial Completion Date:**
- Original Date – July 2018
- Actual Date – TBD
## Construction Delivery: CMR

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>BOR Appr (Planning)</th>
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<th>±/(-) Change</th>
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<td>10/2017</td>
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**PARTNERS**
- General Contractor: Flintoc, LLC
- Design Professional: FKP Architects, Inc.
- CM Agent: Adams Management
- Tier 2 Auditor: CBIZ

1️⃣ Previous board meeting (e-Builder as of 9/29/2017)
2️⃣ e-Builder (Project Management Software)
TTUHSC El Paso - Medical Sciences Building II

**Current Budget:** $ 84,400,000

**Gross Square Feet:** 219,900 GSF

**Team / Status:**
- **Design Professional:** Perkins + Will @ 81%
- **Construction Manager at Risk (CMR):** Sundt @ 13%
- **Construction Manager Agent (CMAgent):** Broaddus and Associates @ 37%
- **Artist:** Finalist selection in progress

**Substantial Completion Date:**
- Original Date – March 2019
- Actual Date – TBD
### Construction Delivery: CMR

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### PARTNERS
- General Contractor: Sundt
- Design Professional: Perkins + Will
- CM Agent: Broaddus and Associates
- Tier 2 Auditor: RSM

1. Previous board meeting (e-Builder as of 9/29/2017)
2. e-Builder (Project Management Software)
Texas Tech University System

Status of Public Art

Michael S. Molina
Art Budget: $ 88,000
Artist: Bob Guelich
San Antonio, TX
Title: Awaiting artist announcement
Status: January 2018 Installation

Artist Statement: The 6.5’ tall x 8’ long bronze ram sculpture will be a monumental representation of the ASU mascot. It will be placed on the football field where students will be able to take photographs with it after graduation.
Art Budget: $253,000

Artist: Owen Morrel
Miami, FL

Title: Cube-i

Status: February 2018 Installation

Artist Statement: “Cube-i” will be a mirrored stainless-steel piece that is 24’ long, 8’ wide, and 11’ tall. The artist wants to transform the site through this iconic and interactive sculpture. The strong geometry of the piece mimics the architecture of the Archer College of Health and Human Services building. The cube, a symbol of wholeness or oneness, has specific meaning within the context of this facility promoting and initiating overall wellness and wholeness. Mirrors reflect those who view the sculpture and the surrounding environment, including the building and the nature around it. The sciences heavily influence all the artist’s work.
Art Budget: $ 135,000

Artist: Frank Swanson
Sedalia, CO

Title: Awaiting artist announcement

Status: July 2018 Installation

Artist Statement: “Confluence” will be composed of two granite sculpture elements and six sculptural benches near the entrance of Centennial Village. The artist wants to enhance the entrance to the building by creating a unique environment that can be used for seating, as well as present a dynamic sculpture to interact with. The sculpture represents the melding of ideas that are brought together in a university setting. The central pieces of the sculpture, cut from the same block, are separate but interconnecting, representing the circles of conversations and ideas that are swirling amongst the faculty and students. The overall shape also mirrors two ram horns. This piece will be lit at night, allowing viewers to enjoy it any time they visit.
Art Budget: $287,000

Artist: Marc Fornes / Theverymany
New York, NY

Title: Wandering

Status: Summer 2018 Installation

Artist Statement: “Wandering” will be a sculptural shade structure that is planned to be between 16 and 18’ tall and 50’ long. Marc Fornes’ work is inspired by public art as an engaging space and a place for social interaction. The artist was inspired by the potential traffic flow patterns in the space to create the initial shape. He also used the Banyan tree as inspiration; although they have a large center trunk (represented by the university), they also drop many roots that flourish (students). The piece will be made of painted aluminum and will have a white and tan ombré color scheme. It will also change in appearance from many angles, including the views from the top floor of the dorm. Unique shapes will be imbedded in the piece, which will cast interesting shadows in the day, as well as when the piece is lit at night.
Art Budget: $214,000

Artist: Albert Paley  
New York, NY

Title: Awaiting artist announcement

Status: July 2018 Installation

**Artist Statement:** The selected design is for a horizontal piece that is 50’ in length and 21’ in height that will be placed in front of the Permian Basin Academic Facility. The contrast of a geometric building and organic sculpture will allow the two forms to complement one another. The sculpture is non-literal but is meant to capture the essence of the West Texas landscape. The gestural nature of the sculpture relates to one’s experience while traveling over the flat and stark land. Also represented is the wind, due to the flow of the shapes, and the taller elements represent sun rays. No one interpretation of what the viewer sees is incorrect. This will allow the sculpture to relate to many viewers in different ways, according to their own experience.