Facilities Committee

Billy Breedlove
Vice Chancellor - Facilities Planning & Construction
December 12, 2019
Approve the purchase of improved real property in San Angelo, TX

Dr. Brian May
Improved Real Property

Aerial Site Plan

Street View
Scope of Service

- Purchase improved real property located at 2408-2424 Vanderventer Street, San Angelo, TX.
  - Approximately 1.457 acres of land with a 17,662 GSF, one-story, multi-tenant retail center building.
- The property is located across the street from the Angelo State University campus and has existing surface parking that can be utilized for increased enrollment, staff and visitor needs.
- The commercial building provides potential expansion or relocation of ASU services in the future.
Recommendation

- Authorize to negotiate and execute an agreement to purchase approximately 1.457 acres (63,466.92 SF) of land to include a one-story, multi-tenant retail center building (17,662 GSF), located at 2408-2424 Vanderventer Street, San Angelo, TX.

- The land parcel is comprised of Lots 5-13 and the south 30 feet of Lot 4, Block 24, Delmar Place annex, City of San Angelo, Tom Green County, Texas; together with the abandoned alley existing between Lots 8 and 9, 7 and 10, 6 and 11, 5 and 12, and the south 30 feet of Lots 4 and 13, Block 24, Delmar Place Annex, City of San Angelo, Tom Green County, TX; and
Recommendation (cont.)

- Angelo State University will negotiate a value up to the appraised value for the improved real property.
- Report the purchase to the Texas Higher Education Coordinating Board.
- The purchase will be funded with Gifts and Institutional Funds.
Approve naming the atrium within the J.T. and Margaret Talkington College of Visual and Performing Arts Theatre & Dance Complex (Helen DeVitt Jones Atrium)

Patrick Kramer
Recommendation

- Approve naming the atrium within the J.T. and Margaret Talkington College of Visual and Performing Arts Theatre & Dance Complex as: Helen DeVitt Jones Atrium
- The donor concurs with the naming of this interior space. Appropriate signage for the room will specify the approved name.
Authorize expenditures for the new School of Veterinary Medicine Amarillo Campus located in Amarillo, TX (GMP Bid Package 1)

Billy Breedlove
Scope of Services

- Execute Bid Package 1 which includes:
  - General Conditions;
  - Earth work;
  - Site utilities;
  - Limited concrete scope;
  - Elevators;
  - Underground fire protection; and
  - Underground mechanical, electrical and plumbing service lines.
# Project Budget

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<th>Item</th>
<th>BOR Approved June 2019</th>
<th>Additional Request</th>
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Recommendation

- Approve expenditures of $15,994,175 for a total of $20,899,835 for the new School of Veterinary Medicine Amarillo Campus located in Amarillo, TX, with an anticipated total project budget of $90,000,000; accept the Guaranteed Maximum Price (“GMP”) for construction of Bid Package 1; and amend the Construction Manager At Risk (“CMAR”) Agreement.

- The increase will be funded through the Revenue Finance System (“RFS”) repaid with Gift funds.

- The current total of expenditures includes the previously board authorized expenditures from RFS repaid with gift funds related to Stage II services ($4,905,660).
Authorize expenditures for the Rip Griffin Park Expansion & Renovation (DP Stage II and CMAR Pre-construction services)

Billy Breedlove
Rip Griffin Park
Existing Baseball Clubhouse – Third Base Option

Existing Floor Plan 10,237 GSF
Existing Building Addition

LEGEND
- Renovation Area
- Coach’s Locker Area
- Players’ Lounge/Nutrition/Dining
- Film Room
- Classroom
- Storage
- Offices/Work Area
- Coach’s Office/Conference Rm
- Lobby / Circulation

First Floor - Addition
Second Floor - Addition
North Entry Perspective
Scope of Services

- Execute Design Professional Stage II services consisting of:
  - Design Development;
  - Construction Documents;
  - Construction Administration Phases;
  - Provide a Statement of Probable Cost; and
  - Project Schedule.
Scope of Services (cont.)

- Execute Construction Manager At Risk Agreement to allow the contractor to provide pre-construction activities associated with the planning and design process, such as:
  - Project evaluation;
  - Site analysis;
  - Constructability review;
  - Value engineering;
  - Scheduling;
  - Cost control; and
  - Concept budget development.
Project Overview

- Project will renovate approximately 10,000 SF within the existing Baseball Clubhouse and construct an approximate 9,500 GSF addition.

- Renovation and expansion of the team clubhouse includes:
  - Coach’s office suite,
  - Relocated players locker room,
  - Classroom,
  - Film Room,
  - Updated athletic training & hydrotherapy,
  - Players’ lounge, nutrition/dining room, and
  - Main recruiting lobby.
## Project Budget

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(1% Landscape Enhancements / 1% Public Art / 2.4% FP&C)

| Contingency                 | $ 0        | $ 51,370   | $ 51,370 |

**Authorized Additional Revised September 2017 Request Budget**
Recommendation

- Approve expenditures of $894,660 for a total of $1,104,660 for the Rip Griffin Park Expansion & Renovation project with an anticipated total project budget of $13,000,000; authorize Design Professional Stage II services; and award a Construction Manager At Risk (“CMAR”) Agreement for pre-construction services.

- The increase will be funded through the Revenue Finance System (“RFS”) repaid with Gift Funds.

- The current total of expenditures includes the previously authorized expenditures from Institutional Funds ($210,000).
Approve concept and authorize expenditures for the Museum East Wing Addition (DP Stage I)

Billy Breedlove
Scope of Services

- Execute a Design Professional Agreement, and authorize Stage I services in order to move forward on the project’s vision through the:
  - Programming and Schematic Design phases;
  - Provide a Statement of Probable Cost;
  - Constructability review; and
  - Project Schedule.
Project Overview

- Project will construct an approximate 18,000 GSF addition on the east side of the Museum of Texas Tech University.
- The proposed project to include:
  - Basement level to provide connection to other secured hallways, collections areas, and include the main storage room for the collection;
  - Modification of various existing spaces/rooms to connect to a central basement hallway;
  - First-floor level to primarily consist of gallery space for the Dr. Robert and Louise Arnold collection and other display items; and
  - Second level will provide academic and staff space.
## Project Budget

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Recommendation

- Approve expenditures of $233,034 for a total of $333,034 in order to provide planning and design services for the Museum East Wing Addition, with an anticipated project budget of $12,000,000; and award the Design Professional Agreement and authorize Stage I services.
- The expenditures will be funded through the Revenue Finance System ("RFS") repaid with Gifts, Higher Education Funds ("HEF") (cash), Institutional Funds, and Texas Research Incentive Program ("TRIP").
- The Stage I budget includes the previously authorized budget from HEF ($100,000 cash).
Approve amendments to *Regents’ Rules*, Chapter 08 (Facilities) relating to major construction projects

*Gary Barnes*
Texas Tech University System

Report on Facilities Planning and Construction projects
(project data as of 11/20/2019)

Billy Breedlove
TTUHSC – Lubbock Education, Research & Technology + West Expansion

Current Budget $ 99,375,000

Gross Square Feet: 199,862 GSF

- UC  62,258 GSF
- WE  125,104 GSF
- AEC 12,500 GSF

Team / Status:
- Design Professional:
  Perkins + Will @ 95%
- Construction Manager At Risk (CMAR):
  Hill & Wilkinson General Contractors  @ 97%
- Construction Manager Agent (CMA):
  Hill International  @ 97%
- Artist:
  Interior Art: Adam Frank – Installed Mar. 2019
  Exterior Art: James Surls – Installed Apr. 2019

Substantial Completion Date:
- Original Date – March 2019
- Amended Date – June 2019
- Actual Date – TBD
## TTUHSC – Lubbock Education, Research & Technology + West Expansion

### Construction Delivery: CMAR

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<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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<td>C</td>
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| BUDGET | $2,403,613 | $91,375,000 | $99,375,000 | $99,375,000 | - |

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

① e-Builder 09/16/19
② e-Builder (Project Management Software)
**ASU – Angelo State University Mayer Museum**

**Current Budget:** $17,100,000

**Gross Square Feet:** 32,005 GSF

**Team / Status:**
- **Design Professional (DP):**
  - Kinney Franke Architects @ 81%
- **Construction Manager At Risk (CMAR):**
  - Western Builders of Amarillo @ 7%
- **Construction Manager Agent (CMA):**
  - Waived
- **Artist:**
  - Waived

**Substantial Completion Date:**
- Original Date – August 2020
- Actual Date – TBD
## Construction Delivery: CMAR

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**PARTNERS**
- General Contractor: Western Builders of Amarillo
- Design Professional: Kinney Franke Architects
- CM Agent (PM Assist): N/A
- Tier 2 Auditor: N/A

① e-Builder 09/16/2019
② e-Builder (Project Management Software)
TTU – Experimental Sciences Building II

**Current Budget:** $ 79,500,000

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

**Team / Status:**
- Design Professional:
  TreanorHL @ 96%
- Construction Manager At Risk (CMAR):
  Flintco, LLC @ 92%
- Construction Manager Agent (CMA):
  Project Control of Texas, Inc. @ 83%
- Artist:
  Lead Pencil Studio / Installed July 2019

**Substantial Completion Date:**
- Original Date – June 2019
- Actual Date – June 2019
- Shell Space Date – January 2020
## TTU – Experimental Sciences Building II

**Construction Delivery: CMAR**

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

1 e-Builder 09/16/19
2 e-Builder (Project Management Software)
Current Budget: $ 29,500,000

Gross Square Feet: 58,630 GSF

Team / Status:
- Design Professional:
  Populous, Inc. @ 75%
- Construction Manager At Risk (CMAR):
  Lee Lewis Construction, Inc. @ 21%
- Construction Manager at Agent (CMA):
  Waived
- Artist:
  Stephen Johnson / August 2020 Installation

Substantial Completion Date:
- Original Date – June 30, 2020
- Actual Date – TBD
## TTU – The Dustin R. Womble Basketball Center

**Construction Delivery: CMAR**

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<th>BOR Appr (Planning)</th>
<th>BOR Appr (Full)</th>
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**PARTNERS**
- General Contractor: Lee Lewis Construction, Inc.
- Design Professional: Populous, Inc.
- CM Agent (PM Assist): Waived
- Tier 2 Auditor: Townsend

1. e-Builder 09/16/19
2. e-Builder (Project Management Software)
TTU – Cash Family Sports Nutrition Center

Current Budget: $ 5,560,000

Gross Square Feet: 8,988 GSF

Team / Status:
• Design Professional:
  MWM Architects @ 92%
• Construction Manager At Risk (CMAR):
  Teinert Comm Building Serv, Inc. @ 41%
• Construction Manager at Agent (CMA):
  N/A
• Artist:
  Melissa Borrell / December 2019 Installation

Substantial Completion Date:
Original Date – September 2019
Amended Date – December 2019
Actual Date – TBD
## Construction Delivery: CMAR

<table>
<thead>
<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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### PARTNERS

- **General Contractor**: Teinert Commercial Building Services, Inc.
- **Design Professional**: MWM Architects
- **CM Agent (PM Assist)**: N/A
- **Tier 2 Auditor**: N/A

1. e-Builder 09/16/19
2. e-Builder (Project Management Software)
TTU – Weeks Hall Renovation

**Current Budget:** $24,500,000

**Gross Square Feet:** 67,234 GSF

**Team / Status:**
- Design Professional: Dekker/Perich/Sabatini @ 86%
- Construction Manager At Risk (CMAR): Lee Lewis Construction, Inc. @ 32%
- Artist: Ilan Averbuch / Summer 2020 Installation

**Substantial Completion Date:**
Original Date – May 2020
Actual Date – TBD
## TTU – Weeks Hall Renovation

### Construction Delivery: CMAR

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### PARTNERS

- General Contractor: Lee Lewis Construction, Inc.
- Design Professional: Dekker/Perich/Sabatini
- CM Agent (PM Assist): Waived
- Tier 2 Auditor: Townsend

1 e-Builder 09/16/19
2 e-Builder (Project Management Software)
TTU – Dairy Barn Renovation

**Current Budget:** $3,539,061

**Gross Square Feet:** 8,000 GSF

**Team / Status:**
- Design Professional:
  - Condray Design Group @ 76%
- Construction Manager At Risk (CMAR):
  - Teinert Construction. @ 0%
- Artist:
  - Waived

**Substantial Completion Date:**
- Original Date – August 2020
- Actual Date – TBD
TTU – Dairy Barn Renovation

Construction Delivery: CMAR

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PARTNERS
General Contractor: Lee Lewis Construction, Inc.
Design Professional: Dekker/Perich/Sabatini
CM Agent (PM Assist): Waived
Tier 2 Auditor: Townsend

① e-Builder 09/16/19
② e-Builder (Project Management Software)
**Current Budget:** $ 85,255,675

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

**Team / Status:**
- Design Professional: Perkins + Will @ 86%
- Construction Manager At Risk (CMAR): Sundt @ 87%
- Construction Manager Agent (CMA): Broaddus and Associates @ 82%
- Artist: Thomas Sayre / January 2020 Installation

**Substantial Completion Date:**
- Original Date – March 2019
- Anticipated Date – March 2020
- Actual Date – TBD
### Construction Delivery: CMAR

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

1. e-Builder 09/16/19
2. e-Builder (Project Management Software)
TTUHSC El Paso – Dental Learning Center

Current Budget: $ 12,518,175

Gross Square Feet: 28,831 GSF

Team / Status:
- Design Professional: Perkins + Will @ 71%
- Construction Manager At Risk (CMAR): Sundt @ 14%
- Construction Manager Agent (CMA): Broaddus and Associates @ 0%
- Artist: Waived

Substantial Completion Date:
Original Date – March 2020
Actual Date – TBD
### Construction Delivery: CMAR

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

① e-Builder 09/16/19
② e-Builder (Project Management Software)
③ Project allocation:

- FP&C  $7,095,523
- El Paso  $5,422,652
- $12,518,175
TTUSA – Project Assist

- USDA Cotton Classing Laboratory
- Frazier Alumni Pavilion Addition
- Texas Tech Federal Credit Union Expansion
- Red Raider Substation
- Veteran Administration Lubbock Community Based Outpatient Clinic
- Lubbock NW Drainage Improvement Project
- Lubbock Playa Lake 52 Drainage Project
Texas Tech University System

Status of Public Art
TTU – Talkington College of Visual & Performing Arts Theatre & Dance Complex

Art Budget: $ 220,000

Artist: RDG Studio
Des Moines, IA

Title: All the World is a Stage

Status: Installed December 2019

Artist Statement: The proposed design is for a sculptural installation, reminiscent of the proscenium of a theatre stage, that will frame the entryway to the building. The structure will function on many levels, as a pergola or passageway, and suggestive of a gallery or stage left/stage right on either side of the entryway. The structure will create a ceremonial experience of entering the building where, for a moment, everyone is a performer on a stage. Laser-cut panels will suggest the opening of curtains; the overlap in the panels create a sense of movement and the folds of drapery. LED lighting with give the piece a red glow at night.
Art Budget: $ 46,000
Artist: Melissa Borrel
Austin, TX
Title: Awaiting Artist Announcement
Status: December 2019 Installation

Artist Statement: The proposed design is for fused glass art on the north and east windows above the Dining Facility’s entrance. Each section is five feet tall and 13.5’ long. The artist’s goal is to capture the spirit and energy of TTU Athletics through the image of a horse in motion. She chose to represent this through fused glass lines to visually create movement and provide kinetic energy through a static piece. The lines also represent the aspect of team by showing many parts coming together to create one entity. The piece is meant to be viewed from both the interior and exterior of the building and should be visible from many different angles.
TTU – Weeks Hall Renovation

Art Budget: $ 236,000

Artist: Ilan Averbuch
Long Island City, NY

Title: As Far as the Eye Can See

Status: Summer 2020 Installation

Artist Statement: “As Far as the Eyes Can See” is a large scale site-specific sculpture made of Cor-ten weathering steel and recycled granite, measuring 24 feet tall by 46 feet wide with a depth of 18 feet.

Two colossal rings of rough cut granite stone are positioned diagonally to each other. A branch made of Cor-ten weathering steel hovers above the stone rings connecting to them at their apex. The stone rings are each 20 feet in diameter by 2 feet deep. They are made of two layers of recycled granite sandwiching an internal steel ring that creates the invisible structure to hold the stones together. The steel branch is 46 feet long by 18 feet wide. It is made of welded steel creating a tube that varies in height from 2 to 3 feet by 1 ½ feet wide.

The sculpture becomes a window into the campus its past, present and future. It creates a place and a landmark where people can gather.
TTU – The Dustin R. Womble Basketball Center

Art Budget: $ 281,000
Artist: Stephen Johnson
Lawrence, KS
Title: Awaiting Artist Announcement
Status: August 2020 Installation

Artist Statement: The selected design is for four monumental glass mosaics on the exterior walls of The Dustin R. Womble Basketball Center. Dynamic figurative representations of both the Lady Raiders and the Red Raiders are intermixed with the traditional red and black school colors on the north, south, and east walls. The artist is working closely with the Athletics Department to create the specific designs. Murals will be 14’x12’ and 11’x8’
Art Budget: $790,000

Artist: Thomas Sayre
Raleigh, NC

Title: Between Earth and Sky

Status: January 2020 Installation

Artist Statement: The public art installation by Thomas Sayre titled Between Earth and Sky, will sculpt the almost 15,000 square foot site into one large, sculptural environment, consisting of highly articulated ground plane terrain and an ever-changing array of kinetic wind sculptures hovering above it. The ground plane will be sculpted into a series of 20 earth berms ranging in height from 3 to 4 feet. Slicing through the berms will be a curving pathway bracketed by earthcast walls. Rising out of the terrain will be 23 wind activated sculptures, varying in height from 16-24 feet; each sculpture will have a unique pattern and a hand-blown glass ball that will be lit at night. The artist will work with faculty and researchers on the TTUHSC El Paso campus to determine unique patterns to use in the sculptures.