Facilities Committee
Billy Breedlove
Vice Chancellor - Facilities Planning & Construction
December 10, 2020
Authorize expenditures to the TTU Museum East Wing Addition project for CMAR Pre-construction services.

Billy Breedlove
Basement Floor Plan

**Legend**
- Collection Storage
- Collection Research
- Receiving Room
- New Elevator

Key Plan

6,167 GSF

NORTH
First Floor Plan

Legend
- Public Gallery
- Stairs and Egress
- New Elevator

Key Plan

6,210 GSF
Second Floor Plan

**Legend**
- Exhibition Lab
- Heritage Chair and Coordinator Offices
- Conference / Meeting Room
- Research
- Computer Lab
- Storage

Key Plan

NORTH

6,346 GSF

Item 3
Scope of Services

- Execute Construction Manager At Risk ("CMAR") Agreement to allow the CMAR 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
  - Development of a Guaranteed Maximum Price ("GMP").
Project Overview

- Project will construct an approximate 18,700 GSF in-fill addition on the east side of the Museum of Texas Tech University.
- The project to include:
  - Basement connections to the central secured hallways; collections areas; and main storage room for the new collection;
  - First Floor will provide public gallery space for the Dr. Robert and Louise Arnold collection and other display items. The space will feature gallery walls and lighting that highlights the art; and
  - Second Floor will provide academic and staff space for the Heritage Management & Museum Science program.
- Utilities, infrastructure, and a new elevator will be included in the project.
## Project Budget

<table>
<thead>
<tr>
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*Fees Waived for 1% Landscape Enhancements and 1% Public Art*
Recommendation

- Authorize expenditures of $160,400 for a total of $1,302,817 for the Museum East Wing Addition project, with an anticipated total project budget of $12,000,000; waive the board directed fees for landscape enhancements and public art; and award a Construction Manager At Risk ("CMAR") Agreement for pre-construction services.

- The new authorized expenditures include the previously board authorized expenditures ($1,142,417) to be funded through the Revenue Finance System ("RFS") repaid with Gifts, Higher Education Funds ("HEF") (cash), Institutional Funds, and Texas Research Incentive Program ("TRIP").
Approve total project budget for CMA services and CMAR’s GMP for the Dorothy and Todd Aaron Medical Sciences Building Addition and Renovation on the Midland College campus for the TTUHSC School of Health Professions Physician Assistant program.

Billy Breedlove
Dorothy and Todd Aaron Medical Sciences Building on the Midland College campus
Floor Plan Overview

COLOR LEGEND
- BREAK ROOM
- CLINICAL CLASSROOM
- COLLAB CLASSROOM
- COLLABORATION
- CONFERENCE
- CORRIDOR
- FACULTY OFFICE
- IT
- LAB
- LECTURE
- RESTROOM
- SUPPORT
- ANATOMY OFFICE
- ANATOMY SUPPORT
- PRE AND DEBRIEF
- SIM PATIENT EXAM
Floor Plan – Area C

COLOR LEGEND
- BREAK ROOM
- CLINICAL CLASSROOM
- COLLAB CLASSROOM
- COLLABORATION
- CONFERENCE
- CORRIDOR
- FACULTY OFFICE
- IT
- LAB
- LECTURE
- RESTROOM
- SUPPORT
- ANATOMY OFFICE
- ANATOMY SUPPORT
- PRE AND DEBRIEF
- SIM PATIENT EXAM
Scope of Services

- Execute a Construction Manager-Agent (“CMA”) Agreement to allow the CMA to provide pre-construction services and on-site project observation services.
- The CMA was selected from the TTU System’s Construction Manager-Agent Firms Pre-Qualification List (2020-2023).
- Amend the Construction Manager At Risk (“CMAR”) Agreement to construct the new School of Health Professions Physician Assistant Building.
Proposed Project Overview

- The project will provide an approximate 24,000 GSF addition and renovate 9,600 SF within the existing Dorothy and Todd Aaron Medical Sciences Building on the Midland College campus.

- Addition will include:
  - Educational / classroom spaces;
  - Faculty/staff offices; support spaces; and
  - Gross Anatomy Lab with specialized building systems and equipment.

- Renovation of existing space will provide:
  - Instructional spaces to meet program needs;
  - Modernized instructional technologies;
  - Incremental increase in program capacity; and
  - Faculty/staff offices; and support spaces.
## Project Budget

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* Fees Waived for 1% Landscape Enhancements and 1% Public Art
Recommendation

- Authorize the acceptance of the Guaranteed Maximum Price ("GMP") for the construction of the Dorothy and Todd Aaron Medical Sciences Building Addition and Renovation project on the Midland College campus for the TTUHSC School of Health Professions Physician Assistant program; increase the budget by $26,842,252 for a total project budget of $30,000,000; report the project to the Texas Higher Education Coordinating Board ("THECB"); award a Construction Manager-Agent ("CMA") Agreement; and amend the Construction Manager At Risk ("CMAR") Agreement.

- The total project budget will be funded through the Revenue Finance System ("RFS") repaid with a Legislative Appropriation from the 86th Texas Legislature Regular Session, a grant from the Midland Development Corporation, Gifts, and Institutional Funds.
Report on Facilities Planning and Construction projects (project data as of (11/18/2020)

Billy Breedlove
COVID-19 Project Impacts

**Known Delays Due to COVID**
- Elevator and components
- Stainless steel products
- Flooring shipments and installation
- Material/labor shortages for fabrication & installation of specialty equipment
- Furniture, Fixtures, and Equipment
- Architectural Stone
- Brick pavers
- Mechanical, Electrical and Plumbing equipment delays
- Folding panel partitions
- AV equipment
- COVID travel restrictions
- Quarantine of entire crews due to COVID and some project shut-downs

**Positive COVID Cases***

- Medical Sciences Building II: 3 cases
- Dairy Barn Renovation: 2 cases
- USDA Cotton Classing Facility: 2 cases
- Womble Basketball Center: 6 cases
- Weeks Hall: 3 cases
- ASU Mayer Museum: 0 cases
- Jones AT&T Stadium East Side: 7 cases
- Dental Oral Health Clinic: 3 cases
- School of Veterinary Medicine: 7 cases

* Number of Cases Since March 2020
TTUHSC El Paso – Dental Oral Health Clinic

Current Budget: $ 25,000,000
Gross Square Feet: 39,771 GSF

Team / Status:
• Design Professional: Brown Reynolds Watford Architects @ 80%
• Construction Manager At Risk (CMAR): Hensel Phelps @ 36%
• On Site Project Management / Construction Observation by TTUHSC-EP
• Artist: Waived

Substantial Completion Date:
   Original Date – April 2021
   Actual Date – TBD
## Construction Delivery: CMR

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### PARTNERS
- **General Contractor**: Hensel Phelps
- **Design Professional**: Brown Reynolds Watford Architects, Inc.
- **On Site Project Management / Construction Observation by TCUHSC-EP**: Tier 2 Auditor: CBIZ
TTU – School of Veterinary Medicine

**Current Budget:** $105,000,000

**Gross Square Feet:** 210,000 GSF

**Team / Status:**
- Design Professional: Kirksey Architecture @ 72%
- Construction Manager At Risk (CMAR): Western Builders of Amarillo @ 43%
- Construction Manager Agent (CMA): Project Control @ 37%
- Artist: Waived

**Substantial Completion Date:**
- Original Date – October 2021
- Actual Date – TBD
TTU – School of Veterinary Medicine - Headquarters
TTU – School of Veterinary Medicine - Mariposa
### TTU – School of Veterinary Medicine - Combined

**Construction Delivery: CMAR**

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#### CATEGORY

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**Budget to fund the Telecommunications Network Equipment and installation at Mariposa.**

**PARTNERS**

- **General Contractor**: Western Builders of Amarillo
- **Design Professional**: Kirksey Architecture
- **CM Agent (PM Assist)**: Project Control
- **Tier 2 Auditor**: CBIZ
TTU – USDA Cotton Classing Laboratory

**Const. Contract Amount:** $14,466,000

**Gross Square Feet:** 30,730 GSF

**Team:**
- **Design Professional:** Fanning, Fanning and Associates @ N/A
- **Construction Manager At Risk (CMAR):** Lee Lewis Construction, Inc. @ 14%
- **On Site Project Management / Construction Observation** by TTUS-FP&C
- **Artist:** N/A

**Substantial Completion Date:**
- Original Date – June 2021
- Actual Date – TBD
TTU – The Dustin R. Womble Basketball Center

**Current Budget:**  $29,500,000

**Gross Square Feet:**  58,630 GSF

**Team / Status:**
- Design Professional:  Populous, Inc. @ 92%
- Construction Manager At Risk (CMAR):  Lee Lewis Construction, Inc. @ 96%
- Construction Manager at Agent (CMA):  Waived
- Artist:  Stephen Johnson / Design Approval Pending

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

### Construction Delivery: CMAR

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**NOTES**

- $43,940 increased funding for video boards Populous-design + reimbursable costs.
- For DP Amendment to Populous for additional scope and to add funds to FF&E for women's basketball marker boards, the lobby light fixture, and other items.

### PARTNERS

- General Contractor: Lee Lewis Construction, Inc.
- Design Professional: Populous, Inc.
- CM Agent (PM Assist): Waived
- Tier 2 Auditor: Townsend
Public Art – Weeks Hall / Medical Science Building II

As Far as the Eyes Can See - Ilan Averbuch, Long Island City, NY

Between Earth and Sky - Thomas Sayre, Raleigh, NC
ASU – Angelo State University Mayer Museum

**Current Budget:** $ 17,850,000

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

**Team / Status:**
- Design Professional (DP):
  KFW Architects @ 98%
- Construction Manager At Risk (CMAR):
  Western Builders of Amarillo @ 84%
- Construction Manager Agent (CMA):
  Waived
- Artist:
  Waived

**Substantial Completion Date:**
- Original Date – August 2020
- Actual – August 31, 2020
- Mezzanine Addition – January 2021
## Construction Delivery: CMAR

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**PARTNERS**
- General Contractor: Western Builders of Amarillo
- Design Professional: KFW Architects, Inc.
- CM Agent (PM Assist): N/A
- Tier 2 Auditor: CBIZ

ASU – Angelo State University Mayer Museum
TTU – Jones AT&T Stadium East Side Finish Out

**Current Budget:** $9,403,407

**Gross Square Feet:** 25,000 GSF

**Team / Status:**
- Design Professional: Gensler @ 76%
- Construction Manager At Risk (CMAR): Lee Lewis Construction, Inc. @ 38%
- Artist: Waived

**Substantial Completion Date:**
- Original Date – December 2020
- Actual Date – TBD
## TTU – Jones AT&T Stadium East Side Finish Out

**Construction Delivery: CMR**

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**PARTNERS**
- General Contractor: Lee Lewis Construction Inc.
- Design Professional: Gensler
- CM Agent: N/A
- Tier 2 Auditor: RSM

*Item 5*
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 @ 65%
- Construction Manager At Risk (CMAR): Hill & Wilkinson @ 0%
- Artist: Waived

**Substantial Completion Date:**
Original Date – June 2020
Actual Date – TBD
**TTUHSC – Dallas Southwest Professional Building Renovation**

**Construction Delivery: CMR**

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<td>$15,500,000</td>
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</tbody>
</table>

**PARTNERS**
- General Contractor: Hill & Wilkinson
- Design Professional: Parkhill Smith and Cooper
- CM Agent: N/A
- Tier 2 Auditor: Townsend
TTUHSC El Paso – Dental Learning Center

Current Budget: $ 12,518,175

Gross Square Feet: 28,831 GSF

Team / Status:
• Design Professional: Perkins + Will @ 83%
• Construction Manager At Risk (CMAR): Sundt @ 88%
• Construction Manager Agent (CMA): N/A
• Artist: Waived

Substantial Completion Date:
Original Date – March 2019
Anticipated Date – July 2020
Actual Date – August 5, 2020
## TTUHSC El Paso – Dental Learning Center

**Construction Delivery: CMAR**

<table>
<thead>
<tr>
<th>Category</th>
<th>Total Project</th>
<th>Previous Budget</th>
<th>Current Budget</th>
<th>+/- Change</th>
<th>Notes</th>
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<td>$12,518,175</td>
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<td>Construction</td>
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<td>$12,518,175</td>
<td>$12,518,175</td>
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</tbody>
</table>

**PARTNERS**
- General Contractor: Sundt
- Design Professional: Perkins + Will
- CM Agent: Broaddus and Associates
- Tier 2 Auditor: RSM
Current Budget: $ 85,255,675

Gross Square Feet: 219,900 GSF

Team / Status:
• Design Professional: Perkins + Will @ 87%
• Construction Manager At Risk (CMAR): Sundt @ 87%
• Construction Manager Agent (CMA): Broaddus and Associates @ 97%
• Artist: Thomas Sayre / Installed Summer 2020

Substantial Completion Date:
Original Date – March 2019
Anticipated Date – August 2020
Actual Date – September 4, 2020
### TTUHSC El Paso - Medical Sciences Building II

#### Construction Delivery: CMAR

<table>
<thead>
<tr>
<th>Category</th>
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<th>(+/-) Change</th>
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<table>
<thead>
<tr>
<th>Category</th>
<th>Construction</th>
<th>Professional Services</th>
<th>FF&amp;E</th>
<th>Administrative</th>
<th>Project Contingency</th>
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<td>$64,911,087</td>
<td>$10,049,578</td>
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<td>$299,362</td>
<td>$271,872</td>
<td>$3,624,672</td>
<td>$85,255,675</td>
</tr>
</tbody>
</table>

| (+/-) Change           | $-                    | $25,000                 | $-                        | $-             | $(25,000)           | $-            | $-             |

### NOTES
- Terracon materials testing amendment.
- Terracon materials testing amendment.

### PARTNERS
- **General Contractor**: Sundt
- **Design Professional**: Perkins + Will
- **CM Agent**: Broaddus and Associates
- **Tier 2 Auditor**: RSM
Projects – In Design
TTU – Football Training Facility Renovation and Expansion

**Status:** Stage II Design

**Current Budget:** $1,757,437

**Projected Budget:** TBD

**Gross Square Feet:** 85,000 - 90,000 GSF

**Team / Status:**
- Design Professional: Gensler
- Construction Manager At Risk (CMAR): Lee Lewis Construction, Inc.
- Construction Manager Agent (CMA): TBD
- Artist: TBD

**Substantial Completion Date:**
- Original Date – TBD
- Actual Date – TBD
TTU – NRHC Ranch Life Learning Center

**Status:** Stage II Design

**Current Budget:** $712,562

**Projected Budget:** TBD

**Gross Square Feet:** 38,005 GSF

**Team / Status:**
- Design Professional: Condray Design Group
- Construction Manager At Risk (CMAR): Teinert Construction, Inc.
- Construction Manager Agent (CMA): N/A
- Artist: TBD

**Substantial Completion Date:**
- Original Date – TBD
- Actual Date – TBD
TTUS – 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
Art Budget: $236,000

Artist: Ilan Averbuch
Long Island City, NY

Title: As Far as the Eyes Can See

Status: Installed Summer 2020

Artist Statement: “As Far as the Eyes Can See” is a Cor-ten weathering steel and granite sculpture measuring 24’ x 48’ x 18’. Two colossal rings of rough-cut granite stone are placed near and parallel to each other. They are made of recycled curbstone from old cities and roads. A branch made of Cor-ten weathering steel hovers above the stone rings connecting to them at their apex forming a canopy. From a distance it is an object and an image, but as we enter the sculpture it becomes architectural and spatially engaging.

The twin stone circles suggest wheels, movement and physical motion, but can also be read metaphorically representing the circles of natural cycles. The stone rings remind us of two massive frames that offer alternating views of the surrounding landscape. The sculpture becomes a lens into and out of the campus inspired by the curiosity of inquisitive minds, asking students to look further than the limits they see before them.
TTU – The Dustin R. Womble Basketball Center

Art Budget: $281,000
Artist: Stephen Johnson
Lawrence, KS
Title: Awaiting Artist Announcement
Status: TBD
Art Budget: $ 790,000

Artist: Thomas Sayre
Raleigh, NC

Title: Between Earth and Sky

Status: Installed Summer 2020

Artist Statement: “Between Earth and Sky” sculpts 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 have sculpted berms; slicing through the berms is a curved pathway of hand-carved earthcast walls. The 23 wind activated sculptures vary in height from 16-24 feet, each with a unique pattern and hand-blown glass ball that will be lit at night. We are awaiting completion of the landscaping for final photos of the installation.