Facilities Committee
Billy Breedlove
Vice Chancellor - Facilities Planning & Construction
February 21, 2019
Authorize expenditures for the Angelo State University Mayer Museum project (DP Stage II)

Billy Breedlove
Angelo State University Campus

Johnson Street

NORTH SITE
Angelo State University Mayer Museum

Site Plan

South Elevation

Avenue N
Johnson Street
NORTH
Second Floor Plan

LEGEND

- Studio / Gallery / Event Space
- Offices / Conference Room
- Equipment/Service Rooms
- Museum Work & Archive Areas
- Storage
- Painting/Drawing Studio
- Restrooms / Circulation

Mechanical

Open Below

Open Below

Mech

Painting/Drawing Studio

Elec

Sto

Archives / Collection
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.
Project Overview

- Complete the design and contract documents for an approximate 30,948 GSF new art museum building to support the Bachelor of Arts program in Studio Art.

- The building will include:
  - Classrooms, class labs;
  - Student gallery space;
  - Faculty and staff offices; and
  - Support spaces.
  - Specialized laboratories for graphic design and ceramics programs.

- The project will also include analysis of the site utility infrastructure work required, surface parking, landscape enhancements, and public art.
## Project Budget

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Recommendation

- Approve expenditure of $851,608 for a total of $1,276,608 for the Angelo State University Mayer Museum project with an anticipated total project budget of $18,004,400; and authorize Design Professional Stage II services.
- The expenditure will be funded with Gifts (cash).
- The current total of expenditures includes the previously board authorized expenditure from Gifts ($425,000 cash).
Approve budget increase for the Experimental Sciences Building II (finish-out shell space – final GMP)

Billy Breedlove
Project Location within the building
Floor Plans – Shell Space Finish-Out

Second Floor

Third Floor

Fourth Floor
Accept the Guaranteed Maximum Price ("GMP") for construction within the Experimental Sciences Building II ("ESB II") for the finish-out of a total of 11,350 square feet of shell space, located on the second, third, and fourth floors consisting of:

- Flexible, modular high-tech interdisciplinary research laboratories;
- Principal research investigator offices;
- Staff offices;
- Core instrumentation facilities; and
- Support space.
## Project Budget

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Recommendation

- Authorize to accept the Guaranteed Maximum Price ("GMP"); increase the budget by $2,500,000 for the Experimental Sciences Building II ("ESBII") – Shell Space Finish-Out project; the total project budget will be established at $79,500,000; report the project change to the Texas Higher Education Coordinating Board; amend the Construction Manager Agent ("CMA") contract; and amend the Construction Manager at Risk ("CMR") contract.

- The increase for the finish out of shell space will be funded through the Revenue Finance System ("RFS") repaid with Institutional or Higher Education Assistance Funds ("HEAF").
Recommendation (cont.)

- The total project budget includes the previously board authorized $77,000,000 which is comprised of the RFS funding of the 84th Texas Legislature’s Regular Session authorization of Tuition Revenue Bond ($70,000,000) and the balance funded through RFS repaid by HEAF ($7,000,000).
Authorize expenditures for the Dairy Barn Renovation project (DP Stage II and CMR pre-construction services)

Billy Breedlove
Floor Plans

**LEGEND**

- Event / Catering Areas
- Offices / Conference Room
- Equipment/Service Rooms
- Museum Display Area
- Storage
- Studio / Gallery Space
- Restrooms / Circulation

**Second Floor**

- Event Space
- Storage

**First Floor**

- Conference Room
- Machine Room
- Elevator
- IT
- Elevator
- Office
- Office
- Office
- Elevator
- Studio / Gallery Area
- Museum Display Area
- Catering Area
- Storage
- Prep Area

**NORTH**
Execute Design Professional Stage II services consisting of:
- Design Development
- Construction Documents
- Construction Administration Phases
- Provide a Statement of Probable Cost; and
- Project Schedule.
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

- Complete design and contract documents for the renovation of the 8,000 GSF historic Dairy Barn structure.
- Renovate and convert the entire structure to support TTU’s collaborative learning environment with the creation of:
  - Studio / Gallery spaces;
  - Museum / Display area;
  - Event space with catering support;
  - Offices, conference room, and support spaces.
- Due to original function and date of the facility, the utility infrastructure to accomplish this initiative must be provided, i.e., mechanical, electrical, lighting, plumbing, fire suppression, security, stairs and elevator.
Project Overview (cont.)

- Building exterior requires replacement of roof; renovation of windows; new exterior doors; stucco repair; and painting of soffits and trim - all items shall reflect the historical period.
- Asbestos materials have been previously abated.
- Ingress / egress to be coordinated with newly constructed Library Mall.
- The existing silo is not a part of the renovation project.
## Project Budget

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Recommendation

- Approve expenditures of $176,657 for a total of $300,307 for the Dairy Barn Renovation project with an anticipated total project budget of $2,600,000; authorize Design Professional Stage II services; and award a Construction Manager at Risk Agreement for pre-construction services.
- The expenditures will be funded through the Revenue Finance System repaid with Gifts for half of the project budget and Institutional Funds and Higher Education Assistance Funds for the other half of the project budget.
- The current total of expenditures includes the previously board authorized expenditures from Gifts ($123,650 cash).
Texas Tech University Health Sciences Center
El Paso

Approve concept and preliminary budget for the Dental Oral Health Clinic in El Paso, TX (DP Stage I)

Billy Breedlove
Administrative Support Building II
Proposed Shell Space Finish-Out

Floor Plan

38,369 SF
Scope of Services

- Establish a preliminary budget, execute a Design Professional Agreement, and authorize Stage I services in order to move forward on the project’s vision through:
  - Programming and Schematic Design phases;
  - Statement of Probably Cost; and
  - Project Schedule.
Proposed Project Overview

- Finish-out 38,369 GSF of shell space within the Administrative Support Building II ("ASBII") consisting of:
  - A dental clinic for 130 operating stations plus support areas;
  - Sterilization area;
  - Central dispensing area(s);
  - Faculty and staff offices with support spaces;
  - Public lobby and waiting areas for adults and children;
  - Public and private restrooms;
  - Custodial spaces; and
  - Expand utilities and building systems to meet programming needs.
- Dental Clinic equipment to be installed with the intent to be relocated at a later date.
### Project Budget

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<th>Amount</th>
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**Total** $ 689,473
Recommendation

- Authorize to establish a preliminary budget of $689,473 to provide planning and design services for the Dental Oral Health Clinic project, in El Paso, TX, with an anticipated project budget of $30,500,000; award the Design Professional Agreement; and authorize Stage I services.

- The preliminary budget will be funded with a combination of TTUHSC El Paso’s Institutional Funds and Higher Education Assistance Fund (“HEAF”) funds.
Approve amendment to a lease agreement in El Paso

Dr. Richard Lange
Paul L. Foster School of Medicine

Southeast view of Building

Subway Restaurant Lease Space

Courtyard
Recommendation

- Authorize the president to negotiate and execute an amendment to a lease agreement between Texas Tech University Health Sciences Center at El Paso (“TTUHSC El Paso”) and Subway Real Estate Limited Liability Corporation (“Subway”) to extend the term for an additional ten years.

- The lease extension will begin July 1, 2019 and remains in effect through June 30, 2029 to include a non-exclusivity clause.
Report on Facilities Planning and Construction projects
(project data as of 02/04/19)

Billy Breedlove
ASU – Food Service Center Renovation

Current Budget: $ 8,600,000

Gross Square Feet: 27,900 GSF

Team / Status:
- Design Professional (DP): idGROUP, LLC
- Construction Manager at Risk (CMR): Western Builders of Amarillo @ 4%
- Construction Manager Agent (CMA): Waived
- Artist: Waived

Substantial Completion Date:
Original Date – August 2019
Actual Date – TBD
## ASU – Food Service Center Renovation

### Construction Delivery: CMR

|                  | BOR Appr (Planning) | BOR Appr (Full) | Previous Budget  | Current Budget | +/- Change
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### PARTNERS

- General Contractor: Western Builders of Amarillo
- Design Professional: idGROUP, LLC
- CM Agent (PM Assist): N/A
- Tier 2 Auditor: N/A

1. e-Builder 12/13/2018
2. e-Builder (Project Management Software)
Current Budget: $ 23,000,000

Gross Square Feet: 50,728 GSF

Team / Status:
- Design Professional: BRW Architects @ 87%
- Construction Manager at Risk (CMR): Teinert Commercial Building Services, Inc. @ 68%
- Construction Manager Agent (CMA): Parkhill, Smith & Cooper, Inc. @ 85%
- Artist: RDG Studio / March 2019 Installation

Substantial Completion Date:
Original Date – December 2018
Amended Date - March 2019
Actual Date – TBD
## TTU – Talkington College of Visual & Performing Arts Theatre & Dance Complex

### Construction Delivery: CMR

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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

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① e-Builder 11/26/2018
② e-Builder (Project Management Software)
Current Budget: $ 77,000,000

Gross Square Feet: 117,800 GSF

Team / Status:
- Design Professional: TreanorHL @ 91%
- Construction Manager at Risk (CMR): Flintco, LLC @ 80%
- Construction Manager Agent (CMA): Project Control of Texas, Inc. @ 73%
- Artist: Lead Pencil Studio / June 2019 Installation

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

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**CATEGORY**

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**NOTES**

- Extend CMA Contract an additional 9 months
- Extend CMA Contract an additional 9 months

**PARTNERS**

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

- e-Builder 11/26/2018
- e-Builder (Project Management Software)
Current Budget: $ 29,500,000

Gross Square Feet: 58,630 GSF

Team / Status:
• Design Professional:
  Populous, Inc. @ 72%
• Construction Manager at Risk (CMR):
  Lee Lewis Construction, Inc. @ 0%
• Construction Manager at Agent (CMA):
  Waived
• Artist:
  RFQ posted on February 11, 2019

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

### Construction Delivery: CMR

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<th>BOR Appr (Planning)</th>
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<th>Previous Budget</th>
<th>Current Budget</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 12/13/2018
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 @ 79%

- **Construction Manager at Risk (CMR):**
  Teinert Comm Building Serv, Inc. @ 2%

- **Construction Manager at Agent (CMA):**
  N/A

- **Artist:**
  Contract Routing

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

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#### CATEGORY

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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

### NOTES

- e-Builder 12/13/2018
- e-Builder (Project Management Software)
Current Budget: $ 3,500,000

Gross Square Feet: 115,500 GSF

Team / Status:
- Design Professional: Parkhill Smith and Cooper @ 51%
- Construction Manager at Risk (CMR): Teinert Commercial Contractors @ 3%
- Construction Manager Agent (CMA): N/A
- Artist: Waived

Substantial Completion Date:
Original Date – July 2019
Actual Date – TBD
### Construction Delivery: CMR

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### PARTNERS
- **General Contractor**: Teinert Commercial Building Services, Inc.
- **Design Professional**: Parkhill, Smith & Cooper, Inc.
- **CM Agent (PM Assist)**: N/A
- **Tier 2 Auditor**: N/A

---

1. e-Builder 12/13/2018
2. e-Builder (Project Management Software)
TTU – Weeks Hall
Asbestos Abatement and Demolition

Current Budget: $ 24,500,000

Gross Square Feet: 67,234 GSF

Team / Status:
• Design Professional:
  Dekker/Perich/Sabatini @ 68%

• Construction Manager at Risk (CMR):
  Lee Lewis Construction, Inc. @ 3%

• Artist:
  Artist Interviews on March 28, 2019

Substantial Completion Date:
Original Date – May 2020

Actual Date – TBD
### TTU – Weeks Hall
Asbestos Abatement and Demolition

**Construction Delivery: CMR**

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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 12/13/2018
2. e-Builder (Project Management Software)
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 @ 93%
- **Construction Manager at Risk (CMR)**: Hill & Wilkinson General Contractors @ 67%
- **Construction Manager Agent (CMA)**: Hill International @ 77%
- **Artist**: Interior Art: Adam Frank – March 2019
  Exterior Art: James Surls – March 2019

**Substantial Completion Date**:
- Original Date – March 2019
- Amended Date – June 2019
- Actual Date – TBD
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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 11/26/2018
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. @ 79%
- **Construction Manager at Risk (CMR):**
  Flintco, LLC @ 98.75%
- **Construction Manager Agent (CMA):**
  Adams Management Services @ 97%
- **Artist:**
  Albert Paley / Installed August 2018

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

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### PARTNERS
- **General Contractor**: Flintco, LLC
- **Design Professional**: FKP Architects, Inc.
- **CM Agent**: Adams Management
- **Tier 2 Auditor**: CBIZ

➊ e-Builder 11/26/2018
➋ 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 @ 86%
- Construction Manager at Risk (CMR): Sundt @ 53%
- Construction Manager Agent (CMA): Broaddus and Associates @ 79%
- Artist: Thomas Sayre / July 2019 Installation

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

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<th>BOR Appr (Planning)</th>
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<th>+/(-) Change</th>
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### BUDGET

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### PARTNERS

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<td>Tier 2 Auditor</td>
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1. e-Builder 11/26/2018
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 @ 70%
- Construction Manager at Risk (CMR): Sundt @ 0%
- Construction Manager Agent (CMA): Broaddus and Associates @ 0%
- Artist: Waived

Substantial Completion Date:
Original Date – August 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. e-Builder 12/13/2018
2. e-Builder (Project Management Software)
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
Status of Public Art
Art Budget: $253,000

Artist: Owen Morrel
Miami, FL

Title: Cube-i

Status: Installed November 2018

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: Confluence

Status: January 2019 Installation

Artist Statement: “Confluence” will be composed of two granite sculpture elements and six sculptural benches. The artist wants to enhance 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: March 2019 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: $220,000

Artist: RDG Studio
Des Moines, IA

Title: Awaiting Artist Announcement

Status: March 2019 Installation

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:** $67,000

**Artist:**
Peter Mangan  
Blanco, TX  

**Title:** Awaiting Artist Announcement  

**Status:** March 2019 Installation  

**Artist Statement:** The selected design is for a 20' tall sculpture made of steel and fused glass. The sculpture represents a red-tailed hawk and will be placed within the ecogarden landscape planned for the Museum’s entry; the base of the sculpture was created to mimic the unique shape of the Museum’s building. The abstracted bird sculpture has a wingspan of 10’, double that of a real red tail hawk, and the colors of the interior fused glass pieces will be like the actual bird’s feather coloring. The 136 pieces will also subtly move and shimmer, activated by the Lubbock winds. The piece will be lit at night with LED solar lighting.
Art Budget: $ 754,000

Artist: Lead Pencil Studio
Seattle, WA

Title: Awaiting Artist Announcement

Status: June 2019 Installation

Artist Statement: The proposed design is for a 35’ tall by 35’ foot long by 7’ wide sculptural installation created using cross-welded wire. The sculpture resembles “architecture in reverse” by taking the negative space that we normally don’t see and turning it into art, directing viewers to a new way of seeing. Their proposal was inspired by the intertwined relationship between human imagination and rational thinking that takes place in the experimental sciences. The structure will create a sense of place and provoke dialogue by creating indefinite ends rather than asserting conclusions. The artists will work with TTU to create a site-specific work that also engages with the architecture and history of the campus. LED lighting will give the piece a subtle glow at night, while the unique material will create interesting shadows throughout the day.
Art Budget: $300,000
Artist: Adam Frank
   New York, NY
Title: Pulse
Status: March 2019 Installation

**Artist Statement:** The proposed design, tentatively titled *Pulse*, is for an 11-foot-tall, 8-foot-wide LED screen that features an accurate simulation of the human circulatory system in the visual style of an MRI in the lobby of the University Center. As people enter the building, the heartbeat quickens. The more building occupants, the faster the beats and the blood flow. As people leave, the heart begins to slow and eventually settles to an average sleeping rate overnight. Each member of the TTUHSC community help to drive the heartbeat equally. *Pulse* will activate the lobby with an anatomically accurate MRI of the beating heart of the Health Sciences Center. This piece will help set the tone for campus visitors as an innovative and vibrant medical center.
Art Budget: $ 530,500

Artist: James Surls
Carbondale, CO

Title: Complete Fragment

Status: March 2019 Installation

Artist Statement: The proposed design, titled Complete Fragment, is for three bronze and stainless-steel sculptures, one 8’x 9’x 10’, another 9.5’x 8’x 11’, and the third 11’x 12’x 18’ in size. Each sculpture represents the origin of life through the depiction of molecules, as well as growth as represented by flowers. The three separate pieces are meant to create one whole piece, allowing the viewer to stand in the middle of the site and view a sculpture from any angle. Each sculpture has its own life, yet the power is that each is a part of the whole, representative of the connecting tissue of the human endeavor. These sculptures will be part of a landscaped park space where visitors can sit and find calm and healing, a respite from the busy life inside the buildings.
Art Budget: $ 790,000

Artist: Thomas Sayre
Raleigh, NC

Title: Between Earth and Sky

Status: July 2019 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.