Facilities Committee
Billy Breedlove
Vice Chancellor - Facilities Planning & Construction
October 16, 2020
Texas Tech University

Approve total project budget for the J. T. and Margaret Talkington College of Visual and Performing Arts Theatre & Dance Complex Phase II Renovation project and accept CMAR’s GMP

Billy Breedlove
TCVPA Theatre and Dance Complex Phase II Renovation - Charles E. Maedgen, Jr. Theatre
Floor Plans

**Legend**

- Red: New Construction
- Blue: Renovation
- Green: Maedgen Theatre Renovation

Basement Floor Plan

First Floor Plan

Second Floor Plan
Concept Renderings
Concept Renderings
The project focus is to address and resolve current Maedgen Theatre inadequacies relative to poor acoustics, audience sight lines, production inefficiencies, and overall program needs. Therefore, the project includes both renovation and new construction as follows:

- Demolish 6,847 GSF of the west building;
- Rebuild 7,744 GSF on the First Floor;
- Construct an 8,535 GSF Second Floor; and
- Renovate 19,804 GSF of the remaining existing space.
Renovations of the existing basement space include:
- Props lab;
- Orchestra pit and trap room;
- Lighting storage room, workroom; and
- Circulation / service spaces.

Renovations within the existing first floor include:
- Maedgen Theatre (lobby, back-of-house, house proper, catwalks and performance areas);
- Workroom / projection lab; and the
- Paint shop.
New construction area will provide:
- Metal shop and props lab;
- Backstage crossover for actors with dressing rooms and green room;
- Costume lab, fitting rooms, dye and laundry rooms, restrooms;
- Four office spaces for teaching staff; and
- Second floor for the relocation of the Dean’s Suite from Holden Hall.

Rear projection mezzanine area created within the 2-story space to accommodate:
- Back-of-house projection and lighting technology equipment;
- Teaching lab; and
- Storage area for the theatre.
Project Overview (cont.)

- If the project budget allows, consideration will be given to:
  - Additional lighting equipment; and
  - Localized stone and masonry restoration and repairs.
## Project Budget

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

- Authorize the acceptance of the Guaranteed Maximum Price ("GMP") for construction of the J.T. and Margaret Talkington College of Visual and Performing Arts Theatre & Dance Phase II Renovation project; increase the budget by $17,712,584 for a total project budget of $20,000,000; and amend the Construction Manager At Risk ("CMAR") Agreement.

- The total project budget, including the previously board authorized $2,287,416 expenditures, will be funded through the Revenue Finance System ("RFS") repaid with Gift funds and Texas Research Incentive Program ("TRIP") matching funds.
Authorize expenditures to the Museum East Wing Addition project for DP Stage II services.

Billy Breedlove
Aerial View
Proposed Floor Plans

**Basement Floor Plan - 6,167 GSF**
- Collection Storage
- Collection Research
- Receiving Room
- New Elevator

**First Floor Plan – 6,210 GSF**
- Public Gallery
- Stairs and Egress
- New Elevator

**Second Floor Plan – 6,346 GSF**
- Exhibition Lab
- Heritage Chair and Coordinator Offices
- Conference / Meeting Room
- Research
- Computer Lab
- Storage
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**

- **Project** will construct an approximate 18,300 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 movable walls and gallery 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

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

- Approve expenditures of $809,383 for a total of $1,142,417 for the Museum East Wing Addition project, with an anticipated project budget of $12,000,000; and authorize Design Professional Stage II services.
- The new authorized expenditures include the previously board authorized expenditures ($333,034) 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 the Renovation of the Southwest Professional Building located in Dallas, TX and accept the CMAR’s GMP.

*Billy Breedlove*
Seventh Floor

**Legend**
- Classroom
- Offices
- Equipment/AV Service Rooms
- Computer Lab
- Storage
- Student Commons/Study Rooms
- Restrooms/Circulation
- Breakroom
The approximate 63,000 GSF, seven-story, concrete structure was constructed in the mid-1980’s. The building was designated as a high-rise classification under the old Uniform Building Code, and current International Building Code. The structure consists of:

- Floors B – 5 (partial 5): Open concrete structure parking garage; and
- Floors 4 – 7: Conditioned occupied space.

Scope of work includes, but is not limited to:

- Building envelope remediations;
- Site work modifications; and
Project Overview (cont.)

- Interior renovations to the Seventh Floor for School of Pharmacy and School of Nursing:
  - Addition of one 80-seat TechLink equipped large classroom;
  - Three 60-seat TechLink equipped classrooms;
  - Fifteen faculty/staff offices;
  - Adjunct faculty workstations;
  - Workroom and break room;
  - Student commons with break-out collaborative study spaces;
  - One 14-seat conference room with integrated A/V technology;
  - New public restrooms; storage; support spaces; and
  - Hazardous materials mitigations.
Project Overview (cont.)

- Construction of a third fire stair enclosure from the 7th floor-to-grade to provide additional, required clear width for life/safety means of egress code compliance. This stair addition was required due to change of occupancy type (building original occupancy designation was Business only; now, with Classrooms added, it becomes mixed occupancy Assembly + Business).
- The Seventh Floor interior renovations total 17,700 GSF.
# Project Budget

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

- Authorize the acceptance of the Guaranteed Maximum Price ("GMP") for the Renovation of the Southwest Professional Building located in Dallas, TX project; increase the budget by $14,029,287 for a total project budget of $15,500,000; report the project to the Texas Higher Education Coordinating Board ("THECB"); and amend the Construction Manager At Risk ("CMAR") Agreement.

- The total project budget will be funded with Higher Education Funds ("HEF") (cash).
Report on Facilities Planning and Construction projects
(project data as of (09/23/2020)

Billy Breedlove
COVID-19 Project Impacts

Positive COVID Cases*

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<td>Womble Basketball Center</td>
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<td>School of Veterinary Medicine</td>
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* Number of Cases Since March 2020

Known Delays Due to COVID

- Elevator and components
- Stainless steel products
- Flooring shipments and installation
- Material/labor shortages for fabrication & installation of specialty equipment
- Dow factory shut down – all Dow sealant
- Furniture, Fixtures, and Equipment
- Architectural Stone
- Brick pavers
- Mechanical, Electrical and Plumbing equipment delays
- Folding panel partitions
- AV equipment
- COVID travel restrictions
- Quarantine meant loss of entire crews due to COVID and some project shut-downs
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 @ 87%
- 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
# TTUHSC El Paso – Dental Learning Center

## Construction Delivery: CMAR

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## PARTNERS

- General Contractor: Sundt
- Design Professional: Perkins + Will
- CM Agent: Broaddus and Associates
- Tier 2 Auditor: RSM
TTUHSC El Paso - Medical Sciences Building II

**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 @ 96%
- **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

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- **Amend CMA’s contract to extend services through mid-October 2020.**
- **Artist to travel to El Paso**

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

Current Budget: $3,539,061

Gross Square Feet: 8,000 GSF

Team / Status:
• Design Professional: Condray Design Group @ 97%
• Construction Manager At Risk (CMAR): Teinert Construction. @ 67%
• Artist: Waived

Substantial Completion Date:
Original Date – August 2020
Actual Date – September 2020
Second Floor – Feed Storage Transitioned to Event Space
## TTU – Dairy Barn Renovation

### Construction Delivery: CMAR

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### PARTNERS
- General Contractor: Teinert Construction
- Design Professional: Condray Design Group
- CM Agent (PM Assist): N/A
- Tier 2 Auditor: Waived
ASU – Angelo State University Mayer Museum

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

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

**Team / Status:**
- Design Professional (DP):
  KFW Architects @ 95%
- Construction Manager At Risk (CMAR):
  Western Builders of Amarillo @ 76%
- 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
**TTU – Weeks Hall Renovation**

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

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

**Team / Status:**
- **Design Professional:** Dekker/Perich/Sabatini @ 94%
- **Construction Manager At Risk (CMAR):** Lee Lewis Construction, Inc. @ 84%
- **Artist:** Ilan Averbuch / Installed Summer 2020

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

#### Construction Delivery: CMAR

<table>
<thead>
<tr>
<th>BUDGET</th>
<th>$24,500,000</th>
<th></th>
<th></th>
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<tbody>
<tr>
<td>CATEGORY</td>
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<td>$24,500,000</td>
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</tr>
</tbody>
</table>

#### PARTNERS
- General Contractor: Lee Lewis Construction, Inc.
- Design Professional: Dekker/Perich/Sabatini
- CM-Agent (PMAssist): Waived
- Tier 2 Auditor: Townsend
TTU – School of Veterinary Medicine

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

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

**Team / Status:**
- Design Professional: Kirksey Architecture @ 69%
- Construction Manager At Risk (CMAR): Western Builders of Amarillo @ 25%
- Construction Manager Agent (CMA): Project Control @ 27%
- Artist: Waived

**Substantial Completion Date:**
- Original Date – October 2021
- Actual Date – TBD
TTU – School of Veterinary Medicine
## Construction Delivery: CMAR

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<thead>
<tr>
<th>CATEGORY</th>
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<th>Mariposa Station</th>
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<tr>
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### Construction

| 1/2020 | 185,200 GSF |
| 2/2020 | 24,800 GSF |

| BUDGET | $15,000,000 |

### Professional Services

| 1/2020 | 185,200 GSF |

| BUDGET | $6,923,175 |

### FF&E

| 1/2020 | 24,800 GSF |

| BUDGET | $6,923,175 |

### Administrative

| 1/2020 | 24,800 GSF |

| BUDGET | $181,512 |

### Project Contingency

| 1/2020 | 185,200 GSF |

| BUDGET | $1,523,180 |

### Regents' Rules

| 1/2020 | 24,800 GSF |

| BUDGET | $2,129,375 |

### TOTAL

| 1/2020 | 185,200 GSF |

| BUDGET | $105,000,000 |

### Notes

Transfer from HQ equipment budget line to Owner’s Contingency in Mariposa to help with garage.

### PARTNERS

- **General Contractor**: Western Builders of Amarillo
- **Design Professional**: Kirksey Architecture
- **CM Agent (PM Assist)**: Project Control
- **Tier 2 Auditor**: CBIZ
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. @ 68%
- **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

### Construction Delivery: CMAR

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<tr>
<th>Category</th>
<th>Total Project 12/2018</th>
<th>Previous Budget 8/2020</th>
<th>Current Budget 9/22/2020</th>
<th>+/- Change D-C</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
TTU – USDA Cotton Classing Laboratory

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

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

**Team:**
- **Design Professional:** Fanning, Fanning and Associates
- **Construction Manager At Risk (CMAR):** Lee Lewis Construction, Inc. @10%
- **FP&C Team**
- **Artist:** N/A

**Substantial Completion Date:**
- Original Date – June 2021
- Actual Date – TBD
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 @ 73%
- Construction Manager At Risk (CMAR): Lee Lewis Construction, Inc. @ 22%
- 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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<th>CATEGORY</th>
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<th>Current Budget</th>
<th>+/- Change</th>
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<tr>
<td><strong>BOR Appr (Full)</strong></td>
<td>B</td>
<td>C</td>
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<tr>
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### PARTNERS
- General Contractor: Lee Lewis Construction Inc.
- Design Professional: Gensler
- CM Agent: N/A
- Tier 2 Auditor: RSM
TTUHSC El Paso – Dental Oral Health Clinic

**Current Budget:** $25,000,000

**Gross Square Feet:** 40,562 GSF

**Team / Status:**
- **Design Professional:** Brown Reynolds Watford Architects @ 77%
- **Construction Manager At Risk (CMAR):** Hensel Phelps @ 17%
- **On Site Project Management / Construction Observation by TTUHSC-EP**
- **Artist:** Waived

**Substantial Completion Date:**
- Original Date – April 2021
- Actual Date – TBD
## TTUHSC El Paso – Dental Oral Health Clinic

### Construction Delivery: CMR

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<tr>
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<th>Current Budget, 9/22/2020</th>
<th>+/- Change</th>
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<tr>
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<td>8/2020 40,562 GSF</td>
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<td>$ 25,000,000</td>
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### PARTNERS
- General Contractor: Hensel Phelps
- Design Professional: Brown Reynolds Watford Architects, Inc.
- On Site Project Management / Construction Observation by TTUHSC-EP
- Tier 2 Auditor: CBIZ
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
TTUHSC – School of Health Professions Physician Assistant Building on Midland College Campus

**Status:** Stage II Design

**Current Budget:** $ 3,157,748

**Projected Budget:** $ 30,000,000

**Gross Square Feet:** 34,505 GSF

**Team / Status:**
- Design Professional: Parkhill Smith and Cooper
- Construction Manager at Risk (CMR): Adolfson & Peterson Construction
- Construction Manager Agent (CMA): TBD
- Public Art / Landscape Enhancements: Waived

**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
TTU – Weeks Hall Renovation

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

<table>
<thead>
<tr>
<th><strong>Art Budget:</strong></th>
<th>$ 281,000</th>
</tr>
</thead>
</table>
| **Artist:**    | Stephen Johnson  
                 Lawrence, KS |
| **Title:**     | Awaiting Artist Announcement |
| **Status:**    | Summer 2021 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:** 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.