



TEXAS TECH UNIVERSITY SYSTEM™



Facilities Committee

Michael S. Molina

Vice Chancellor - Facilities Planning & Construction

August 7, 2014

Angelo State University

Approve renaming Varsity Drive

Dr. Brian May



Item 1



Phil George Drive



Angelo State University

Acknowledge the Campus Condition Index
Report and submission to the THECB

Michael S. Molina

ASU – Campus Condition Index Report

Deferred Maintenance				
Critical	Deferred	Planned	Adaptation	Total
\$ 18,853	\$ 1,225,000	\$ 13,744,918	\$ 1,423,797	\$ 16,412,568

	2012	2013
Educational and General Campus Condition Index Value (EGCCIV)	0.20%	0.0000%
Institution-Wide Campus Condition Index Value (WCCIV)	0.20%	0.1644%

Texas Tech University

Acknowledge the Campus Condition Index
Report and submission to the THECB

Michael S. Molina

TTU – Campus Condition Index Report

Deferred Maintenance				
Critical	Deferred	Planned	Adaptation	Total
\$ -	\$ 61,534	\$ 38,225,810	\$ 37,449,092	\$ 75,736,436

	2012	2013
Educational and General Campus Condition Index Value (EGCCIV)	0.00%	0.0020%
Institution-Wide Campus Condition Index Value (WCCIV)	0.40%	0.0018%

Texas Tech University Health Sciences Center

Acknowledge the Campus Condition Index
Report and submission to the THECB

Michael S. Molina

TTUHSC – Campus Condition Index Report

Deferred Maintenance				
Critical	Deferred	Planned	Adaptation	Total
\$ -	\$ 2,631,166	\$ 27,854,993	\$ 11,587,840	\$ 42,073,999

	2012	2013
Educational and General Campus Condition Index Value (EGCCIV)	0.00%	0.1075%
Institution-Wide Campus Condition Index Value (WCCIV)	0.00%	0.2014%

Texas Tech University

Approve Phase II and budget increase to the Campus Beautification Initiative

Michael S. Molina

Item 3



URBANOVSKY PARK
CAMPUS BEAUTIFICATION
PHASE 2

- Landscape
- Athletic Zones
- Structure
- Seating/BBQ
- Sidewalk
- Pond
- Jogging Path
- Pedestrian Gate

Scope of Work

- Provide enhancements to Urbanovsky Park and the surrounding recreation fields by:
 - Constructing a new jogging trail
 - New basketball and volleyball courts
 - Pavilion with BBQ grilling area
 - Picnic areas with seating
- Enhanced area lighting and landscaping
- Constant level aerated pond with a new water well and associated infrastructure

Total Project Budget

Project Budgets	Phase I	Phase II
	\$ 2,500,000	\$ 2,450,000
Construction	\$ 1,867,624	\$ 2,127,000
Professional Services	\$ 412,626	\$ 212,700
FF&E	\$ 0	\$ 0
Administrative Cost	\$ 21,000	\$ 6,500
BOR Direct Fees	\$ 148,750	\$ 93,070
Contingency	\$ 50,000	\$ 10,730

Schedule

	<u>Phase I</u>	<u>Phase II</u>
➤ Start Construction	April 2014	September 2014
➤ Substantial Completion	February 2015	TBD
➤ Final Completion	March 2015	Spring 2015

Recommendation

- Authorize to proceed with the Campus Beautification Initiative – Phase II scope of work to provide enhancements to Urbanovsky Park and surrounding recreational fields; increase the project budget by \$2,450,000 for a total budget of \$4,950,000; complete the contract documents; report project to the Texas Higher Education Coordinating Board; and amend the construction contract.
- The project will be funded with donations and the remaining balance will be funded with auxiliary and institutional funds.

Texas Tech University

Approve a Ground Lease with Right of Access and Use of Texas Tech University Land

Michael S. Molina



EXISTING GUYED TOWER TO THE SOUTH

PROPOSED 80' MONOPOLE

PROPOSED CRUSHED STONE ACCESS DRIVE

PROPOSED SCREEN WALL TO MATCH TYPICAL CAMPUS DRIVEN WITH STONE CAP WROUGHT IRON GATE

Photographic Image of Proposed Mono Pole

Scope of Ground Lease

- Ground Lease, including Right of Access and Use
 - New Cingular Wireless PCS, LLC
 - Installation of an unmanned telecommunication facility
 - Improved wireless service to the Texas Tech campus and area
- Three tracts totaling 0.1559 acres
 - Tract 1 = 0.0574 acre tract (2,500 SF) for the Tower Site
 - Tracts 2 & 3 = 0.0985 acres for right of access and use for utility connections and access to the Tower Site

Scope of Ground Lease

➤ Lease Terms

- Initial five-year period (September 1, 2014 – August 31, 2019); plus 2 - 5 year automatic renewal periods
- Rent at \$18,000 per year during Initial Term
- Rent increase during each Renewal Term to \$21,000 per year to \$24,000 per year, respectively
- TTU has right to cancel the Lease after the Initial Term with at least one (1) year's prior notice
- Lessee will have right to cancel at any time with 60 days' prior notice
- Early termination fee = twelve months rent; payable by terminating party

Recommendation

- Authorize to negotiate a ground lease ("Lease") for 0.0574 acres of Texas Tech University ("TTU") land ("Site") to New Cingular Wireless PCS, LLC ("New Cingular"), a Delaware limited liability company, for construction of an unmanned telecommunication facility ("Tower");
- Right of access and use granted within the Lease of 0.0985 acres of TTU land to New Cingular to allow for utility connections and access to the Tower Site during the term of the Lease; and
- Authorize the Office of Facilities Planning and Construction to coordinate the Tower's location, plans, and construction.

Texas Tech University System

Approve draft of TTU / TTUHSC Lubbock Campus Master Plan Update

Michael S. Molina

Master Plan Overview



Strategic Plan Priorities:

- Priority 1: Increase Enrollment and Promote Student Success
- Priority 2: Strengthen Academic Quality and Reputation
- Priority 3: Expand & Enhance Research & Creative Scholarships
- Priority 4: Further Outreach & Engagement
- Priority 5: Increase and Maximize Resources

Master Plan Overview (cont.)

- Planning Committee Members:
 - TTU / TTUHSC / TTUSA – 22
 - Advisory – 7 (City of Lubbock / TxDOT / Business Community Leaders)
- Core Planning Principles:
 - Principle 1: Enrollment Growth
 - Principle 2: Strengthen the Academic Core
 - Principle 3: Enhance Campus Identity and Sense of Place
 - Principle 4: Position Land Endowment Parcels for Strategic Initiatives
 - Principle 5: Open Space
 - Principle 6: Strengthen Campus Circulation and Connectivity

TTU Strategic Plan – Key Points

- Enhance Student Success – Increase Retention & Graduation Rates
- Advance Tier One Status
 - National Research University Fund (NRUF) – certified
 - Community Engaged University
 - Carnegie Foundation for the Advancement of Education (2016 Goal – Very High Research)
 - Improve National Science Foundation (NSF) Ranking
 - Association of American Universities (AAU) – Phase I & II Performance
- Strategies to Promote and Encourage a Diverse & Multicultural Environment

TTUHSC Strategic Plan – Key Points

- Foster the Development of Competent Healthcare Professionals and Biomedical Researchers
- Recruit, Develop, and Retain Outstanding Employees
- Advance Knowledge and Healthcare Practice Through Innovative Research and Scholarship
- Emphasis on Leadership Roles in Community
 - Medical Services
 - Educate the Public on Health-Related Issues
 - Advocacy Role in Promoting Healthier Environment
- Commitment to Institutional Effectiveness

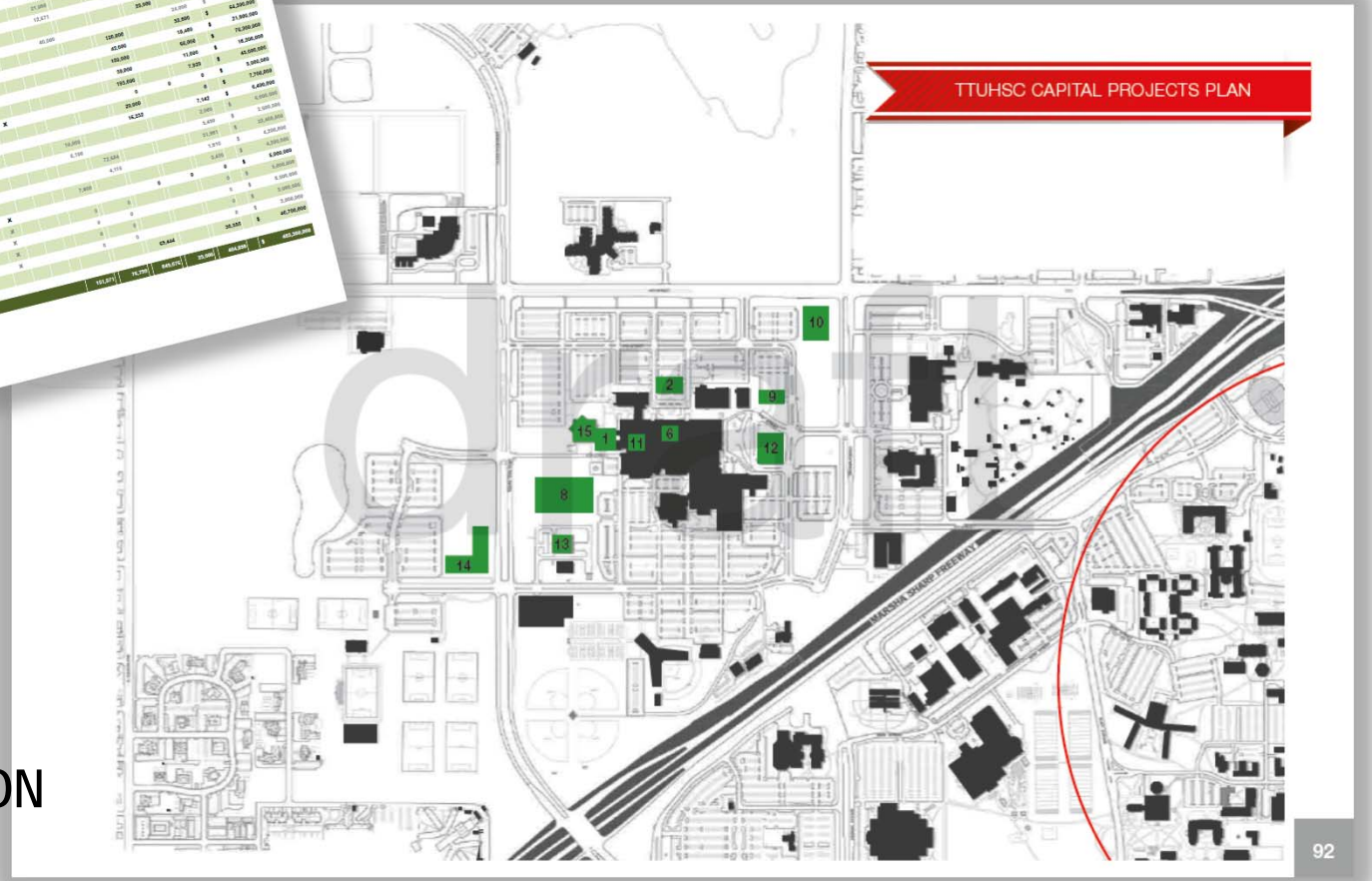


CAPITAL PROJECTS PLAN
Texas Tech University
May 16, 2014

Priority	Project Title	PROJECT TYPE					SQUARE FOOTAGE			Total Project Cost
		Classroom	Library	Student Center	Other Academic	Other	Classroom	Library	Other	
1	Research Building (R&B)	X					150,000	150,000	97,000	\$ 27,700,000
2	College of Engineering Expansion/Restoration (Phase I) (EN & Quaker)		X	X			41,000	75,000	64,127	\$ 20,500,000
3	Research & Technology Park - Phase I (EN & Quaker)		X	X			43,832	75,000	64,127	\$ 20,500,000
4	Engineering & Materials Research Center Restoration (Former Mass Communication Building)		X	X			21,422	75,000	64,127	\$ 20,500,000
5	University College Building Research Facility & Greenhouse/Headhouse		X	X				75,000	64,127	\$ 20,500,000
6	Plant & Soil Sciences Building		X	X				75,000	64,127	\$ 20,500,000
7	Stamps/McMurry Residence Halls Renovation				X					\$ 4,000,000
8	Reynolds Hall Abatement and Renovation				X					\$ 3,700,000
9	Library Life Safety Upgrade		X	X						\$ 15,000,000
10	Minors Life Safety Upgrade		X	X						\$ 15,000,000
11	Doak Hall Renovation and Life Safety Upgrade		X	X						\$ 15,000,000
12	Agricultural Experiment Station Renovation		X	X						\$ 15,000,000
13	Library Infrastructure Upgrade Phase II		X	X						\$ 15,000,000
14	Library Infrastructure Upgrade Phase I		X	X						\$ 15,000,000
15	Library Infrastructure Upgrade Phase III		X	X						\$ 15,000,000
16	Library Infrastructure Upgrade Phase IV		X	X						\$ 15,000,000
17	Library Infrastructure Upgrade Phase V		X	X						\$ 15,000,000
18	Library Infrastructure Upgrade Phase VI		X	X						\$ 15,000,000
19	Library Infrastructure Upgrade Phase VII		X	X						\$ 15,000,000
20	Library Infrastructure Upgrade Phase VIII		X	X						\$ 15,000,000
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22	Library Infrastructure Upgrade Phase X		X	X						\$ 15,000,000
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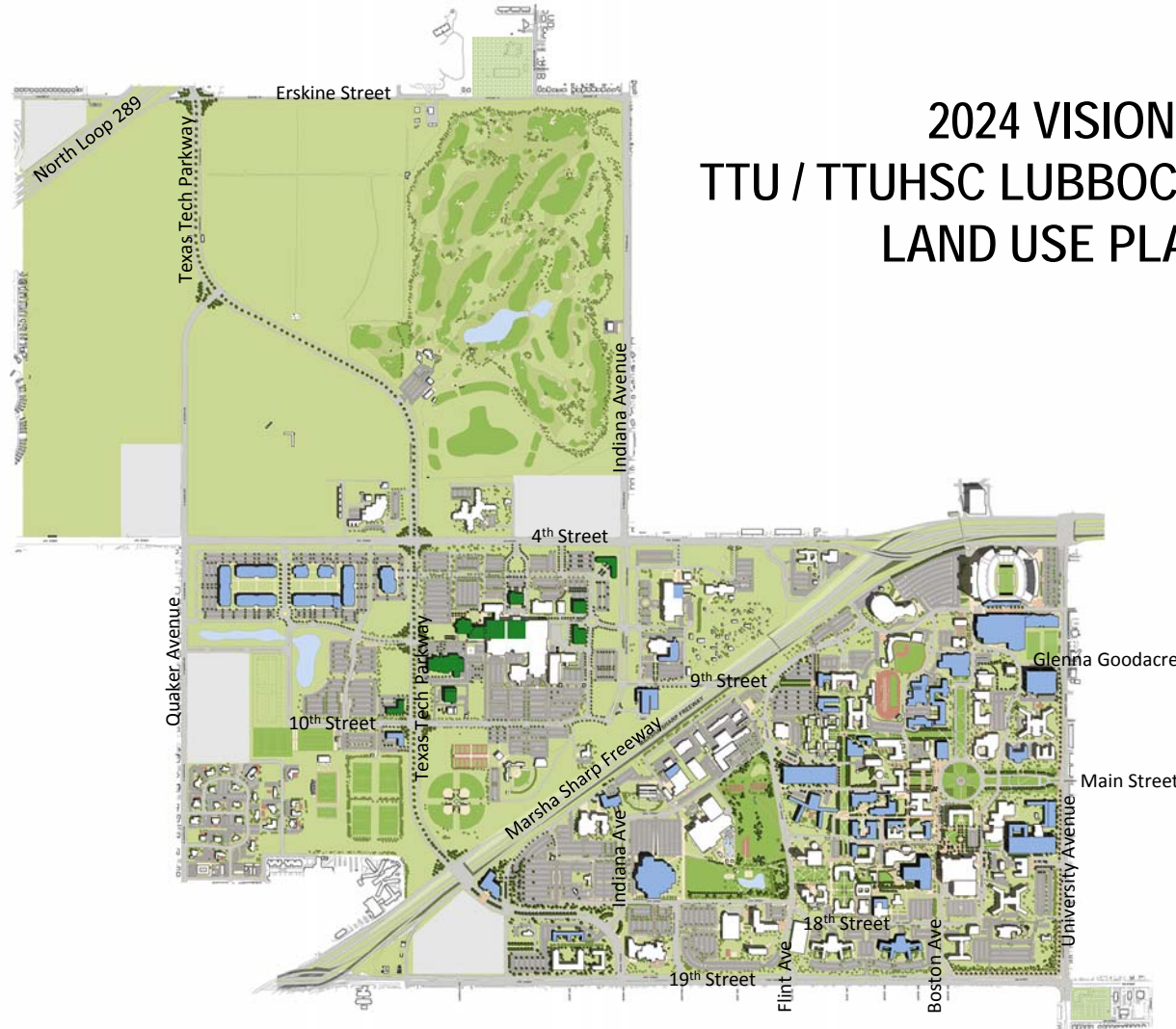
CAPITAL PROJECTS PLAN
Texas Tech University Health Sciences Center
May 16, 2014

Priority	Project Name	PROJECT TYPE				TOTAL FUNDING				TOTAL PROJECT COST
		General Fund	State	Federal	Other	General Fund	State	Federal	Other	
1	Liberal Studies Expansion	X				100,000				100,000
2	Liberal Studies Education, Research & Technology Building	X				100,000				100,000
3	Preventive Basic Academic Facility		X				100,000			100,000
4	Southwest Pharmacy Clinical Simulation Center		X				100,000			100,000
5	Southwest Pharmacy Academic Building		X				100,000			100,000
6	Adkins School of Pharmacy Academic Building		X				100,000			100,000
7	Adkins Family Studentization and Research Renovations		X				100,000			100,000
8	Adkins Family Studentization		X				100,000			100,000
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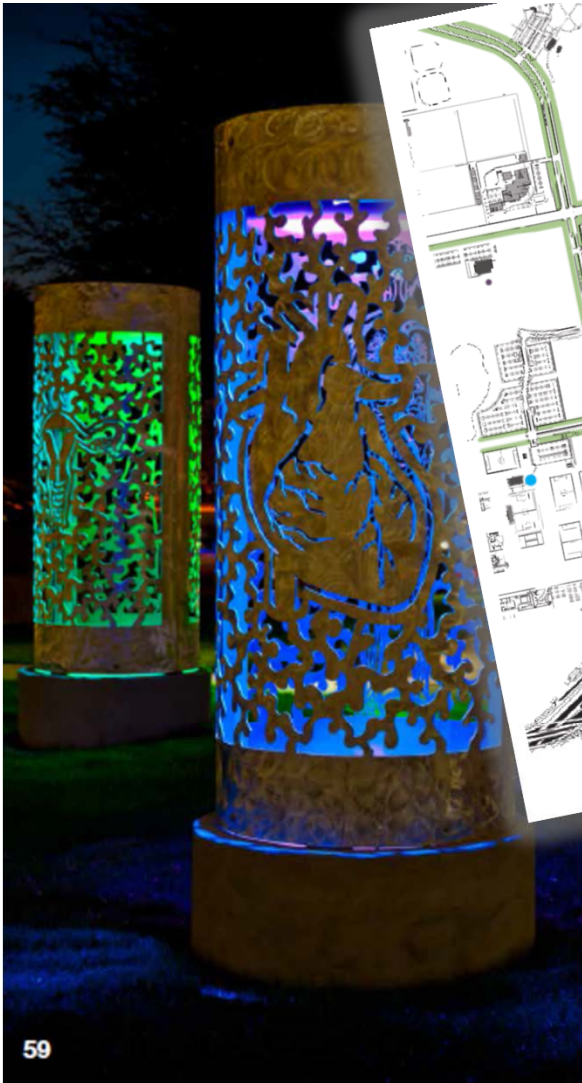


MP1 / LAND UTILIZATION

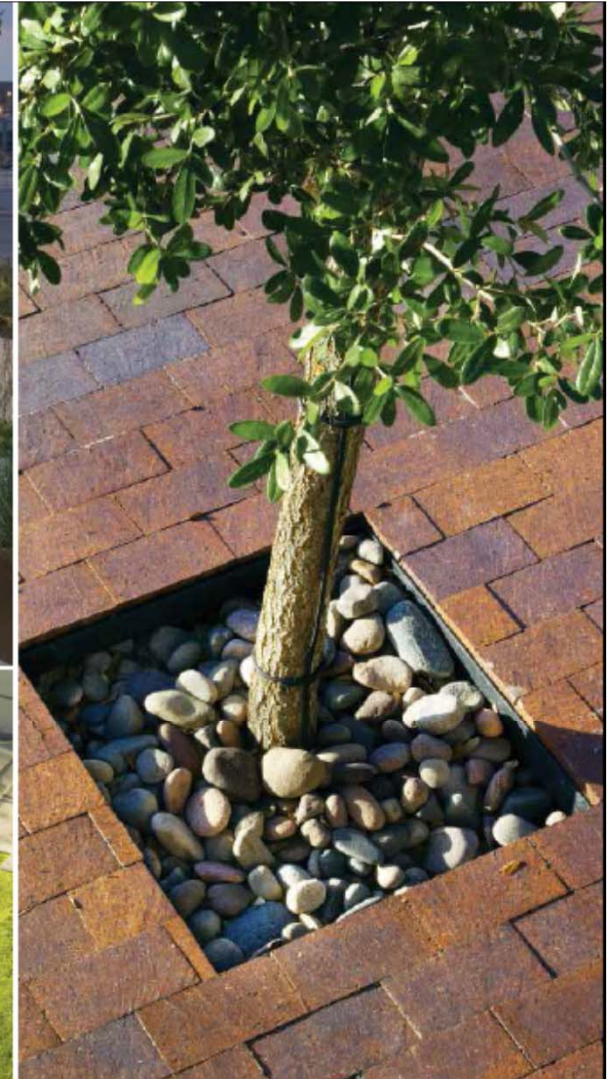
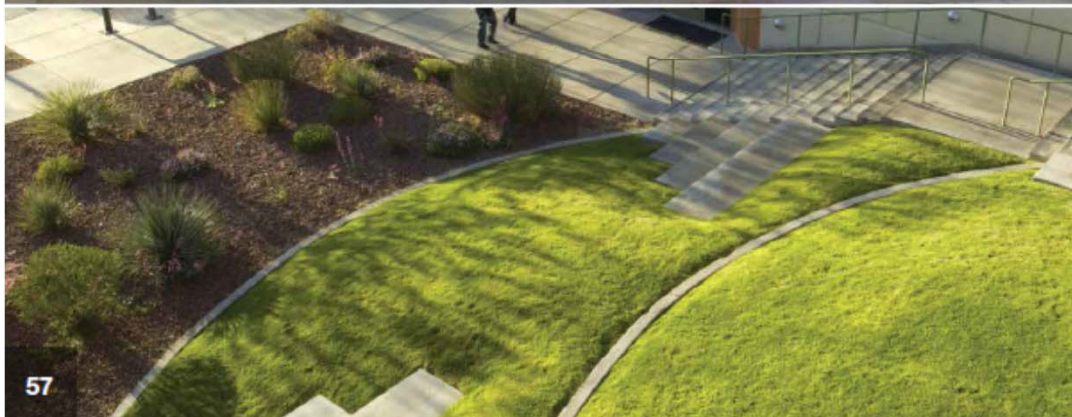
2024 VISION TTU / TTUHSC LUBBOCK CAMPUS LAND USE PLAN



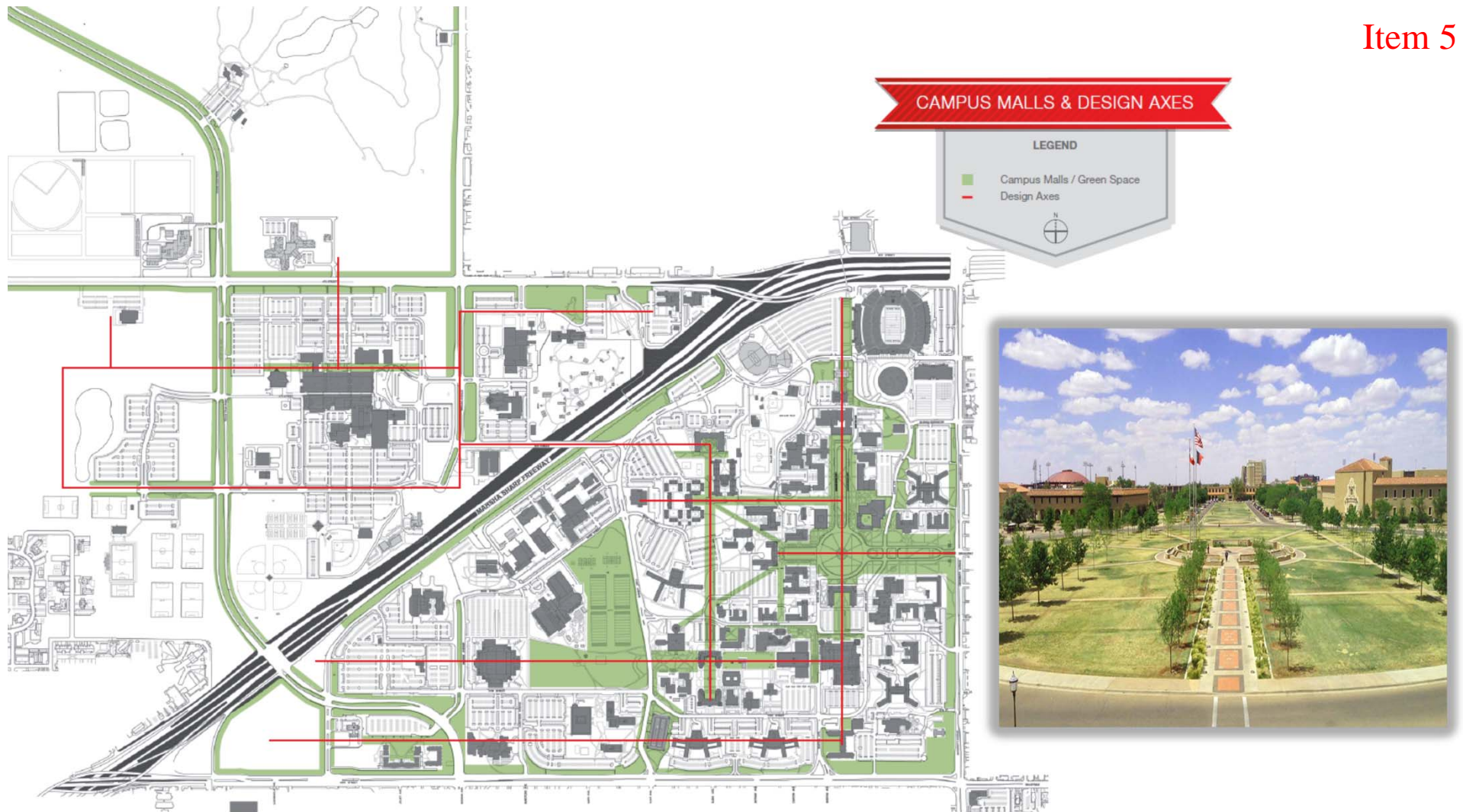
Item 5

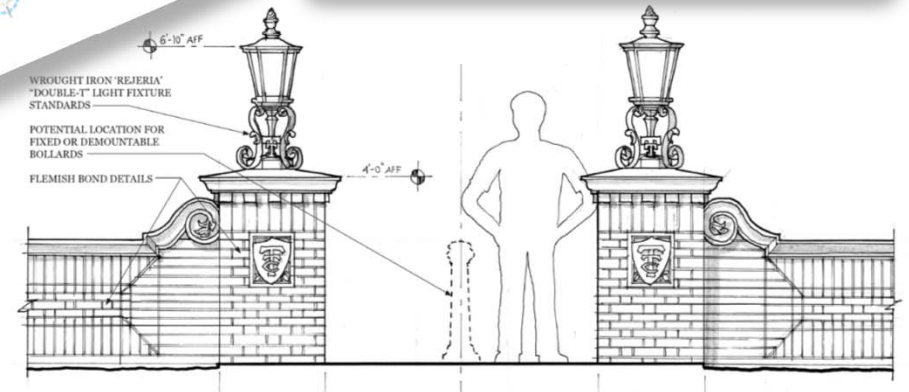
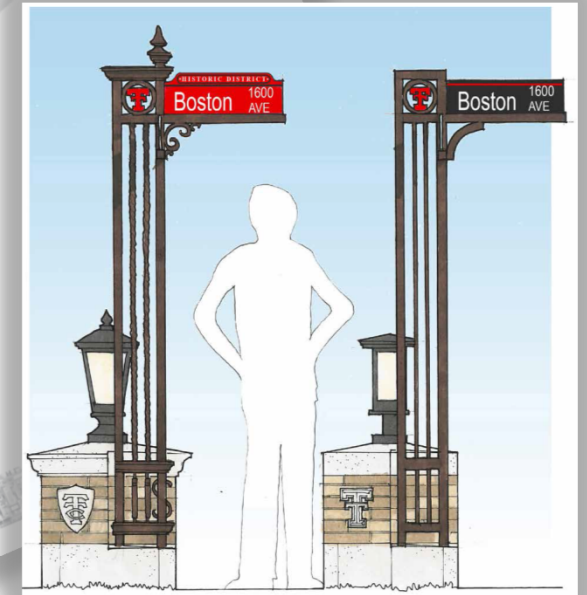


REFINEMENT OF ENVIRONMENTAL QUALITY



Item 5





CAMPUS GATEWAY LOCATIONS

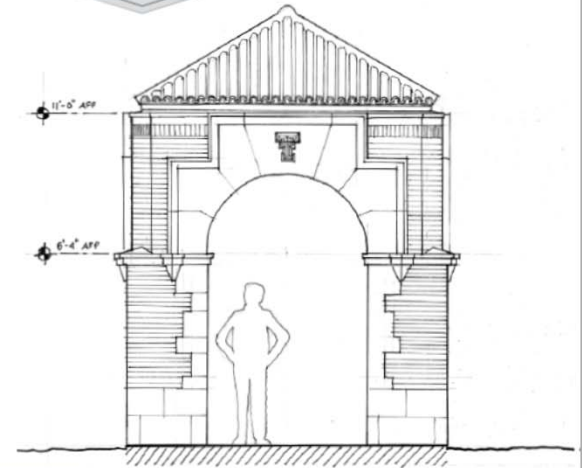
PERIPHERAL CAMPUS GATEWAY

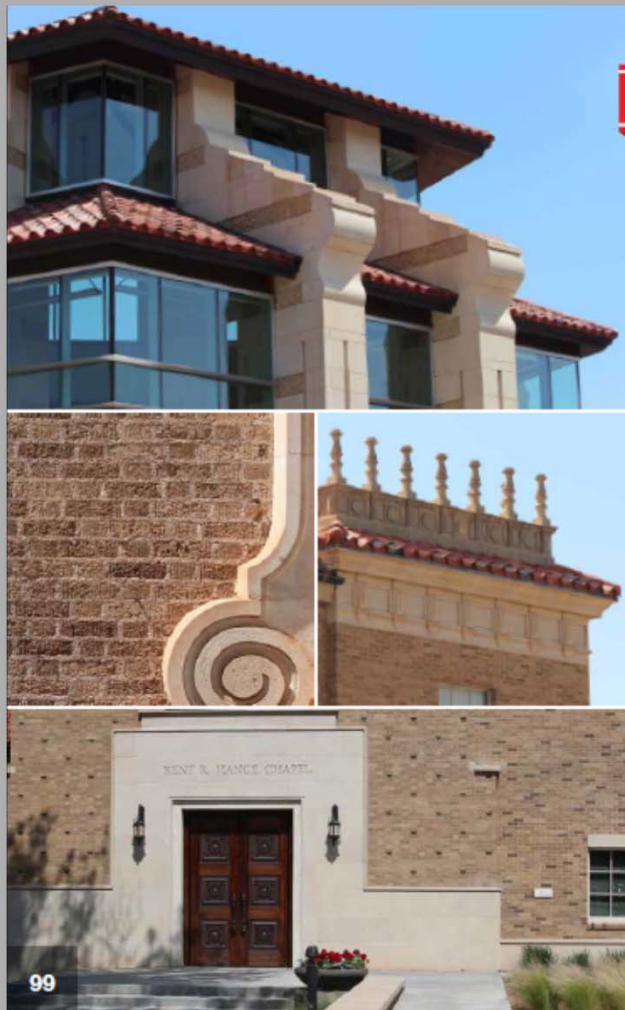
Gateway designed to flank roadway with enhanced pedestrian walkway through arch and raised vehicle-guard planter between archway and street.



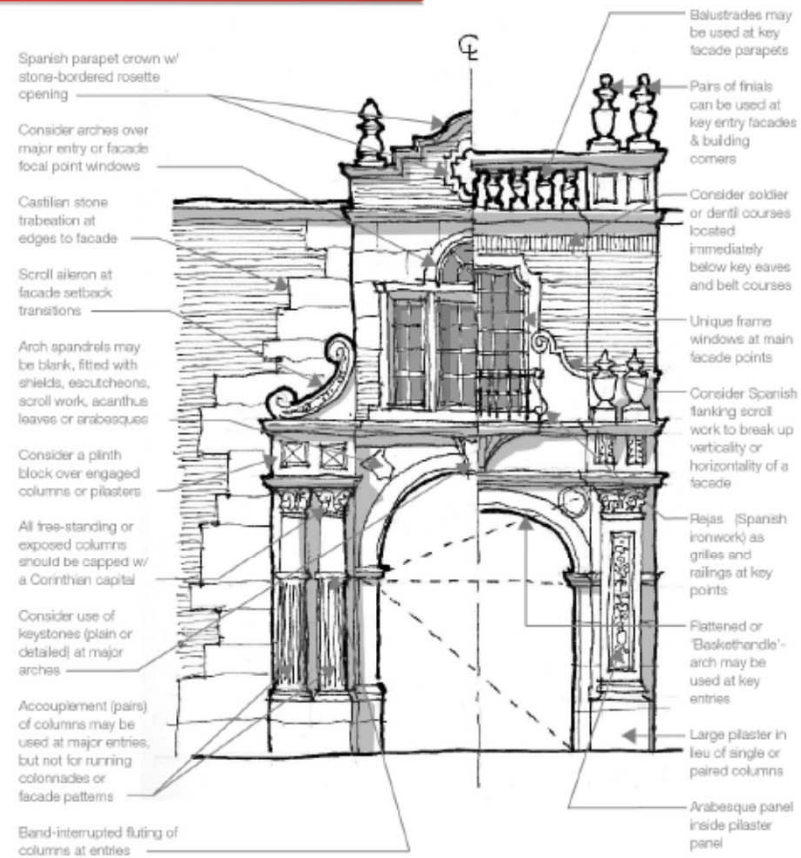
PERIPHERAL CAMPUS GATEWAY

This entry gateway could serve as a single corner gate house or configured as a pair of gate houses at major vehicular entry points.

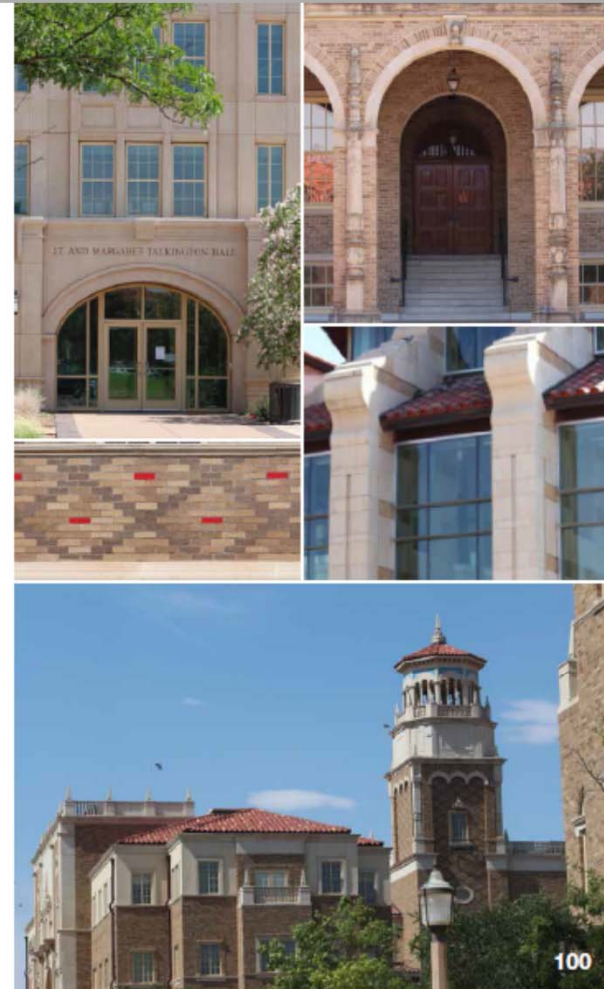
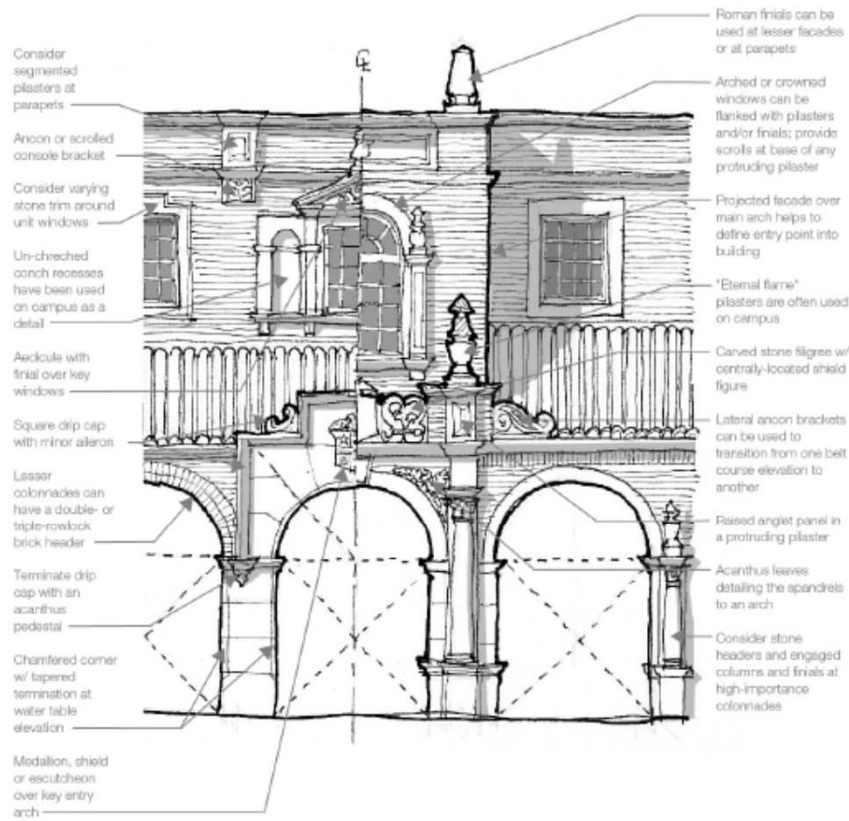




HISTORIC DISTRICT BUILDING PALETTE



HISTORIC DISTRICT BUILDING PALETTE



Recommendation

- Approve the draft of the TTU / TTUHSC Lubbock Campus Master Plan Update; authorize the Office of Facilities Planning and Construction to revise the draft as necessary; report the approved draft Master Plan Update to The Southern Association of Colleges and Schools ("SACS"); and present the final document for approval at the October Board of Regents meeting.

Texas Tech University System

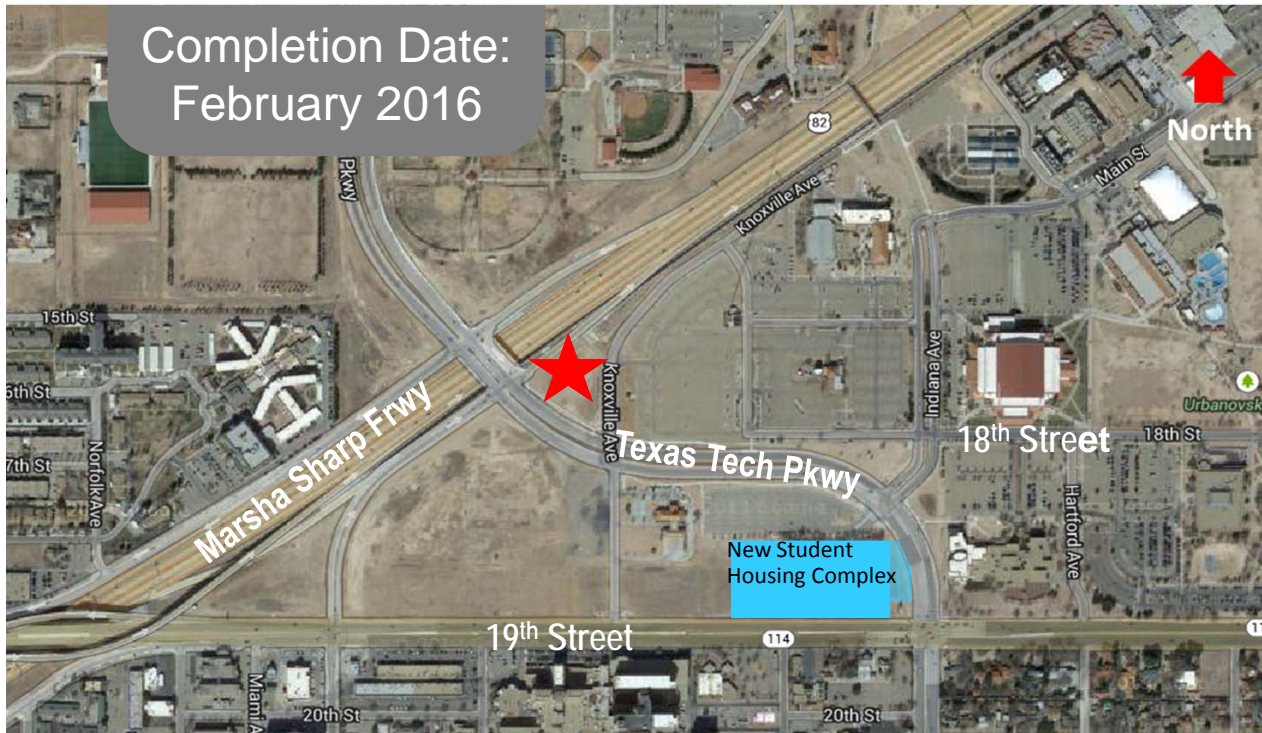
Report on Facilities Planning and Construction projects

Michael S. Molina



System Office Building

➤ Project Budget - \$27,500,000



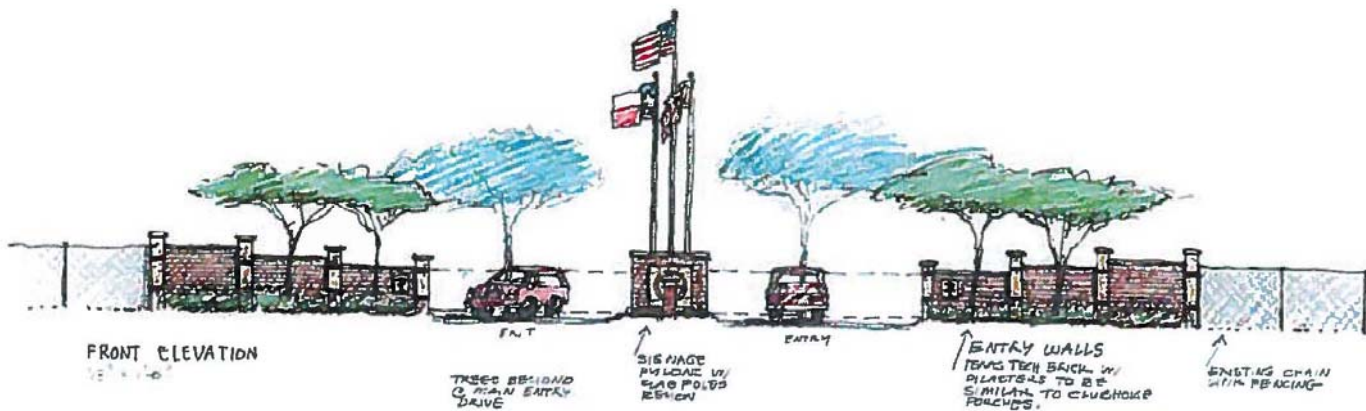
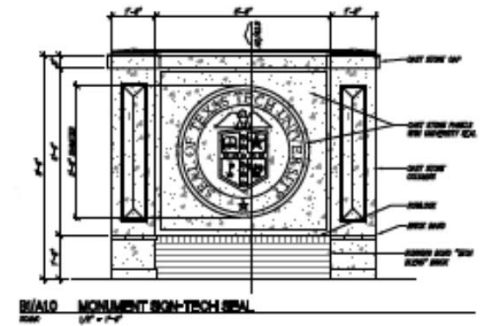
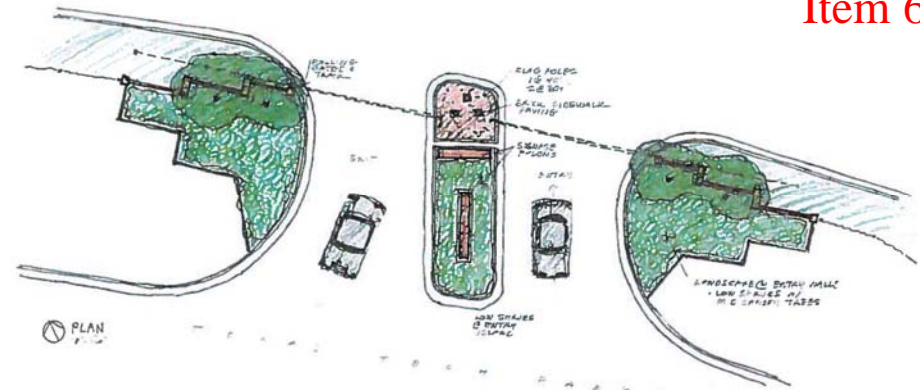
Proposed Project Schedule

- | | |
|--|----------|
| • Issue A/E RFQ | June 11 |
| • A/E SOQ Due | July 15 |
| • Short List A/E Selection Committee Meeting | July 30 |
| • A/E Contract Award Goal | Aug 21 |
| • Issue CMR RFQ | Aug 22 |
| • CMR SOQ Due | Sept 25 |
| • Short List CMR Selection Committee Meeting | Oct 14 |
| • CMR Contract Award Goal | Nov 14 |
| • Start Construction | Jan 2015 |
| • Final Completion | Jan 2016 |
| • Move-In | Feb 2016 |

Rawls Golf Course Entry

- Project Budget - \$130,000

Completion Date:
October 2014



West Village

➤ Project Budget - \$54,800,000 / 234,501 GSF

Completion Date:
July/Aug 2014



College of Human Sciences Life Safety Upgrade

- Project Budget - \$9,650,000 / 166,674 GSF



Campus Beautification

➤ Project Budget - \$2,500,000

Completion Date:
February 2015



Bayer Plant Science Building

➤ Project Budget - \$13,600,000 / 21,122 GSF

Completion Date:
June 2015



Research & Technology Park – Phase I

- Project Budget - \$29,045,000 / 41,000 GSF



Bayer CropScience – Seeds Innovation Center Research & Development / Trait Development

Item 6

➤ Project Budget - \$19,316,135 / 74,990 GSF

Completion Date:
January 2015



The Larry Combest Community Health and Wellness Center Expansion

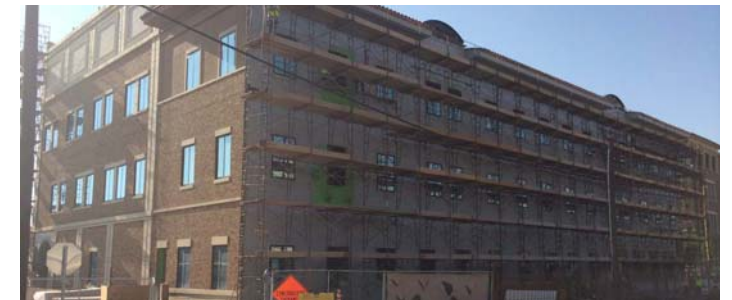
Item 6

➤ Project Budget - \$5,108,500 / 10,248 GSF



TTUHSC at El Paso - School of Nursing

- Project Budget - \$14,500,000 / 35,000 GSF



Texas Tech University System

Public Art – Recently Installed



Item 6

Experimental Sciences Build-Out

Owen Morrel (Peconic, NY)

Astrolabe

\$235,000

Installed: June 2014



Texas Tech University System

Public Art – In Progress



Rawls Golf Course Clubhouse

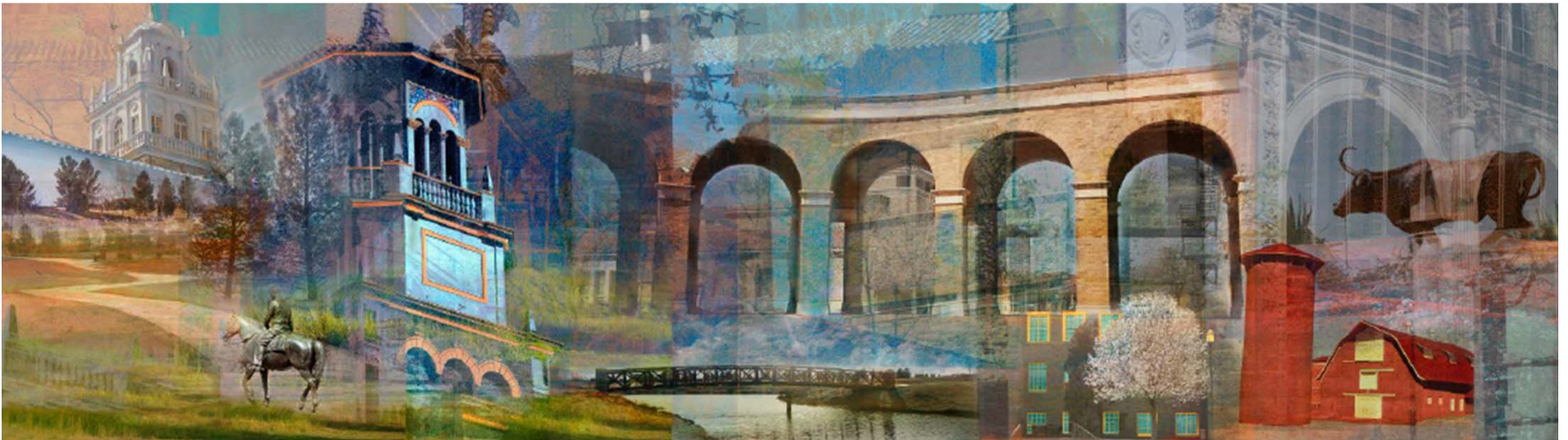


Peter Tonningsen and Lisa Levine
(Oakland, CA)

Untitled

\$32,000

Installation: August 2014



West Village

Joe O'Connell and Blessing Hancock (Tuscon, AZ)
Texas Rising

\$485,000

Installation: August 2014



Creative Movement Studio



Mark Chew (North Port, FL)
Untitled

\$19,000
Estimated Installation: February 2015



Bayer CropScience – Seeds Innovation Center Research & Development / Trait Development

Item 6

Aaron Stephan (Portland, ME)
Lubbock Lights

\$170,000

Estimated Installation: March 2015



Under Construction

	<u>Project</u>	<u>Cost</u>	<u>Status</u>	<u>Completion Date</u>
TTU	Printech Building Renovation (Exercise & Sports Sciences)	\$ 7,200,000	Complete	September 2012
	BSL-3 Lab at the Institute of Environmental & Human Health	\$ 2,400,000	Complete, Warranty	April 2013
	The Burkhart Center for Autism Education and Research	\$ 10,600,000	Complete	September/October 2013
	Architecture Building Life Safety Upgrades	\$ 7,400,000	Complete, Warranty	October 2013
	Petroleum Engineering and Research Building	\$ 22,800,000	Substantially Complete	January 2014
	West Village	\$ 54,800,000	Under Construction	July/August 2014
	Biological Sciences Buildings Life Safety Upgrades	\$ 8,300,000	Substantially Complete	March 2014
	Jones AT&T Video Scoreboard Package	\$ 11,000,000	Complete, Warranty	August 2013
	Track Team Building Renovation	\$ 1,295,627	Complete, Warranty	May 2014
	College of Human Sciences Life Safety Upgrade	\$ 9,650,000	Under Construction	August 2015
	Campus Beautification	\$ 2,500,000	Under Construction	February 2015
	Bayer Plant Science Building	\$ 13,600,000	Under Construction	June 2015
	Research & Technology Park - Phase I	\$ 29,045,000	Under Construction	June 2015
	Bayer CropScience-Seeds Innovation Center Research & Development / Trait Development	\$ 19,316,135	Under Construction	January 2015
	Jones AT&T Stadium Colonnade and Infill Seating	\$ 5,350,000	Substantially Complete	October 2013
	TTU Total	\$ 205,256,762		
ASU	Dr. Robert and Jean Ann LeGrand Multi Sports Complex Improvements	\$ 1,400,000	Under Construction	August 2014
	Synthetic Turf on Intramural Fields	\$ 1,900,000	Under Construction	August 2014
	Mayer-Rousselot Agriculture Education Training Center	\$ 1,077,000	Substantially Complete	May 2014
	ASU Total	\$ 4,377,000		
HSC	The Larry Combest Community Health and Wellness Center Expansion	\$ 5,108,500	Substantially Complete / Under Construction	February 2015
	El Paso School of Nursing	\$ 14,500,000	Under Construction	November 2014
	HSC Total	\$ 19,608,500		
Under Construction Grand Total		\$ 229,242,262		

In Design

	<u>Project</u>	<u>Cost</u>	<u>Status</u>	<u>Completion Date</u>
TTU	Petroleum Engineering Bldg Renovation for Maddox Chairs	\$ 2,900,000	On Hold	TBD
	Engineering & Materials Research Center Renovation	\$ 1,680,000	In Design	TBD
	College of Visual and Performing Arts	TBD	Program Complete	TBD
	United Supermarkets Arena Renovation	\$ 4,300,000	Proposed	TBD
	System Office Building	\$ 27,500,000	Proposed	February 2016
	Synthetic Turf Intramural Recreation Fields	\$ 5,785,000	Proposed	TBD
	Admin Bldg Parking Feasibility Study	TBD	Study Complete	TBD
	TTU Total	\$ 42,165,000		
ASU	College of Health & Human Services	\$ 26,700,000	On Hold	TBD
	ASU Total	\$ 26,700,000		
HSC	Amarillo Simulation Center	\$ 6,750,000	On Hold	TBD
	Amarillo Student Synergistic Center	\$ 4,000,000	On Hold	TBD
	HSC Total	\$ 10,750,000		
	In Design Grand Total	\$ 79,615,000		

Prospective

	<u>Project</u>	<u>Cost</u>	<u>Status</u>	<u>Completion Date</u>
TTU	Research Building (ESB II)	\$ 97,700,000	Proposed	TBD
	College of Engineering Expansion/Renovation Phase II	\$ 67,600,000	Proposed	TBD
	Weeks Hall Abatement and Renovation	\$ 24,200,000	Proposed	TBD
	University Data Center	\$ 21,000,000	Proposed	TBD
	South End Zone Renovation	\$ 65,000,000	Proposed	TBD
	Indoor Football Practice Facility	\$ 28,000,000	Proposed	TBD
	New Residence Hall Facility (West Village - Phase II)	\$ 50,000,000	Proposed	TBD
	Rawls College of Business Administration Addition	\$ 15,000,000	Proposed	TBD
	Indoor Track Facility	\$ 45,600,000	Proposed	TBD
	Jones AT&T Stadium East Building Finish Out	\$ 22,000,000	Proposed	TBD
	TTU Total	\$ 436,100,000		
ASU	Cavness Science Building Renovation	\$ 33,700,000	Proposed	TBD
	Academic Building Renovation & Addition	\$ 23,900,000	Proposed	TBD
	Engineering Classroom Building	\$ 10,200,000	Proposed	TBD
	Carr Hall Office Space Renovation	\$ 4,200,000	Proposed	TBD
	ASU Total	\$ 72,000,000		
HSC	El Paso Medical Science Building II	\$ 84,400,000	Proposed	TBD
	El Paso Clinical Sciences Building	\$ 34,400,000	Proposed	TBD
	Lubbock Education, Research & Technology Renovation	\$ 45,000,000	Proposed	TBD
	Lubbock West Expansion	\$ 38,700,000	Proposed	TBD
	Permian Basin Academic Facility	\$ 19,800,000	Proposed	TBD
	Amarillo Panhandle Clinical Simulation Center	\$ 9,750,000	Proposed	TBD
	Amarillo Women's Health & Research Institute Renovation	\$ 22,400,000	Proposed	TBD
	HSC Total	\$ 254,450,000		
	Future Grand Total	\$ 762,550,000		



TEXAS TECH UNIVERSITY SYSTEM™