Facilities Committee

Billy Breedlove
Vice Chancellor - Facilities Planning & Construction
August 11-12, 2022
Authorize expenditures of the Carr Hall Renovation project for Design-Build Stage I and Pre-construction services

Billy Breedlove
Carr Hall – Interior Photos
Scope of Services

- Execute Design-Build Agreement and authorize Stage I services and Pre-construction services.

- Stage 1 services include:
  - Programming and Schematic Design phases;
  - Statement of Probable Cost; and Project Schedule.

- Pre-construction services include:
  - Project evaluation and site analysis;
  - Constructability review;
  - Cost control; value engineering;
  - Scheduling; and
  - Development of a Guaranteed Maximum Price ("GMP").
Complete interior renovation of Carr Hall, which is an 18,014 GSF, two-story structure built in 1959. The project will modernize the campus residential facility with an anticipated 94-bed count.

The renovation will include:

- Existing residence hall rooms to meet the current housing trends;
- Lobby, office, and common spaces;
- New HVAC distribution system and controls;
- New plumbing distribution and fixtures;
- New electrical distribution and switchgear, along with network cabling and technology upgrades;
- Life safety systems: fire alarm, fire suppression; and
- Furniture, fixtures, and equipment.
# Project Budget

<table>
<thead>
<tr>
<th>Item</th>
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* Fees for 1% Landscape Enhancements and 1% Public Art – Waiver Requested
Recommendation

- Approve (i) expenditures of $167,194 in order to provide planning and design services for the Carr Hall Renovation project, with an anticipated project budget of $6,800,00; (ii) waive the use of a Construction Manager Agent (“CMA”); (iii) waive the board directed fees for landscape enhancements; (iv) waive the board directed fees for public art; (v) award a Design-Build Agreement; and (vi) authorize Stage I design services and pre-construction services.

- The expenditures will be funded with cash.
Approve renewal of lease agreement with the Department of the Army Lease DACW63-1-22-0581 at O.C. Fisher Lake, Texas

Dr. Donald R. Topliff
Purpose of the Lease

- Management, research, and instructional purposes related to animals, plants, wildlife, conservation, restricted agriculture, grazing and recreation in connection with the Angelo State University’s Management, Instruction and Research Center.
- All monies received by ASU from operations conducted on the premises may be utilized for the administration, maintenance, operation and development of the premises.
- Payment of direct expenses is authorized for planning and development of optimum wildlife habitat including planting of wildlife food plots, necessary timber clearing, erosion control or habitat improvements such as shelter, restocking of fish and wildlife, and protection of endangered species.
Recommendation

- Approve the renewal of the Department of the Army Lease Number DACW63-1-22-0581 authorizing Angelo State University the use and occupancy of 6,000 acres of Government-owned land at O.C. Fisher Lake, Texas.
- Lease period September 1, 2022, ending August 31, 2047.
Approve naming of School of Law, Classroom 109 (Robert Don Collier Classroom)

Patrick Kramer
Robert “Bob” Don Collier was a two-time graduate of Texas Tech University, earning a bachelor’s in agricultural engineering and a Doctor of Jurisprudence from the School of Law.

He served as Managing Partner at Meadows, Collier, Reed, Cousins, Crouch and Ungerman, L.L.P, where he developed a successful tax and business practice.

He was a member of the Law School Foundation Board.

He passed away on April 9, 2020. Through his Estate, he made a generous bequest gift of over $11.4 million to support the School of Law in multiple areas.

His bequest gift made him the largest donor in the School of Law’s history.
Recommendation

- Approve naming the School of Law, Classroom 109, to honor and recognize his generous contribution, the “Robert Don Collier Classroom.”
- Signage for the space will reflect the approved name.
Approve total project budget for the National Ranching Heritage Center’s The Cash Family Ranch Life Learning Center project and accept CMAR’s GMP

Billy Breedlove
The Cash Family
Ranch Life Learning Center
The project will include 3,500 SF within the Mallet Ranch museum building to contain the following spaces:

- Orientation Theater;
- Ranching Exhibits and Instructional Spaces;
- Security Headquarters;
- Reconfigured Cogdell's General Store;
- Prairie Ecology Exhibits;
- Addition of public spaces; and
- A covered porch.
Exterior site improvements of 19,897 SF will include:

- Water Resources Exhibit;
- Wildlife Exhibit;
- Ranch House, Machine Shed, and Cake House;
- Amphitheater;
- Footbridge;
- Cowboy Workstation;
- Windmill Feature; and
- Hardscaping and landscaping.
## Project Budget

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* Fee for 1% Landscape Enhancements - Waived
Recommendation

- Approval to (i) accept the Guaranteed Maximum Price ("GMP") for construction of the National Ranching Heritage Center’s The Cash Family Ranch Life Learning Center project; (ii) increase the budget by $7,259,322 for a total project budget of $8,200,000; (iii) waive the use of a Construction Manager Agent ("CMA"); (iv) report the project to the Texas Higher Education Coordinating Board ("THECB"); and (v) amend the Construction Manager At Risk ("CMAR") Agreement.

- The expenditures will be funded through the Revenue Finance System ("RFS") repaid with gifts.

- The current total of expenditures includes the previously board authorized expenditures from gifts ($940,678).
Approve additional project scope and budget increase to the Renovation of the Southwest Professional Building project and accept CMAR’s amended GMP

Billy Breedlove
New Entrance Design; Storefront Replaced
Proposed Monument Sign
New Curtainwall
503 HP Coating Color
Tech Blend Brick (face brick)
New Windows
Seventh Floor – Interior Finishes
Sixth Floor – Ready for Renovation/Build-Out
Project Overview

- Upon tenant move-out of the sixth floor, the current GMP provided:
  - Interior demolition of the complete floor;
  - Replacement of the exterior windows; and
  - Continuation of the building’s façade work.

- Additional scope of work provides for the complete renovation/build-out of the sixth floor, which includes:
  - Simulation space for both the School of Pharmacy and School of Nursing;
  - Faculty and staff offices;
  - Student study space;
  - Suite for the Laura Bush Institute for Women’s Health; and
  - Space for program growth.
## Project Budget

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

- Authorization to (i) approve the additional project scope to renovate/build-out the sixth floor of the Southwest Professional Building; (ii) accept the amended Guaranteed Maximum Price (“GMP”) for the renovation of the Southwest Professional Building project; (iii) increase the budget by $6,781,070 for a total project budget of $22,281,070; (iv) report the project to the Texas Higher Education Coordinating Board (“THECB”); and (v) amend the Construction Manager At Risk (“CMAR”) Agreement.

- The total project budget will be funded with Higher Education Funds (“HEF” - cash) and gifts.
Report on Facilities Planning and Construction projects (project data as of 07/20/2022)

Billy Breedlove
TTU – Academic Sciences Building

**Current Budget:** $112,500,000

**Gross Square Feet:** 129,650 GSF

**Team / Status:**
- **Design Professional:** Barnes Gromatzky Kosarek Architects, Inc. @ 74%
- **Construction Manager At Risk (CMAR):** Western Builders of Amarillo, Inc. @ 3%
- **Construction Manager Agent (CMA):** Waived
- **Landscape Enhancement:** Waived
- **Public Art:** Waived

**Substantial Completion Date:**
- **Original Date – February 2024**
- **Actual Date – TBD**
TTU – Academic Sciences Building
TTU – Academic Sciences Building
## TTU – Academic Sciences Building

### Construction Delivery: CMAR

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### PARTNERS

- **Construction Manager**: Western Builders of Amarillo, Inc.
- **Design Professional**: Barnes Gromatzky Kosarek Architects, Inc.
- **CM Agent**: Waived
- **Tier 2 Auditor**: CBIZ
TTU – J.T. & Margaret Talkington College of Visual and Performing Arts Theatre & Dance Complex Phase II

**Current Budget:** $21,075,337

**Gross Square Feet:**
- 11,328 GSF New
- 24,200 GSF Reno

**Team / Status:**
- Design Professional:
  - Holzman Moss Bottino Architecture, LLP @ 90%
- Construction Manager At Risk (CMAR):
  - Lee Lewis Construction, Inc. @ 66%
- Construction Manager Agent (CMA):
  - N/A
- Landscape Enhancement: Waived
- Public Art: Waived

**Substantial Completion Date:**
- Original Date – October 2022
- Actual Date – TBD
TTU – J.T. & Margaret Talkington College of Visual and Performing Arts Theatre & Dance Complex Phase II

**Construction Delivery: CMAR**

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**PARTNERS**
- Construction Manager: Lee Lewis Construction, Inc.
- Design Professional: Holzman Moss Bottino Architecture, LLP
- CM Agent: N/A
- Tier 2 Auditor: Townsend
TTU – Rip Griffin Park Expansion & Renovation

Current Budget: $14,465,342

Gross Square Feet:
- 10,800 GSF Renovation
- 14,342 GSF Addition

Team / Status:
- Design Professional: Populous, Inc. @ 70%
- Construction Manager At Risk (CMAR): Teinert Construction, Inc. @ 28%
- Construction Manager Agent (CMA): Waived
- Landscape Enhancement: Waived
- Public Art: Waived

Substantial Completion Date:
- Addition – February 2023
- Renovation – October 2023

Actual Date – TBD
# TTU – Rip Griffin Park Expansion & Renovation

## Construction Delivery: CMAR

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### Budget Breakdown

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<th>+/- Change</th>
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*Reallocate funds to amend Teinert's contract for additional changes.*
TTU – Dr. Robert Neff and Louise Willson Arnold Wing

Current Budget: $12,000,000

Gross Square Feet: 18,700 GSF

Team / Status:
• Design Professional:
  MWM Architects, Inc. @ 89%

• Construction Manager At Risk (CMAR):
  Western Builders of Amarillo, Inc. @ 44%

• Construction Manager Agent (CMA):
  N/A

• Landscape Enhancement: Waived

• Public Art: Waived

Substantial Completion Date:
  Original Date – August 2022

  Actual Date – TBD
### TTU – Dr. Robert Neff and Louise Willson Arnold Wing

**Construction Delivery: CMAR**

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**PARTNERS**
- Construction Manager: Western Builders of Amarillo, Inc.
- Design Professional: MWM Architects, Inc.
- CM Agent: N/A
- Tier 2 Auditor: Waived

Reallocate funds for the purpose of procuring Gallery Display cases.
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 Smith and Cooper, Inc. @ 93%
- Construction Manager At Risk (CMAR):
  Hill & Wilkinson General Contractors @ 68%
- Construction Manager Agent (CMA):
  Waived
- Landscape Enhancement: Waived
- Public Art: Waived

Substantial Completion Date:
Original Date – October 2022
7th Floor Renovation – 11/30/2021
Actual Date – TBD
TTUHSC – Dallas Southwest Professional Building Renovation

### Construction Delivery: CMAR

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| CATEGORY | Construction | $ 12,038,500 | $ 12,058,500 | $ 12,408,267 | $ 349,767 |
|          | Professional Services | $ 1,322,000 | $ 1,322,000 | $ 1,322,000 | $ - |
|          | FF&E | $ 1,361,800 | $ 1,361,800 | $ 1,336,800 | $ (25,000) |
|          | Administrative | $ 59,652 | $ 69,652 | $ 69,652 | $ - |
|          | Project Contingency | $ 354,767 | $ 324,767 | - | $ (324,767) |
|          | Regents' Rules | $ 363,281 | $ 363,281 | $ 363,281 | $ - |

### TOTAL

| **TOTAL** | $ 15,500,000 | $ 15,500,000 | $ 15,500,000 | $ - | - |

**PARTNERS**

- Construction Manager: Hill & Wilkinson General Contractors
- Design Professional: Parkhill Smith and Cooper, Inc.
- CM Agent: Waived
- Tier 2 Auditor: Townsend

Reallocate funds to Owner's contingency to amend Hill & Wilkinson's GMP.
MSU – Bridwell Activities Center Project

**Current Budget:** $5,570,000

**Gross Square Feet:** 29,520 GSF

**Team / Status:**
- Design Professional: Bundy, Young, Sims & Potter, Inc. @ 95%
- Construction Manager At Risk (CMAR): Anthony Inman Construction, Inc. @ 70%
- Construction Manager Agent (CMA): N/A
- Landscape Enhancement: N/A
- Public Art: N/A

**Substantial Completion Date:**
- Original Date – August 2021
- Current Date – August 17, 2022
- Actual Date – TBD
Projects – In Design
TTU – NRHC Ranch Life Learning Center

**Status:** Stage II Design / Pre-Con

**Current Budget:** $ 940,678

**Projected Budget:** $ 7,000,000

**Gross Square Feet:**
- Exterior: 19,897 GSF
- Interior: 3,500 GSF

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

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

**Status:** Stage I Design

**Current Budget:** $50,000

**Team / Status:**
- NRHC & FP&C