

## Facilities Committee

*Billy Breedlove*

*Vice Chancellor - Facilities Planning & Construction*

February 24, 2022

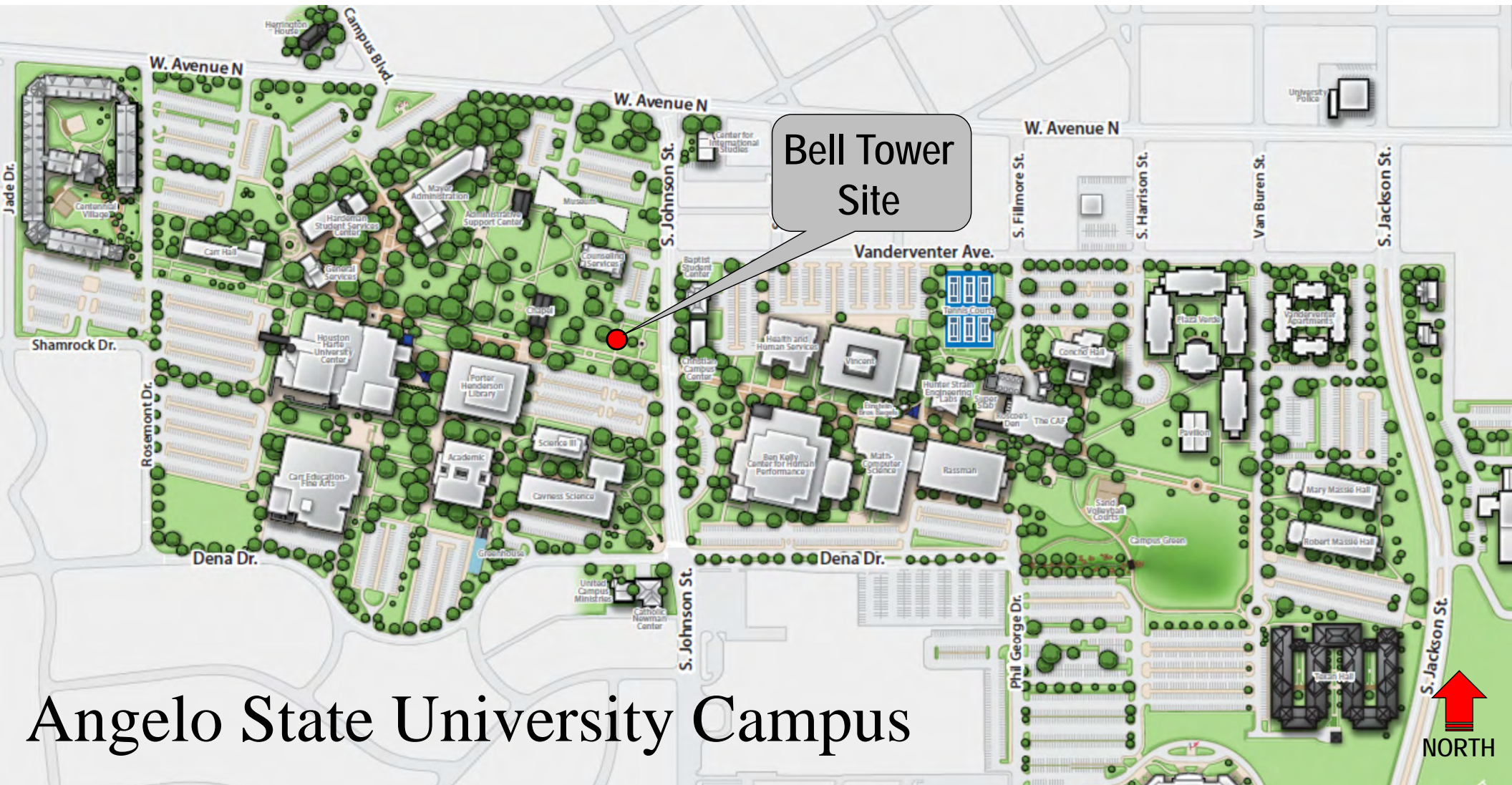


Approve naming of the planned Bell Tower on the  
Angelo State University campus (Housley Tower)

*Patrick Kramer*







Angelo State University Campus

# Naming Overview

- Mona Housley made a generous commitment to support Angelo State University in honor of her late husband, Robert “Bob” Housley, a pillar of the San Angelo community.
  - He served in the National Guard during the 1957 Integration Crisis at Central High School in Little Rock, Arkansas, aiding in the protection of the first integrated students in the United States.
  - In 1976, while working for Texas International Aviation he moved his family to San Angelo.
  - In 1980 he launched Housley Communications and became a leader in the telecommunications industry.
  - He was an active supporter of various organizations in the community, including the Lighthouse for the Blind and West Texas Rehab.
  - Additionally, he served as a Trustee for Angelo State University and First Financial Bank for many years.
- ASU will honor this contribution with the naming of a planned bell tower which is projected to be completed in April 2023.

# Recommendation

- Approve the naming of the planned Bell Tower on the Angelo State University campus the “Housley Tower.”
- The donor concurs with the naming of this structure.
- Signage for the structure will specify the approved name.



Authorize expenditures for the Academic Sciences Building project and accept the CMAR's GMP for Bid Package 1A – Direct Bury Utilities

*Billy Breedlove*





# Academic Sciences Building

**Project  
Site**

Science

Chemistry

Administration

Agricultural  
Science

Agricultural  
Education

Food Technology

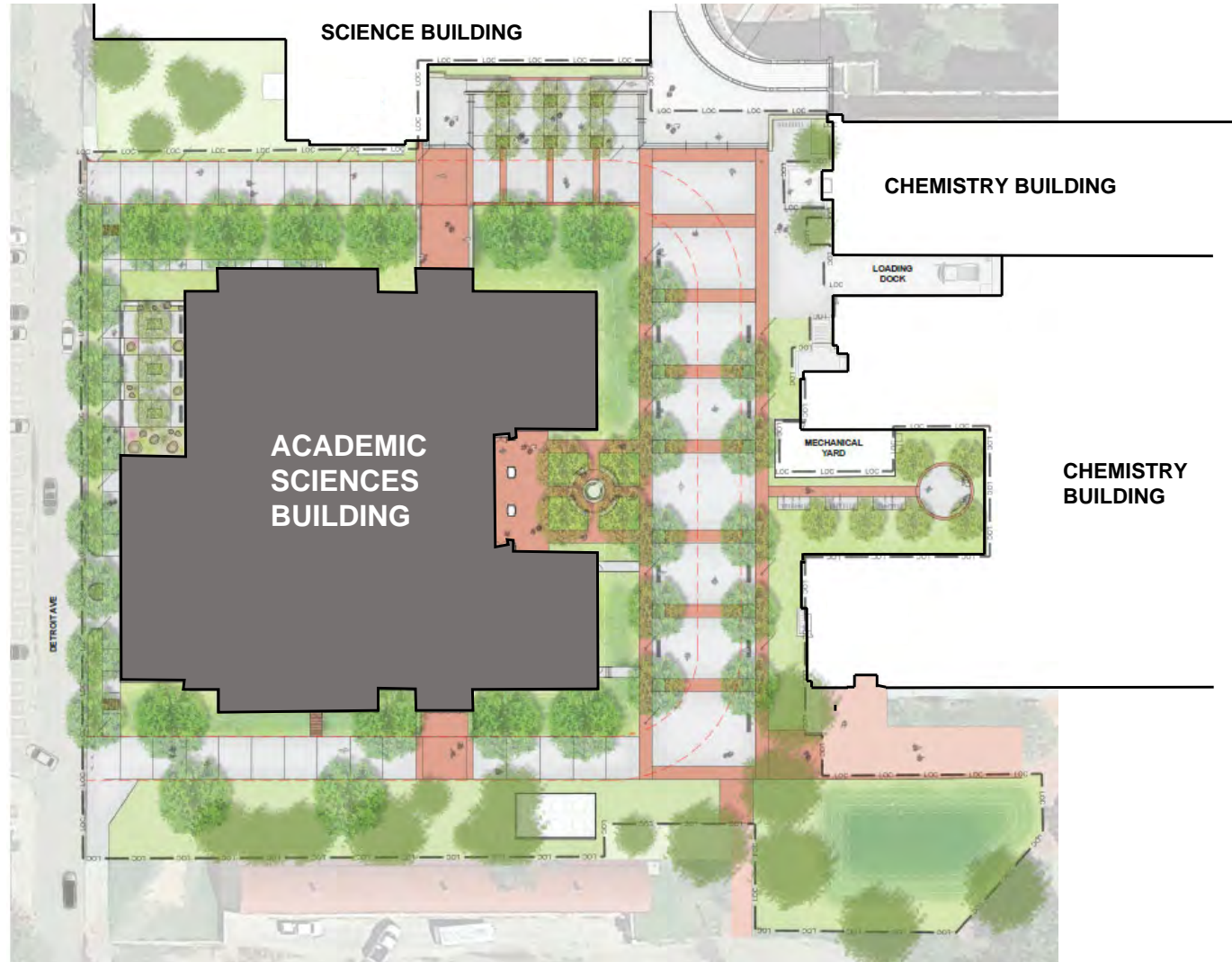
CASNR Annex

Boston Avenue



NORTH

# Site Plan



Item 2



NORTH



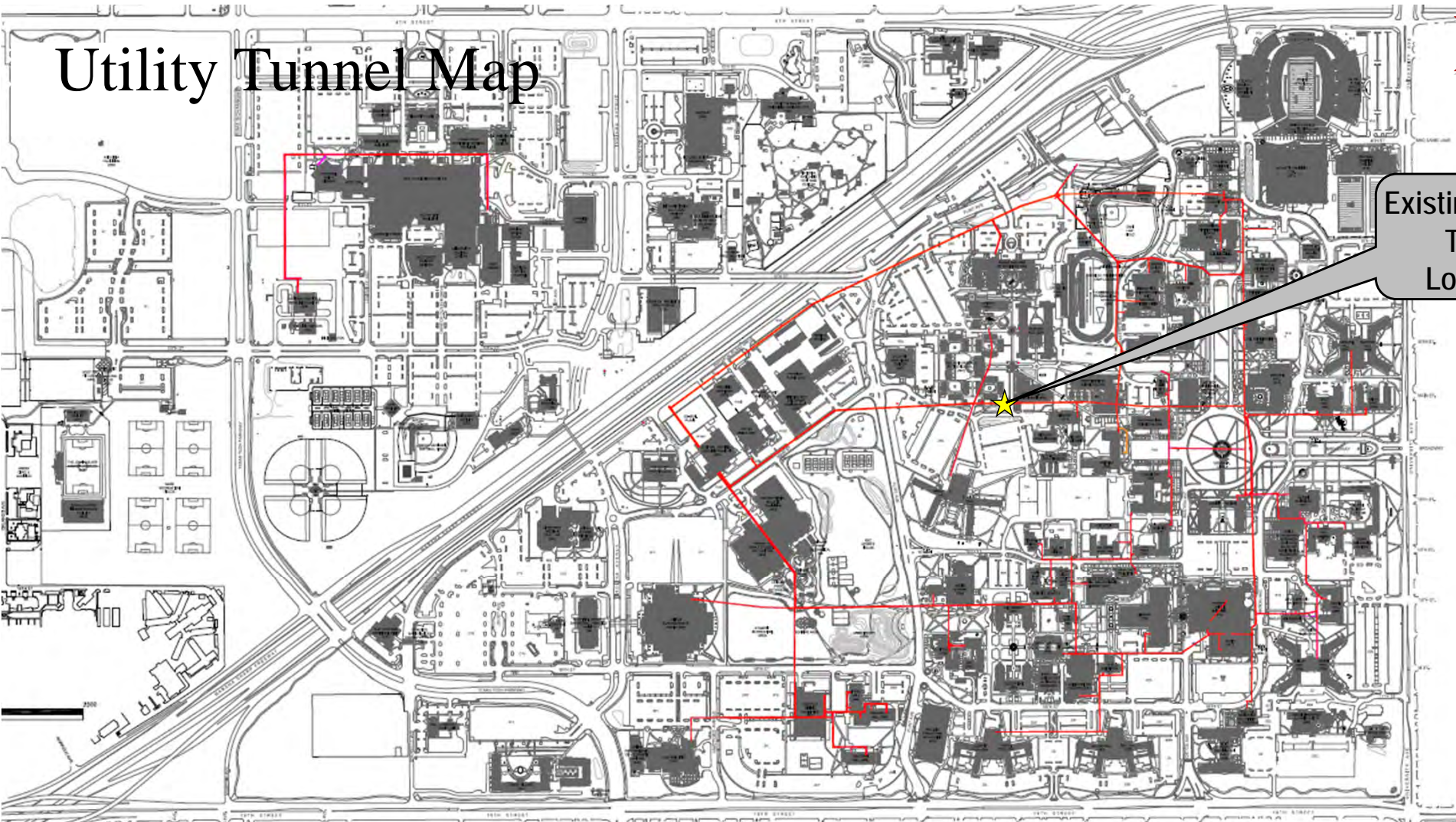
# Utility Tunnel Map

Item 2

Existing Tunnel  
Tie-In  
Location



NORTH





# Utility Piping Layout

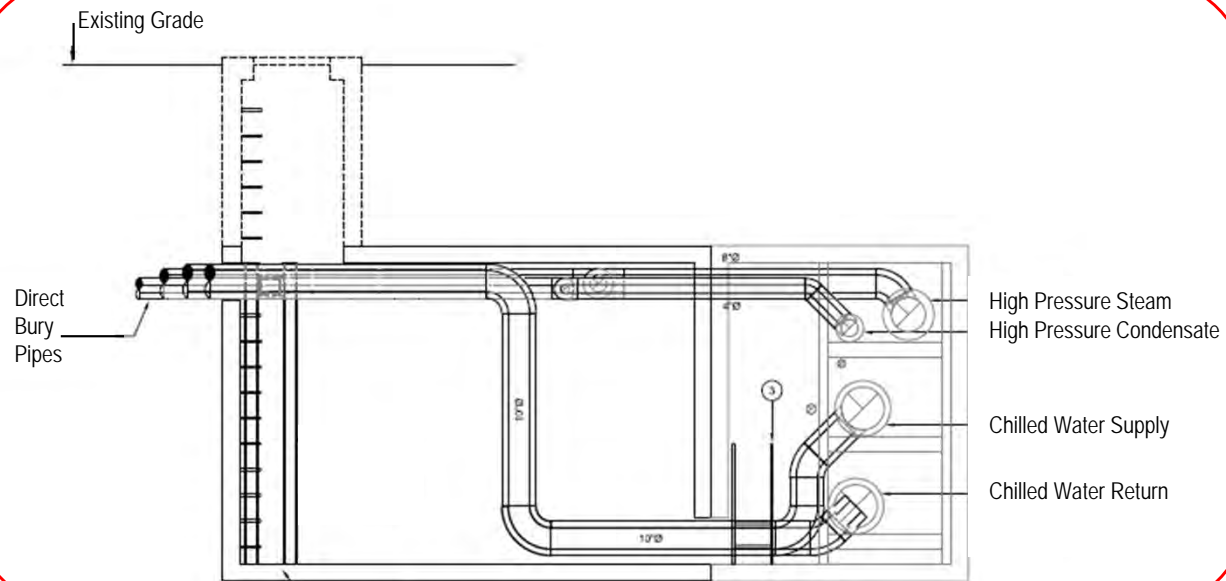


Item 2

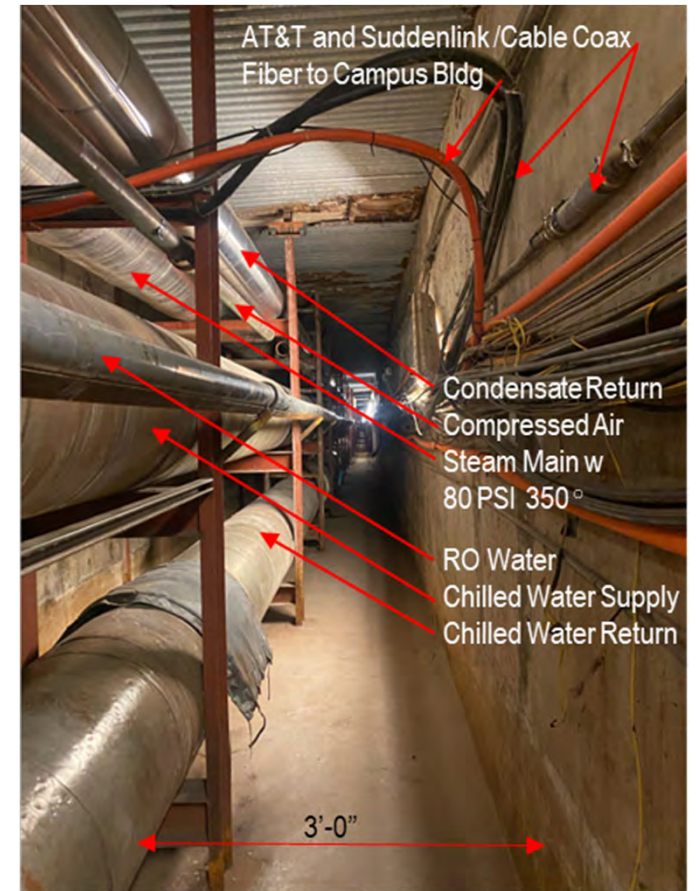


NORTH

# Tunnel Connection



Tunnel Section



Tunnel Tie-In Location



# Direct Bury Utility Trench

Item 3



Steam and Condensate Loop



Example of Direct Bury Installation

# Scope of Services – Bid Package 1A - Direct Bury Utilities

- Bid Package includes:
  - Trenching and placement of a 4-pipe hydronic thermal utilities system, which includes 10" Chilled Water Supply, 10" Chilled Water Return, 8" Steam Line and 4" Condensate Return.
  - The individual utility service lines are approximately 1,600 feet each.
  - Piping starts at a new connection to the existing tunnel between Carpenter-Wells and Experimental Sciences Building II; then runs south through the parking lots to the building.

# Project Budget

	BOR Approved November 2021 \$ 10,759,336	Additional Request \$ 4,729,309	Revised Budget \$ 15,488,645
Construction	\$ 2,086,126	\$ 3,570,842	\$ 5,656,968
Professional Services	\$ 7,356,924	\$ 626,264	\$ 7,983,188
FF&E	\$ 0	\$ 0	\$ 0
Administrative Cost	\$ 97,317	\$ 1,500	\$ 98,817
BOR Directed Fees (2.4% FP&C)	\$ 263,772	\$ 110,843	\$ 374,615
Contingency	\$ 955,197	\$ 419,860	\$ 1,375,057



# Recommendation

- Approve expenditures of \$4,729,309 for a total of \$15,488,645 for the Academic Sciences Building project with an anticipated budget of \$100,000,000; accept the Guaranteed Maximum Price (“GMP”) for construction of Bid Package 1A – Direct Bury Utilities; amend the Construction Manager At Risk Agreement (“CMAR”) for execution of Bid Package 1A – Direct Bury Utilities.
- The expenditures will be funded through General Revenue appropriations and the Revenue Finance System (“RFS”), repaid with Higher Education Funds (“HEF”). The current total expenditures includes the previously board authorized expenditures (\$10,759,336).



# Construction Market Analysis

The background of the slide is a photograph of a construction site at sunset. The sky is a mix of orange, yellow, and blue. In the foreground, the silhouettes of two construction workers wearing hard hats are visible. One worker is pointing towards the right. To the left, the silhouette of a crane is partially visible. The overall scene is dark, with the bright light of the setting sun creating a strong backlight effect.

Item 3

Labor Cost and  
Labor Shortages

Construction  
Cost

Materials &  
Availability

Contractors and  
Subcontractors

## Report on Facilities Planning and Construction projects (project data as of 02/03/2022)

*Billy Breedlove*





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

Item 3

**Current Budget:** \$ 12,000,000

**Gross Square Feet:** 18,700 GSF

**Team / Status:**

- Design Professional:  
MWM Architects, Inc. @ 74%
- Construction Manager At Risk (CMAR):  
Western Builders of Amarillo, Inc. @ 0%
- 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

Item 3

Construction Delivery: CMAR

	BOR Appr (Full) 05/2021   18,700 GSF B	Previous Budget As Of 11/2021   18,700 GSF C	Current Budget As Of 2/3/2022   18,700 GSF D	+ / (-) Change D-C	NOTES
<b>BUDGET</b>	\$ 12,000,000	\$ 12,000,000	\$ 12,000,000	\$ -	
<b>CATEGORY</b>					
Construction	\$ 9,621,500	\$ 9,621,500	\$ 9,621,500	\$ -	
Professional Services	\$ 1,191,120	\$ 1,191,120	\$ 1,191,120	\$ -	
FF&E	\$ 574,240	\$ 574,240	\$ 574,240	\$ -	
Administrative	\$ 60,600	\$ 60,600	\$ 60,600	\$ -	
Project Contingency	\$ 271,290	\$ 271,290	\$ 271,290	\$ -	
<i>Regents' Rules</i>	\$ 281,250	\$ 281,250	\$ 281,250	\$ -	
<b>TOTAL</b>	\$ 12,000,000	\$ 12,000,000	\$ 12,000,000	\$ -	

## PARTNERS

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

# TTU – USDA Cotton Classing Laboratory

Item 3

**Const. Contract Amount:** \$ 14,709,000

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

**Team:**

- Design Professional:  
Fanning, Fanning and Associates
- Construction Manager At Risk (CMAR):  
Lee Lewis Construction, Inc.
- On Site Project Management /  
Construction Observation  
by TTUS-FP&C

**USDA Contractual Final Completion:**

Original Date – July 11, 2021

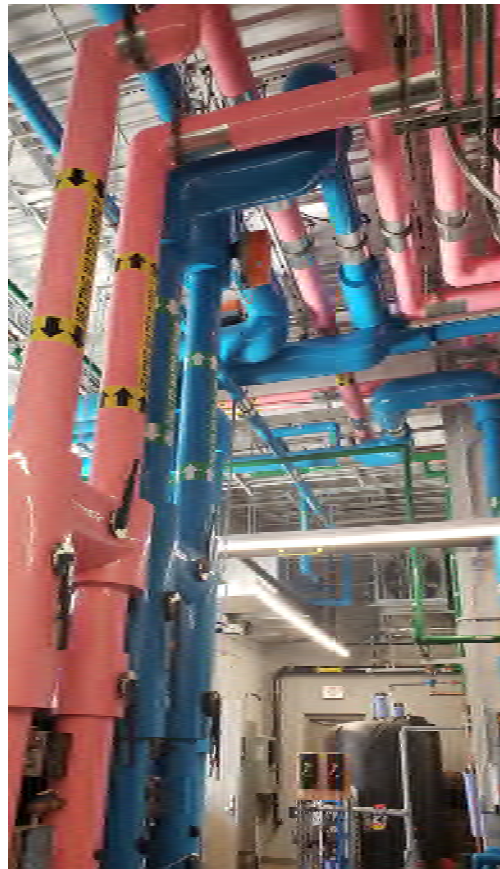
Actual Date – TBD By USDA





# TTU – USDA Cotton Classing Laboratory

Item 3



# TTUHSC – Dallas Southwest Professional Building Renovation

Item 3

**Current Budget:** \$ 15,500,000

**Gross Square Feet:** 63,000 Building  
17,700 Renovation

**Team / Status:**

- Design Professional:  
Parkhill Smith and Cooper, Inc. @ 89%
- Construction Manager At Risk (CMAR):  
Hill & Wilkinson General Contractors  
@ 52%
- Construction Manager Agent (CMA):  
Waived
- Landscape Enhancement: Waived
- Public Art: Waived

**Substantial Completion Date:**

Original Date – May 2022

7<sup>th</sup> Floor Renovation – 11/20/2021

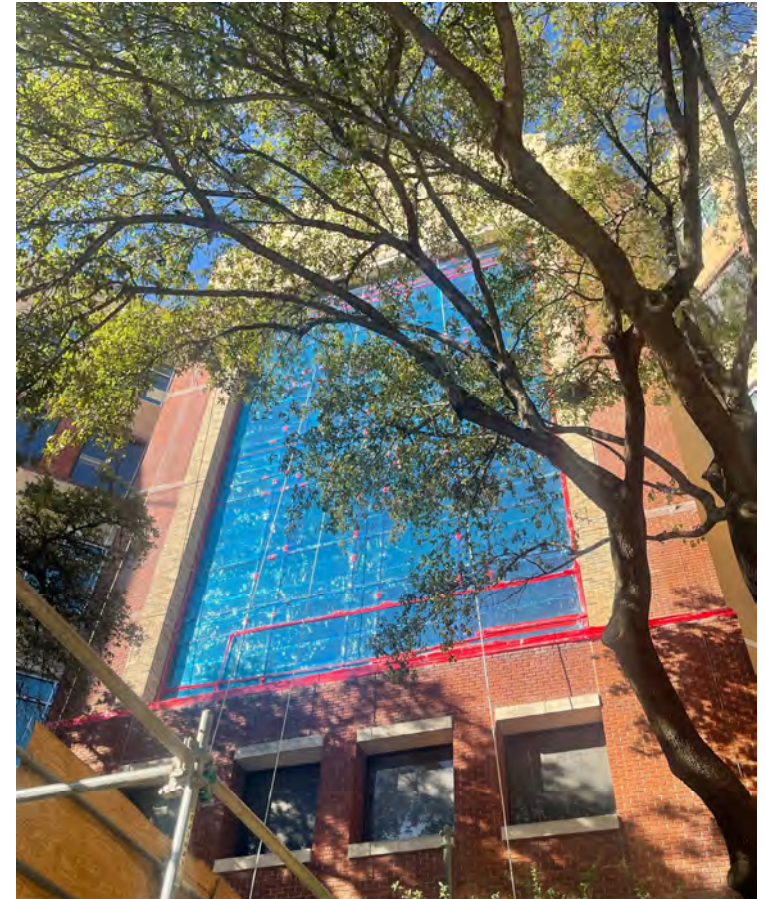
Actual Date – TBD





# TTUHSC – Dallas Southwest Professional Building Renovation

Item 3



# TTUHSC – Dallas Southwest Professional Building Renovation

Item 3

Construction Delivery: CMAR

	BOR Appr (Full) 10/2020   17,700 GSF B	Previous Budget As Of 11/2021   17,700 GSF C	Current Budget As Of 2/3/2022   17,700 GSF D	+ / (-) Change D-C	NOTES
<b>BUDGET</b>	\$ 15,500,000	\$ 15,500,000	\$ 15,500,000	\$ -	
<b>CATEGORY</b>					
Construction	\$ 12,038,500	\$ 12,038,500	\$ 12,058,500	\$ 20,000	To pay for security guard from August 2021 to January 2022 to control parking space in the parking garage for students and Parkland patients while H&W had their P1 staging in the parking garage.
Professional Services	\$ 1,322,000	\$ 1,322,000	\$ 1,322,000	\$ -	
FF&E	\$ 1,361,800	\$ 1,361,800	\$ 1,361,800	\$ -	
Administrative	\$ 59,652	\$ 69,652	\$ 69,652	\$ -	
Project Contingency	\$ 354,767	\$ 344,767	\$ 324,767	\$ (20,000)	
<i>Regents' Rules</i>	\$ 363,281	\$ 363,281	\$ 363,281	\$ -	
<b>TOTAL</b>	<b>\$ 15,500,000</b>	<b>\$ 15,500,000</b>	<b>\$ 15,500,000</b>	<b>\$ -</b>	

## PARTNERS

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



# TTU – J.T. & Margaret Talkington College of Visual and Performing Arts Theatre & Dance Complex Phase II

Item 3

**Current Budget:** \$ 20,000,000

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

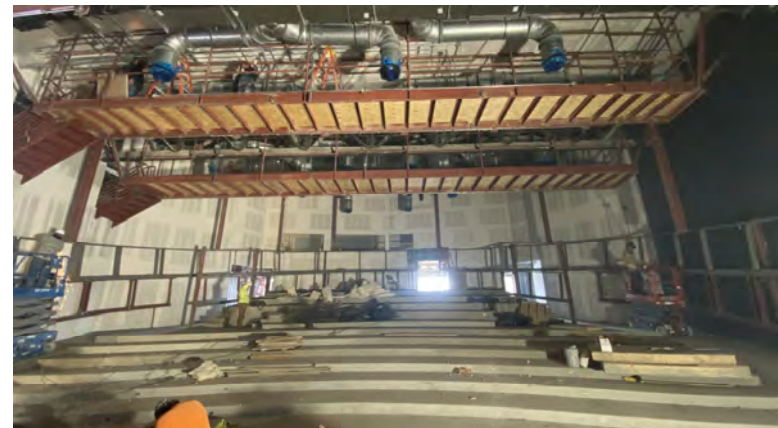
**Team / Status:**

- Design Professional:  
Holzman Moss Bottino Architecture, LLP  
@ 86%
- Construction Manager At Risk (CMAR):  
Lee Lewis Construction, Inc. @ 42%
- 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

	BOR Appr (Full) 10/2020   11,328 GSF New   24,200 GSF Reno B	Previous Budget As Of 11/2021   11,328 GSF New   24,200 GSF Reno C	Current Budget As Of 02/3/2022   11,328 GSF New   24,200 GSF Reno D	+ / (-) Change D-C	NOTES
<b>BUDGET</b>	<b>\$ 20,000,000</b>	<b>\$ 20,000,000</b>	<b>\$ 21,075,337</b>	<b>\$ 1,075,337</b>	
<b>CATEGORY</b>					
Construction	\$ 15,711,254	\$ 16,106,254	\$ 16,443,772	\$ 337,518	Moved \$1,075,337 from the Theatre & Dance Phase I project to the Phase II project which will fund the theatrical lighting package, a new proscenium fire curtain, and additional theatre needs.
Professional Services	\$ 2,152,415	\$ 1,887,415	\$ 2,095,681	\$ 208,266	
FF&E	\$ 997,750	\$ 942,750	\$ 1,187,523	\$ 244,773	
Administrative	\$ 135,158	\$ 114,658	\$ 139,963	\$ 25,305	
Project Contingency	\$ 521,958	\$ 467,458	\$ 726,933	\$ 259,475	
<i>Regents' Rules</i>	\$ 481,465	\$ 481,465	\$ 481,465	\$ -	
<b>TOTAL</b>	<b>\$ 20,000,000</b>	<b>\$ 20,000,000</b>	<b>\$ 21,075,337</b>	<b>\$ 1,075,337</b>	

## PARTNERS

Construction Manager	Lee Lewis Construction, Inc.
Design Professional	Holzman Moss Bottino Architecture, LLP
CM Agent	N/A
Tier 2 Auditor	Townsend

# TTU – Academic Sciences Building

Item 3

**Projected Budget:** \$100,000,000

**Gross Square Feet:** 128,999 GSF

**Team / Status:**

- Design Professional:  
Barnes Gromatzky Kosarek  
Architects, Inc. @ 43%
- Construction Manager At Risk (CMAR):  
Western Builders of Amarillo, Inc. @ 4%
- Construction Manager Agent (CMA):  
Waived
- Landscape Enhancement: TBD
- Public Art: TBD

**Substantial Completion Date:**

Original Date – October 2023

Actual Date – TBD



# TTU – Academic Sciences Building

Item 3

Construction Delivery: CMAR

	BOR Appr (GMP - Bid Pkg 1) 11/2021 Bid Package 1 - Utilities B	Previous Budget As Of 11/2021 Bid Package 1 - Utilities C	Current Budget As Of 2/3/2022 D	+ / (-) Change D-C	NOTES
<b>BUDGET</b>	\$ 10,759,336	\$ 10,759,336	\$ 10,759,336	\$ -	
<b>CATEGORY</b>					
Construction	\$ 2,086,126	\$ 2,086,126	\$ 2,086,126	\$ -	
Professional Services	\$ 7,356,924	\$ 7,356,924	\$ 7,356,924	\$ -	
FF&E	\$ -	\$ -	\$ -	\$ -	
Administrative	\$ 97,317	\$ 97,317	\$ 97,317	\$ -	
Project Contingency	\$ 955,197	\$ 955,197	\$ 955,197	\$ -	
<i>Regents' Rules</i>	\$ 263,772	\$ 263,772	\$ 263,772	\$ -	
<b>TOTAL</b>	<b>\$ 10,759,336</b>	<b>\$ 10,759,336</b>	<b>\$ 10,759,336</b>	<b>\$ -</b>	

## PARTNERS

Construction Manager	Western Builders of Amarillo, Inc.
Design Professional	Barnes Gromatzky Kosarek Architects, Inc.
CM Agent	Waived
Tier 2 Auditor	CBIZ



# TTU – Rip Griffin Park Expansion & Renovation

Item 3

**Projected Budget:** \$14,512,245

**Approx. Gross Square Feet:**

10,800 GSF Reno  
14,342 GSF Addition

**Team / Status:**

- Design Professional:  
Populous, Inc. @ 35%
- Construction Manager At Risk (CMAR):  
Teinert Construction, Inc. @ 0.2%
- Construction Manager Agent (CMA):  
Waived
- Landscape Enhancement: Waived
- Public Art: Waived

**Substantial Completion Date:**

Original Date – October 2023

Actual Date – TBD



# TTU – Rip Griffin Park Expansion & Renovation

Item 3

Construction Delivery: CMAR

	BOR Appr (Full) 11/2021   14,342 GSF New 10,800 GSF Reno B	Previous Budget As Of 11/2021   14,342 GSF New 10,800 GSF Reno C	Current Budget As Of 2/3/2022   14,342 GSF New 10,800 GSF Reno D	+ / (-) Change D-C	NOTES
<b>BUDGET</b>	\$ 14,465,342	\$ 14,465,342	\$ 14,465,342	\$ -	
<b>CATEGORY</b>					
Construction	\$ 10,645,405	\$ 10,645,405	\$ 10,645,405	\$ -	
Professional Services	\$ 1,262,957	\$ 1,262,957	\$ 1,262,957	\$ -	
FF&E	\$ 1,769,040	\$ 1,769,040	\$ 1,769,040	\$ -	
Administrative	\$ 37,460	\$ 37,460	\$ 37,460	\$ -	
Project Contingency	\$ 411,446	\$ 411,446	\$ 411,446	\$ -	
<i>Regents' Rules</i>	\$ 339,034	\$ 339,034	\$ 339,034	\$ -	
<b>TOTAL</b>	<b>\$ 14,465,342</b>	<b>\$ 14,465,342</b>	<b>\$ 14,465,342</b>	<b>\$ -</b>	

## PARTNERS

Construction Manager	Teinert Construction, Inc.
Design Professional	Populous, Inc.
CM Agent	Waived
Tier 2 Auditor	Waived

# TTU – School of Veterinary Medicine

Item 3

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

**Gross Square Feet:** 191,626 GSF HQ  
49,937 GSF Mariposa

**Team / Status:**

- Design Professional:  
Kirksey Architects, Inc. @ 90%
- Construction Manager At Risk (CMAR):  
Western Builders of Amarillo, Inc.  
@ 96%
- Construction Manager Agent (CMA):  
Project Control @ 94%
- Landscape Enhancement: Waived
- Public Art: Waived

**Substantial Completion Date:**

Original Date:  
Headquarters – October 31, 2021  
Mariposa – August 2, 2021

Actual Date:  
Headquarters – December 13, 2021  
Mariposa – August 5, 2021





# TTU – School of Veterinary Medicine

Item 3







# TTUHSC – School of Health Professions Physician Assistant Building on Midland College Campus

Item 3

**Current Budget:** \$ 30,000,000

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

**Team / Status:**

- Design Professional:  
Parkhill Smith and Cooper, Inc. @ 90%
- Construction Manager At Risk (CMAR):  
Adolfson & Peterson Construction @ 68%
- Construction Manager Agent (CMA):  
Project Control @ 65%
- Landscape Enhancement: Waived
- Public Art: Waived

**Substantial Completion Date:**

Original Date – March 2022

Actual Date – TBD





# TTUHSC – School of Health Professions Physician Assistant Building on Midland College Campus

Item 3

Construction Delivery: CMAR

	BOR Appr (Full) 12/2020   34,505 GSF B	Previous Budget As Of 11/2021   34,505 GSF C	Current Budget As Of 2/3/2022   34,505 GSF D	+ / (-) Change D-C	NOTES
<b>BUDGET</b>	\$ 30,000,000	\$ 30,000,000	\$ 30,000,000	\$ -	
<b>CATEGORY</b>					
Construction	\$ 17,821,059	\$ 19,747,117	\$ 19,947,117	\$ 200,000	To purchase life cycle equipment (pumps, AHU, and boilers).
Professional Services	\$ 3,756,001	\$ 3,474,500	\$ 3,474,500	\$ -	
FF&E	\$ 5,863,244	\$ 5,109,148	\$ 5,109,148	\$ -	
Administrative	\$ 458,245	\$ 446,175	\$ 446,175	\$ -	
Project Contingency	\$ 1,398,326	\$ 519,935	\$ 319,935	\$ (200,000)	
<i>Regents' Rules</i>	\$ 703,125	\$ 703,125	\$ 703,125	\$ -	
<b>TOTAL</b>	\$ 30,000,000	\$ 30,000,000	\$ 30,000,000	\$ -	

## PARTNERS

Construction Manager	Adolfson & Peterson Construction
Design Professional	Parkhill Smith and Cooper, Inc.
CM Agent	Project Control
Tier 2 Auditor	Townsend

# MSU – Bridwell Activities Center Project

Item 3

**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 – May 20, 2022

Actual Date – TBD



# Texas Tech University System

Item 3

## Projects – In Design



# TTU – NRHC Ranch Life Learning Center

Item 3

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

**Current Budget:** \$ 712,562

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

**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
- Landscape Enhancement: Waived
- Public Art: TBD

**Substantial Completion Date:**

Original Date – TBD

Actual Date – TBD



NORTH

# TTU – NRHC Ranch Life Learning Center

Item 3



# TTU – NRHC Master Plan

Item 3

**Status:** Stage I Design

**Current Budget:** \$ 50,000

**Team / Status:**

- NRHC & FP&C



NORTH



# Texas Tech University System

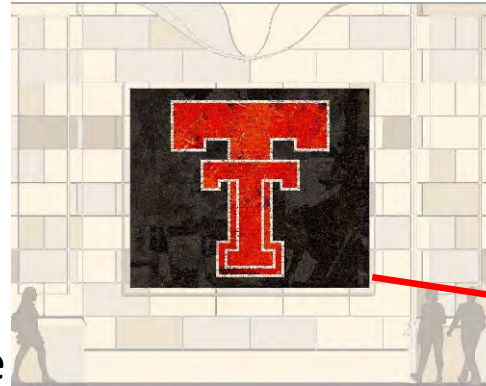
Item 3

## Status of Public Art

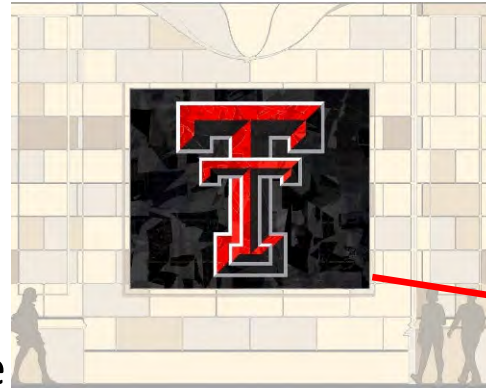
# TTU – The Dustin R. Womble Basketball Center

Item 3

**Art Budget:** \$ 281,000  
**Artist:** Stephen Johnson  
Lawrence, KS  
**Title:** *Awaiting Artist Announcement*  
**Status:** April 2022 Installation



South side



North side

