Texas Tech University

Recognition of the naming of the Huckabee College of Architecture

Patrick Kramer
Chris and Robin Huckabee made the largest donation in the College of Architecture’s history.

The gift was made on behalf of the Huckabee family in honor of their father, Tommie J. Huckabee, for his contributions to the architectural profession and education.

Tommie was the first of three generations in his family to attend Texas Tech.

Announcement of the naming was made on November 30, 2022.
Facilities Committee

Billy Breedlove
Vice Chancellor - Facilities Planning & Construction
February 23, 2023
Authorize expenditures of the Elta Joyce Murphey Auditorium Renovation project for Design Professional Stage II design services

Billy Breedlove
Sol Mayer Administration Building

Elta Joyce Murphey Auditorium
Existing Basement Floor Plan

Work in this area will be determined by the project budget and construction cost.
Existing First Floor Plan
Existing Second Floor Plan
Auditorium Interior Photos
Scope of Services

- Execute Design Professional Stage II services consisting of:
  - Design Development ("DD");
  - Construction Documents ("CD");
  - Construction Administration ("CA") Phases;
  - Statement of Probable Cost; and
  - Project Schedule.
Project Overview

- Project will address life/safety and accessibility issues for the existing 8,205 SF, 400+ seat auditorium theatre and support spaces located inside the Sol Mayer Administration Building built in 1947.
- Proposed renovation of 5,679 SF, excludes the stage proper and below stage areas (dressing rooms, restrooms, etc.).
- Expansion of approximately 598 GSF to accommodate additional restroom facilities for theater occupancy, accessibility and plumbing code compliance.
Project Overview (cont.)

- Update the lobby with new finishes and lighting.
- Auditorium will be remodeled for accessibility compliance.
- Renovate the auditorium’s main entrance to include new steps and a TAS compliant ramp.
- Additional electrical, mechanical, and plumbing.
### Project Budget

<table>
<thead>
<tr>
<th>Item</th>
<th>BOR Approved November 2022</th>
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*Fees Waived for 1% Landscape Enhancements and 1% Public Art*
Recommendation

- Approve (i) expenditures of $513,307 for a total of $708,903 for the Elta Joyce Murphey Auditorium Renovation project, with an anticipated project budget of $6,000,000; (ii) amend the Design Professional Agreement; and (iii) authorize Stage II design services.

- The total expenditures of $708,903, which includes the previously approved $195,596, will be funded through the Revenue Finance System (“RFS”) repaid with gifts and Higher Education Funds (“HEF”).
Authorize expenditures of the Bolin Hall Renovation and Expansion project for Design-Build Stage II design services

Billy Breedlove
First Floor - Current Departmental Plan

LEGEND
- Geosciences
- Computer Sciences
- Mathematics
- Administration
- Multi-Use Classrooms
- Chemistry / Physics
- Biology
- USGS
Third Floor - Current Departmental Plan

**Legend**
- Geosciences
- Computer Sciences
- Mathematics
- Administration
- Multi-Use Classrooms
- Chemistry / Physics
- Biology
- USGS
Scope of Work

- Design-Build Agreement to proceed with Stage II design services as follows:
  - Design Development ("DD");
  - Construction Documents ("CD");
  - Construction Administration ("CA") Phases; and
  - Statement of Probable Cost.
**Project Overview**

- Bolin Hall, built in 1966, is a three-story facility containing a total of 91,736 GSF.
- The building consists of instructional spaces for Geosciences, Biology, Math, Chemistry, and Computer Science, along with ancillary spaces, administrative spaces, and a greenhouse.
- The Bolin Hall Renovation and Expansion project will include a roof replacement and partial renovation of the existing building, and provide new space to address the programmatic needs of the sciences, and math departments determined through the programming process.
Facility Assessment Report identified the following preliminary issues:
- Building systems, life/safety systems, and energy code;
- Mechanical, electrical, and plumbing;
- IT/AV technology; and
- Accessibility.

TTUS and MSU will use the Facility Assessment Report to make informed ‘best value’ decisions regarding the prioritized scope of the work.
A significant part of the project's scope is to upgrade, replace, and retro-commission the existing mechanical, electrical, and plumbing building systems to gain energy efficiencies as well as comply with the current energy and building codes. This will include:

- Addition to a recently installed partial fire sprinkler system, replacement of the pneumatic control system with Andover digital controls;
- Replacement/retrofit of air handling equipment;
- Upgrade of electrical switchgear and transformers;
- Replacement of the existing network system;
- Provide a new temperature control system for the greenhouse; and
- Accessibility upgrades.
## Project Budget

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Recommendation

- Authorize (i) approve expenditures of $2,914,544 for a total of $4,127,748 for the Bolin Hall Renovation and Expansion project, with an anticipated project budget of $38,656,000; (ii) amend the Design-Build Agreement; and (iii) authorize Stage II design services.
- The total expenditures of $4,127,748, which includes the previously approved $1,213,203, will be funded with a gift ($5.0M cash) and through the Revenue Finance System (“RFS”), repaid with Capital Construction Assistance Projects (“CCAP”) Legislative appropriations.
- The maximum principal amount of debt obligations to be issued for the Project is $33,656,000.
Approve concept and authorize expenditures for the West Village II Residence Hall project for Design-Build Stage I design services and pre-construction services

Billy Breedlove
West Village Residence Hall
Scope of Services

- Execute a Design-Build Agreement to proceed with the following:
  - Stage I design services to include:
    - Programming;
    - Schematic Design ("SD");
    - Statement of Probable Cost; and
    - Project Schedule.
  - Pre-construction services to include:
    - Project evaluation and site analysis;
    - Constructability review;
    - Cost control; value engineering;
    - Scheduling; and
    - Development of a Guaranteed Maximum Price ("GMP").
Project Overview

- The project will construct West Village II Residence Hall. The expected occupancy is upper-class undergraduate students.
- The new structure of approximately 105,000 GSF will be located west of the existing complex and east of Knoxville Avenue and provide approximately 300 beds.
- Room layouts will be similar to Talkington Hall and/or Murray Hall:
  - Predominately 4-person suites with each student having a single room,
  - 2 bathrooms shared by only 2 students in the suite, and
  - Common living area.
- Ancillary spaces (maintenance, housekeeping, storage, staff)
## Project Budget

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* Fees for 1% Landscape Enhancements and 1% Public Art – Waiver Requested
Recommendation

- Approve the concept for the project and authorize (i) expenditures of $640,397 in order to provide planning and design services for the West Village II Residence Hall project, with an anticipated project budget of $38,000,000; (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 through the Revenue Finance System (“RFS”) repaid with University Student Housing funds.
Approve concept and authorize expenditures of the Architecture Building Renovation project for the Tommie J. Huckabee College of Architecture for Design Professional Stage I design services

Billy Breedlove
Ground Floor
Scope of Services

- Execute a Design Professional Agreement, and authorize Stage I design services in order to move forward on the project’s vision through:
  - Programming;
  - Schematic Design (“SD”);
  - Provide a Statement of Probable Cost; and
  - Project Schedule.
The Architecture building is a 154,408 GSF, high-rise structure constructed in 1970.

Proposed scope of work includes:
- Evaluation, programming, and renovation of interior spaces to maximize utilization within the facility and academic program needs.
- Renovation of studios, offices, gallery, classrooms, and restrooms.
- Update furniture, fixtures, and equipment.
- Analysis of the building’s infrastructure and improvements will comprise the mechanical, electrical, plumbing, technology, AV, and security systems.
- Improvements to the building’s façade, site work, and landscaping.
## Project Budget

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<th>Item</th>
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<td>BOR Directed Fees</td>
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Recommendation

- Approve the concept for the project and authorize (i) expenditures of $49,000 in order to provide planning and design services for the Architecture Building Renovation project for the Tommie J. Huckabee College of Architecture, with an anticipated project budget of $30,000,000; and (ii) award the Design Professional Agreement and authorize Stage I design services.

- The expenditures will be funded through the Revenue Finance System (“RFS”) repaid with gifts and Higher Education Funds (“HEF”).
Approve expenditures of the Preston Smith Library – Third Floor Renovation project for Design Professional Stage II design services

Billy Breedlove
Preston Smith Library
Preston Smith Library
Third Floor Interior Photos
Project Overview

- The Preston Smith Library constructed in 1998, contains 116,958 GSF.
- Project will reconfigure the entire Third Floor of 29,837 GSF to include:
  - Student study rooms and open study spaces with new furniture;
  - Lobby vending area; and
  - A tranquility room.
  - Existing restrooms will undergo a full renovation.
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*Fees for 1% Landscape Enhancements and 1% Public Art – Waiver Requested*
Recommendation

- Approve the concept for the project and authorize (i) initiation of the Preston Smith Library Third Floor Renovation project; (ii) approve expenditures of $549,354 in order to provide Stage II design services for the Preston Smith Library Third Floor Renovation project, with an anticipated project budget of $9,000,000; (iii) waive the use of a Construction Manager Agent ("CMA"); (iv) waive the board directed fee for landscape enhancements; (v) waive the board directed fee for public art; and (vi) award the Design Professional Agreement and authorize Stage II design services.

- The expenditures will be funded with Higher Education Funds ("HEF") (cash), Institutional Funds (cash), and/or Gifts.
Report on Facilities Planning and Construction projects (project data as of 02/02/2023)

Billy Breedlove
Milestones

- J.T. & Margaret Talkington College of Visual and Performing Arts Theatre & Dance Complex Phase II Substantially Complete*

- Dr. Robert Neff and Louise Willson Arnold Wing Substantially Complete*

*Per Uniform General Conditions, Article 1. Definitions, ¶ 1.61,

Substantial Completion means the date determined and declared by Contractor, A/E, and Owner when the Work, or a designated portion thereof, is sufficiently complete, in accordance with the Contract, so as to be operational and fit for the use intended. The project must be fully commissioned with functional testing complete for the Building Automation Systems (BAS), Security, Lighting Control Systems, Audio/Visual Systems and must include ADA/TAS inspections. The IT and Network cabling and wireless systems must be complete and verified.
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 @ 96%
- Construction Manager At Risk (CMAR):
  Lee Lewis Construction, Inc. @ 90%
- Construction Manager Agent (CMA):
  N/A
- Landscape Enhancement: Waived
- Public Art: Waived

**Substantial Completion Date:**
- Original Date – October 2022
- Actual Date – November 11, 2022
TTU – J.T. & Margaret Talkington College of Visual and Performing Arts Theatre & Dance Complex Phase II
TTU – J.T. & Margaret Talkington College of Visual and Performing Arts Theatre & Dance Complex Phase II

“Tornado Dance” – Soft Opening 2/13/2023
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. @ 96%
- **Construction Manager At Risk (CMAR):** Western Builders of Amarillo, Inc. @ 74%
- **Construction Manager Agent (CMA):** N/A
- **Landscape Enhancement:** Waived
- **Public Art:** Waived

**Substantial Completion Date:**
- **Original Date – August 2022**
- **Actual Date – December 29, 2022**
TTU – Dr. Robert Neff and Louise Willson Arnold Wing
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. @ 77%
- **Construction Manager At Risk (CMAR):** Teinert Construction, Inc. @ 59%
- **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
## TTU – Rip Griffin Park Expansion & Renovation

### Construction Delivery: CMAR

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| CATEGORY | | | |
| Construction | $ 10,645,405 | $ 11,078,612 | $ 11,332,812 | $ 254,200 |
| Professional Services | $ 1,262,957 | $ 1,242,957 | $ 1,227,757 | $ (15,200) |
| FF&E | $ 1,769,040 | $ 1,664,040 | $ 1,504,040 | $ (160,000) |
| Administrative | $ 37,460 | $ 37,460 | $ 33,460 | $ (4,000) |
| Project Contingency | $ 411,446 | $ 103,239 | $ 28,239 | $ (75,000) |
| Regents’ Rules | $ 339,034 | $ 339,034 | $ 339,034 | $ - |
| TOTAL | $ 14,346,534 | $ 14,346,534 | $ 14,346,534 | $ - |

### PARTNERS
- **Construction Manager**: Teinert Construction, Inc.
- **Design Professional**: Populous, Inc.
- **CM Agent**: Waived
- **Tier 2 Auditor**: Waived
TTU – Academic Sciences Building

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

**Gross Square Feet:** 131,411 GSF

**Team / Status:**
- Design Professional: Barnes Gromatzky Kosarek Architects, Inc. @ 80%
- Construction Manager At Risk (CMAR): Western Builders of Amarillo, Inc. @ 18%
- 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

**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 – NRHC Ranch Life Learning Center

**Status:** Under Construction

**Current Budget:** $ 8,200,000

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

**Team / Status:**
- Design Professional: Condray Design Group @ 90%
- Construction Manager At Risk (CMAR): Teinert Construction, Inc. @ 6%
- Construction Manager Agent (CMA): Waived
- Landscape Enhancement: Waived
- Public Art: Contract Pending

**Substantial Completion Date:**
- Original Date – May 2023
- Actual Date – TBD

* Possible exhibit delays
## TTU – NRHC Ranch Life Learning Center

### Construction Delivery: CMAR

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<td><strong>TOTAL</strong></td>
<td>$ 8,200,000</td>
<td>$ 8,200,000</td>
<td>$ 8,200,000</td>
<td>$ 8,200,000</td>
<td></td>
</tr>
</tbody>
</table>

### PARTNERS

- **Construction Manager**: Condray Design Group, Inc.
- **Design Professional**: Teinert Construction
- **CM Agent**: Waived
- **Tier 2 Auditor**: Waived
TTUHSC – Dallas Southwest Professional Building Renovation

**Current Budget:** $22,281,070

**Gross Square Feet:**
- 63,000 Building
- 17,700 Renovation
- 17,700 Renovation (6th Floor)

**Team / Status:**
- **Design Professional:**
  Parkhill Smith and Cooper, Inc. @ 97%
  Page – Managed by TTUHSC (6th Floor)
- **Construction Manager At Risk (CMAR):**
  Hill & Wilkinson General Contractors
  Original @ 83%
  6th Floor @ 9%
- **Construction Manager Agent (CMA):**
  Waived
- **Landscape Enhancement:** Waived
- **Public Art:** Waived

**Substantial Completion Date:**
- Amended Date – October 2022
- 7th Floor Renovation – November 30, 2021
- Actual Date – October 31, 2022
- 6th Floor Date – July 2023
## Construction Delivery: CMAR

<table>
<thead>
<tr>
<th>BUDGET</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>+/- Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>BOR Appr (Full)</td>
<td>10/2020</td>
<td>17,700 GSF</td>
<td>11/2022</td>
<td>17,700 GSF</td>
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<tr>
<td>BUDGET</td>
<td>$15,500,000</td>
<td>$15,500,000</td>
<td>$15,500,000</td>
<td>$0</td>
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<tr>
<td>CATEGORY</td>
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<td></td>
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<tr>
<td>Construction</td>
<td>$12,038,500</td>
<td>$12,408,267</td>
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<td>Professional Services</td>
<td>$1,322,000</td>
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<tr>
<td>FF&amp;E</td>
<td>$1,361,800</td>
<td>$1,336,800</td>
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<tr>
<td>Administrative</td>
<td>$59,652</td>
<td>$69,652</td>
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<tr>
<td>Project Contingency</td>
<td>$354,767</td>
<td>$363,281</td>
<td>$363,281</td>
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</tr>
<tr>
<td>Regents' Rules</td>
<td>$363,281</td>
<td>$363,281</td>
<td>$363,281</td>
<td>$0</td>
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<tr>
<td>TOTAL</td>
<td>$15,500,000</td>
<td>$15,500,000</td>
<td>$15,500,000</td>
<td>$0</td>
</tr>
</tbody>
</table>

### PARTNERS

<table>
<thead>
<tr>
<th>Construction Manager</th>
<th>Hill &amp; Wilkinson General Contractors</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design Professional</td>
<td>Parkhill Smith and Cooper, Inc.</td>
</tr>
<tr>
<td>CM Agent</td>
<td>Waived</td>
</tr>
<tr>
<td>Tier 2 Auditor</td>
<td>Townsend</td>
</tr>
</tbody>
</table>
## TTUHSC – Dallas Southwest Professional Building Renovation (6th Floor)

### Construction Delivery: CMAR

<table>
<thead>
<tr>
<th>Category</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>+/(-) Change D-C</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
<td>BUDGET</td>
<td>$ 6,781,070</td>
<td>$ 6,781,070</td>
<td>$ 6,781,070</td>
<td>$</td>
<td>-</td>
</tr>
<tr>
<td>Construction</td>
<td>$ 4,005,040</td>
<td>$ 4,005,040</td>
<td>$ 4,398,921</td>
<td>$ 393,881</td>
<td>The original project paid for the 6th floor demo, now that project is being reimbursed for that cost, by moving it to the 6th floor project.</td>
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<tr>
<td>Professional Services</td>
<td>$ 74,500</td>
<td>$ 74,500</td>
<td>$ 74,500</td>
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<tr>
<td>FF&amp;E</td>
<td>$ 1,775,000</td>
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<tr>
<td>Administrative</td>
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<td>$ 16,000</td>
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<td>$</td>
<td>-</td>
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<tr>
<td>Project Contingency</td>
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<td>$ 751,599</td>
<td>$ 357,718</td>
<td>$ (393,881)</td>
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<td>Regents' Rules</td>
<td>$ 158,931</td>
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<td>$ 158,931</td>
<td>$</td>
<td>-</td>
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<tr>
<td>TOTAL</td>
<td>$ 6,781,070</td>
<td>$ 6,781,070</td>
<td>$ 6,781,070</td>
<td>$</td>
<td>-</td>
</tr>
</tbody>
</table>

### PARTNERS
- **Construction Manager**: Hill & Wilkinson General Contractors
- **Design Professional**: Page
- **CM Agent**: Waived
- **Tier 2 Auditor**: Townsend
Projects – In Design
Status: Stage II Design

Current Budget: $ 2,096,033

Projected Budget: $ 6,800,000

Gross Square Feet: 20,920 GSF

Team / Status:
• Design Build Team:
  Contractor - Hoar Construction
  DP - O’Connell Robertson

• Construction Manager Agent (CMA): Waived

• Landscape Enhancement: Waived

• Public Art: Waived

Substantial Completion Date:
Original Date – TBD

Actual Date – TBD
MSU – Bolin Hall Renovation and Expansion

**Status:** Stage I Design

**Current Budget:** $1,213,203

**Projected Budget:** $38,656,000

**Gross Square Feet (approximately):**
- 55,000 GSF Renovation
- TBD GSF Addition

**Team / Status:**
- Design Build Team:
  - Contractor - Whiting-Turner Contracting Co.
  - DP - Corgan

- Construction Manager Agent (CMA):
  - TBD

- Landscape Enhancement: TBD

- Public Art: TBD

**Substantial Completion Date:**
- Original Date – TBD
- Actual Date – TBD
TTUHSC – Lab Animal Resource Center (LARC)

**Status:** Stage I Design

**Current Budget:** $340,839

**Projected Budget:** $15,000,000

**Gross Square Feet:** 12,600 GSF

**Team / Status:**
- Design Professional: Sims Architects, Inc.
- Construction Manager At Risk (CMAR): TBD
- Construction Manager Agent (CMA): Waived
- Landscape Enhancement: Waived
- Public Art: Waived

**Substantial Completion Date:**
- Original Date – TBD
- Actual Date – TBD
TTU – Biology Building Renovation
Managed by TTU Operations

Current Budget: $8,399,000

Gross Square Feet: 144,940 GSF

Team / Status:

- Replace Plumbing/Hot Water System $1,500,000
  Design Professional: TBD (in negotiation)
  Contractor: TBD

- Renovate Restrooms for ADA $1,000,000
  Design Professional: Huckabee
  Contractor: TBD

- ADA/Life Safety Renovations $500,000
  Design Professional: Huckabee/Operations
  Contractor: TBD

- Renovate Classrooms and Class Labs $3,399,000
  Design Professional: Huckabee/Operations
  Contractor: TBD

- Renovate Lecture Hall 100 $2,000,000
  Design Professional: Huckabee
  Contractor: TBD
TTU – Science Building Renovation
Managed by TTU Operations

**Current Budget:** $16,181,000

**Gross Square Feet:** 109,343 GSF

**Team / Status:**

- HVAC and Building Controls Upgrade  $2,000,000
  - Design Professional: TBD (in negotiation)
  - Contractor: TBD
- Abate and Replace flooring  $300,000
  - Design Professional: TBD
  - Contractor: TBD
- Exterior Building Repairs  $1,000,000
  - Design Professional: TBD
  - Contractor: TBD
- Accessibility Upgrades  $31,000
  - Design Professional: TBD
  - Contractor: TBD
- Renovate Machine and Technology Shops  $2,000,000
  - Design Professional: TBD (in negotiation)
  - Contractor: TBD
- Renovate Classrooms and Class Labs  $4,000,000
  - Design Professional: TBD (in negotiation)
  - Contractor: TBD
- Elevator and Machine Room Upgrades  $700,000
  - Design Professional: TBD (in negotiation)
  - Contractor: TBD
- Electrical Upgrades and Emergency Generator  $700,000
  - Design Professional: TBD (in negotiation)
  - Contractor: TBD
- Life Safety Upgrades  $5,450,000 (in negotiation)
  - Design Professional: TBD
  - Contractor: TBD
TTU – Experimental Sciences Building Controls
Managed by TTU Operations

**Current Budget:** $4,350,000

**Gross Square Feet:** 113,304 GSF

**Team / Status:**

- Building Controls Upgrade  $4,000,000
  Design Professional: Fanning, Fanning & Assoc.
  Contractor: Contech (under construction)
- Switchgear Modification  $350,000
  Design Professional: Operations Division
  Contractor: TBD