• Facilities Committee

• Billy Breedlove | VC FP&C

• February 29, 2024
Approve total project budget for the Concho Hall Demolition project and accept the Construction Manager At Risk GMP

*Billy Breedlove*
Angelo State University Campus

Add Alternate: Demo Building

Concho Hall
Project Overview

- Project will demolish the existing 10-story Concho Hall Residence building that was constructed in 1969 and contains 103,883 GSF.
Add Alternate: Demolish Building

Add Alternate: Demolish Building

Concho Hall
Add Alternate: Demolish Building

- Project will demolish the vacant 2-story Commercial Building that was constructed in 1976 and contains 5,560 GSF.

- Property was purchased in 2016 as a strategic initiative to provide for campus growth and mission.
Interior Asbestos Containing Material (ACM) Photos

1" x 1" Ceramic floor tile (multi-color) on floors in dorm room bathrooms

Domestic water line fitting (gray, hard) in Basement and pipe chases between floors

Insulation (beige) (fireproofing) on pan deck in basement and Floors 1-9

12" x 12" RFT (white with gray/green streaks) and mastic (black)
Unforeseen Condition - Asbestos Containing Material (ACM) Overspray
## Project Budget

<table>
<thead>
<tr>
<th>Item</th>
<th>Board Approved November 2023</th>
<th>Additional Request</th>
<th>Revised Budget</th>
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<td>$ 6,360,000</td>
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* Fee for 1% Landscape Enhancements and 1% Public Art - Waived
Recommendation

- Authorize the chancellor or the chancellor’s designee to
  1. Accept the Guaranteed Maximum Price (“GMP”) for the Concho Hall Demolition project.
  2. Increase the budget by $3,717,472 for a total project budget of $6,360,000.
  3. Report the project to the Texas Higher Education Coordinating Board (“THECB”).
  4. Amend the Construction Manager At Risk (“CMAR”) Agreement.

- The total project budget which includes the previously approved $2,642,528 will be funded with Housing Revenues and Institutional Funds.
Approve naming of scoreboard within Dan Law Field at Rip Griffin Park

Patrick Kramer
The Street family includes many Texas Tech University graduates – Barry ’79 & SuDe ’79 and their children – Colton ‘04; Chase ‘05; & CassiDe ‘07, ‘09, ’15.

The Streets own and operate Street Community Gin in Kress, Texas.

Barry serves on the Texas Tech Foundation Board of Directors and has previously served on the Texas Tech Alumni Association’s National Board of Directors, culminating with his service as chair.

The Street family continues to be actively involved throughout the Texas Tech University System including as members of the Red Raider Club and Chancellor’s Council. They have generously supported Texas Tech University, Texas Tech University Health Sciences Center and the Texas Tech University System.
New Scoreboard Naming
Recommendation

- Approve naming the new baseball scoreboard within Dan Law Field at Rip Griffin Park the “Barry Street Family”.
- The donor concurs with the naming of the structure.
- Signage for the structure will specify the approved name.
Approve concept and authorize expenditures of the Junction Campus Wildlife Disease and Deer Research Facility (“WDDRF”) and Llano River Conservation Center (“LRCC”) projects for Design Professional Stage I design services

Billy Breedlove
TTU Junction Campus Site Plan

Texas Tech University Junction Campus

- Proposed LRCC Site
- Proposed WDDRF Site

NORTH
Project Overview - Wildlife Disease and Deer Research Facility

- Standalone research/lab facility with approximately 1,000 - 1,500 GSF to include the following:
  - BSL2 compliant research lab:
    - Chemical fume hood and storage cabinet.
    - Autoclave.
    - Lab ice machine, lab glass washer.
    - Refrigerator, freezers, and storage racks.
  - General storage space, custodial space, and restroom.
Multipurpose conference facility with approximately 7,000 - 7,500 GSF to accommodate a minimum of 200-persons for meetings or events. The facility will include:

- Reception/gathering entry area.
- Large multipurpose room.
- Catering/food serving and storage areas.
- Classrooms.
- Specimen storage.
- Academic and staff offices.
- General storage space, custodial space, and restrooms.
- Exterior teaching space.
The project will also include:

- Flexibility to dim/darken exterior lighting within the parking and facility areas for special astrologic viewing events.
- Utilities required for the new facilities.
- New permeable parking with ADA access.
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</table>
Recommendation

- Approve the concept for the project and authorize the designee to:
  
  (i) Approve expenditures of $361,411 in order to provide planning and design services for the Junction Campus Wildlife Disease and Deer Research Facility ("WDDRF") and the Llano River Conservation Center ("LRCC") projects with an anticipated project budget of $6,400,000.

  (ii) Award the Design Professional Agreement.

  (iii) Authorize Stage I design services.

- The expenditures will be funded through the Revenue Finance System ("RFS"), repaid with Capital Construction Assistance Projects ("CCAP") Legislative appropriations.
Texas Tech University Health Sciences Center

Approve total project budget for the Laboratory Animal Resources Center ("LARC") Expansion project and accept the Construction Manager At Risk GMP

Billy Breedlove
Project Overview

- Project will expand the existing Lubbock LARC vivarium by approximately 13,962 GSF in order to meet the current and future needs of the TTUHSC research community.

- The expansion has been designed to aid in elevating research at TTUHSC by creating a facility that meets contemporary industry standards for research animal housing.

- Project will incorporate innovative technologies and advanced built-in equipment necessary for the future needs of principal investigators.

- The expansion will create a dedicated bio-exclusion (barrier) facility adjacent to the existing vivarium with the flexibility to house multiple species.
## Project Budget

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

- Authorize the chancellor or the chancellor’s designee to
  (i) Accept the Guaranteed Maximum Price (“GMP”) for construction of the Laboratory Animal Resources Center (“LARC”) Expansion project.
  (ii) Increase the budget by $11,261,904 for a total project budget of $15,000,000.
  (iii) Report the project to the Texas Higher Education Coordinating Board (“THECB”).
  (iv) Award a Construction Manager At Risk (“CMAR”) Agreement.

- The total project budget which includes the previously approved $3,738,096 will be funded through the Revenue Finance System (“RFS”), repaid with Capital Construction Assistance Projects (“CCAP”) Legislative appropriations.
Report on Facilities Planning and Construction projects (project data as of 2/07/2024)

Billy Breedlove
MSU
Bolin Hall Renovation and Expansion

Groundbreaking
February 29, 2024, @ 4:00 p.m.

Current Budget: $43,356,000

Gross Square Feet: 93,494 GSF Renovation
7,500 GSF Addition

Team / Status:
• Design Build Team:
  Design Professional – Corgan @ 68%
  Contractor – Whiting-Turner Contracting Co. @ 3%
• Construction Manager Agent (CMA): Prolego @ 0%
• Public Art: Approval in progress

Substantial Completion Date:
  Phase I – January 2025
  Phase II – August 2025

Actual Date – TBD
First Floor Plan & New Addition

LEGEND
- Building Support
- Shared
- Administration
- Geosciences
- Computer Science
- Mathematics
- USGS
- Biology

NORTH
Project Overview

- Partial renovation of approximately 93,494 GSF of the existing building and provide 7,500 GSF of new space to address programmatic needs.

- 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.
  - Accessibility upgrades.
# MSU Bolin Hall Renovation and Expansion

**Construction Delivery: DB**

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<th>BOR Appr (Full)</th>
<th>Previous Budget As Of</th>
<th>Current Budget As Of</th>
<th>+/- Change</th>
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<td>93,494 GSF Reno 7,500 GSF New</td>
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**NOTES**
- Work done to the temporary relocation facility - Pierce Hall.
- Budget for relocation moving expenses to and from the temporary facility.

**PARTNERS**
- Construction Manager: Whiting-Turner Contracting Co.
- Design Professional: Corgan
- CM Agent: Prolego
- Tier 2 Auditor: CBIZ
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 @ 86%.
• Construction Manager At Risk (CMAR): Teinert Construction, Inc. @ 99%
• Construction Manager Agent (CMA): Waived
• Landscape Enhancement: Waived
• Public Art: Waived

Substantial Completion:
Addition: February 2023
Actual Date: May 1, 2023
Renovation: October 2023
Actual Date: December 6, 2023
ASU
Carr Hall
Renovation

**Current Budget:** $ 8,561,645

**Gross Square Feet:** 19,553 GSF

**Team / Status:**
- Design Build Team:
  - Design Professional: O’Connell Robertson @ 80%
  - Contractor: Hoar Construction @ 83%
- Construction Manager Agent (CMA): Waived
- Landscape Enhancement: Waived
- Public Art: Waived

**Substantial Completion:**
Original Date: February 2024
Actual Date: TBD
## ASU Carr Hall Renovation

### Construction Delivery: DB

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### PARTNERS
- Construction Manager: Hoar Construction
- Design Professional: O'Connell Robertson
- CM Agent: Waived
- Tier 2 Auditor: Townsend

Additional FF&E (bed springs, appliances, and TV mounts).
ASU
Elta Joyce Murphey Auditorium Renovation

Current Budget:  $ 8,957,200

Gross Square Feet:  8,205 GSF

Team / Status:
• Design Professional:  PBK Architects @ 76%
• Construction Manager At Risk (CMAR):  Western Builders @ 6%
• Construction Manager Agent (CMA): Waived
• Landscape Enhancement: Waived
• Public Art: Waived

Substantial Completion:
Original Date:  July 2024

Actual Date:  TBD
**ASU**
**Elta Joyce**
**Murphey Auditorium**
**Renovation**

Construction Delivery: CMAR

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<th>D</th>
<th>D-C</th>
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**PARTNERS**
- Construction Manager: Western Builders
- Design Professional: PBK Architects
- CM Agent: Waived
- Tier 2 Auditor: Waived
ASU Central Plant Renovation and Addition (CCAP)

Current Budget: $36,000,000

Gross Square Feet: N/A

Team / Status:
- Design Build Team:
  - Design Professional - Sims Architects, Inc. @ 0%
  - Contractor - Western Builders @ 28%
- Construction Manager Agent (CMA): TBD
- Landscape Enhancement: Waived
- Public Art: Waived

Substantial Completion:
  Original Date: TBD
  Actual Date: TBD
# ASU Central Plant Renovation and Addition (CCAP)

**Construction Delivery: DB**

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<th>Previous Budget As Of 11/2023</th>
<th>Current Budget As Of 2/07/2024</th>
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**PARTNERS**
- Construction Manager: Western Builders of Amarillo
- Design Professional: Sims Architects, Inc.
- CM Agent: TBD
- Tier 2 Auditor: Fort Hill
ASU Aviation Program Training Facility

**Current Budget:** $8,622,039

**Gross Square Feet:** 14,450 GSF

**Team / Status:**
- Design Professional: KFW Architects AIA @ 74%
- Construction Manager At Risk (CMAR): Hoar Construction @ 0%
- Construction Manager Agent (CMA): Waived
- Landscape Enhancement: Waived
- Public Art: Waived

**Substantial Completion:**
- Original Date: December 2024
- Actual Date: TBD
## ASU Aviation Program Training Facility

**Construction Delivery: CMAR**

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<th>D-C</th>
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<td><strong>8,622,039</strong></td>
<td><strong>8,622,039</strong></td>
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**PARTNERS**
- Construction Manager: Hoar Construction
- Design Professional: KFW Architects, AIA
- CM Agent: Waived
- Tier 2 Auditor: Townsend
TTU
Academic Sciences Building

Projected Budget: $112,500,000

Gross Square Feet: 131,411 GSF

Team / Status:
• Design Professional:
  Barnes Gromatzky Kosarek Architects, Inc. @ 90%

• Construction Manager At Risk (CMAR):
  Western Builders of Amarillo, Inc. @ 71%

• Construction Manager Agent (CMA): Waived

• Landscape Enhancement: Waived

• Public Art: Waived

Substantial Completion:
  Original Date: February 2024

  Amended Date: May 2024

  Actual Date: TBD
### TTU Academic Sciences Building

**Construction Delivery: CMAR**

<table>
<thead>
<tr>
<th>Category</th>
<th>BOR Appr (GMP) 4/2022</th>
<th>Previous Budget As Of 11/2023</th>
<th>Current Budget As Of 2/7/2024</th>
<th>+/- Change D-C</th>
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</table>

**Partners**
- **Construction Manager**: Western Builders of Amarillo, Inc.
- **Design Professional**: Barnes Gromatzky Kosarek Architects, Inc.
- **CM Agent**: Waived
- **Tier 2 Auditor**: CBIZ
TTUHSC
Preston Smith
Library 3rd Floor
Renovation

Current Budget: $7,000,000

Gross Square Feet: 29,837 GSF

Team / Status:
• Design Professional (Contracted with TTUHSC):
  Page Southerland Page, Inc.
  Fanning, Fanning & Assoc., Inc.

• Competitive Sealed Proposal (CSP)
  JT Vaughn Construction @ 0%

• Construction Manager Agent (CMA): Waived

• Landscape Enhancement: Waived

• Public Art: Waived

Substantial Completion:
Original Date: August 2024
Actual Date: TBD
### TTUHSC
### Preston Smith
### Library 3rd Floor Renovation

**Construction Delivery: CSP**

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<thead>
<tr>
<th>BOR Appr (Full)</th>
<th>Previous Budget As Of</th>
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<th>+/- Change</th>
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<th>B</th>
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<th>D</th>
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<td>$7,000,000</td>
<td>$7,000,000</td>
<td>$</td>
</tr>
</tbody>
</table>

### PARTNERS
- **Construction Manager**: JT Vaughn Construction
- **Design Professional**: Page Southland Page, Inc
- **CM Agent**: Waived
- **Tier 2 Auditor**: Waived

### BUDGET
- **B**: $7,000,000
- **C**: $7,000,000
- **D**: $7,000,000
- **D-C**: $
Projects – In Design
**ASU Concho Hall Demolition**

**Status:** Under Construction - Asbestos Abatement

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

**Projected Budget:** $6,360,000

**Gross Square Feet:** 103,883 GSF

**Team / Status:**
- Design Professional: R2M Engineering
- Construction Manager At Risk (CMAR): Collier Construction
- Construction Manager Agent (CMA): Waived
- Landscape Enhancement: Waived
- Public Art: Waived

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

**Status:** Stage II Design

**Current Budget:** $ 3,738,096

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

**Gross Square Feet:** 13,962 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
TTUHSC 5B West Research Lab Renovation

**Status:** Stage I

**Current Budget:** $ 244,219

**Projected Budget:** $ 11,000,000

**Gross Square Feet:** 12,700 GSF

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

**Substantial Completion Date:**
- **Original Date:** TBD
- **Actual Date:** TBD
**TTUHSC**  
**Midland PA**  
**New Addition (CCAP)**

**Status**: New Building/Renovation - Stage I Design  
Road – Substantially Complete

**Current Budget**: $ 2,500,000  
**Projected Budget**: $ 18,700,000

**Team / Status**:  
- Design Professional: Parkhill  
- Construction Manager At Risk (CMAR): Adolfson & Peterson Construction  
- Construction Manager Agent (CMA): Project Controls  
- Landscape Enhancement: Waived  
- Public Art: Waived

**Substantial Completion Date**:  
Original Date – TBD  
Actual Date – TBD
**TTUHSC El Paso Clinical Sciences Building (CCAP)**

**Status:** Stage I Design

**Current Budget:** $ 2,007,180

**Projected Budget:** $ 120,000,000

**Gross Square Feet (approx.):** 160,000 GSF

**Team / Status:**
- Design Professional: HDR
- Construction Manager At Risk (CMAR): TBD
- Construction Manager Agent (CMA): TBD
- Landscape Enhancement: TBD
- Public Art: TBD

**Substantial Completion Date:**
- Original Date – TBD
- Actual Date – TBD
**TTUHSC El Paso Comprehensive Cancer Center**

**Status:** Stage I Design

**Current Budget:** $1,725,150

**Projected Budget:** $95,000,000

**Gross Square Feet (approx.):** 90,000 GSF

**Team / Status:**
- **Design Professional:** HDR
- **Construction Manager At Risk (CMAR):** TBD
- **Construction Manager Agent (CMA):** TBD
- **Landscape Enhancement:** TBD
- **Public Art:** TBD

**Substantial Completion Date:**
- Original Date – TBD
- Actual Date – TBD
TTU
Huckabee College of Architecture

**Status:** Stage I Design

**Current Budget:** $49,000

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

**Gross Square Feet:** 154,408 GSF

**Team / Status:**
- Design Professional: Huckabee & Associates
- Construction Manager At Risk (CMAR): TBD
- Construction Manager Agent (CMA): TBD
- Landscape Enhancement: TBD
- Public Art: TBD

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

Current Budget: $8,399,000

Gross Square Feet: 144,940 GSF

Team / Status:

- Replace Plumbing/Hot Water System $1,500,000
  Design Professional: Jacobs, Inc.
  Contractor: TBD (in pricing)
- Renovate Restrooms for ADA $1,000,000
  Design Professional: Huckabee
  Contractor: Henthorn Construction (in scheduling)
- ADA/Life Safety Renovations $500,000
  Design Professional: Huckabee/Operations (in design)
  Contractor: TBD
- Renovate Classrooms and Class Labs $3,399,000
  Design Professional: Operations/Huckabee (in design)
  Contractor: Amstar/TBD
- Renovate Lecture Hall 100 $2,000,000
  Design Professional: Huckabee (in design)
  Contractor: TBD (in pricing)
TTU
Science Building
Renovation

Current Budget: $16,181,000
Gross Square Feet: 109,343 GSF

Team / Status:

- HVAC and Building Controls Upgrade $2,000,000
  Design Professional: TBD
  Contractor: TBD
- Abate and Replace flooring $300,000
  Design Professional: TBD
  Contractor: TBD
- Exterior Building Repairs $1,000,000
  Design Professional: TBD
  Contractor: TBD
- Renovate Machine and Technology Shops $2,000,000
  Design Professional: TBD
  Contractor: TBD
- Renovate Classrooms and Class Labs $4,000,000
  Design Professional: HDR, Inc. – in programming/study
  Contractor: TBD
- Elevator and Machine Room Upgrades $700,000
  Design Professional: TBD
  Contractor: TBD
- Electrical Upgrades and Emergency Generator $700,000
  Design Professional: TBD
  Contractor: TBD
- Life Safety and Accessibility Upgrades $5,481,000
  Design Professional: TBD
  Contractor: TBD
TTU Experimental Sciences
Building Controls

Current Budget: $4,350,000
Gross Square Feet: 113,304 GSF

Team / Status:

- Building Controls Replacement $4,000,000
  Design Professional: Fanning, Fanning & Assoc.
  Contractor: Control Technologies, Inc. (under construction)

- Switchgear Modification $350,000
  Design Professional: Operations Division
  Contractor: Operations/Control Technologies, Inc.
TTU
Chemistry
Building

Current Budget: $11,274,100
Gross Square Feet: 177,142 GSF

Team / Status:
- Abate and replace flooring tile $1,500,000
  Design Professional: TBD
  Contractor: TBD
- Repair and replace HVAC system components and building controls $1,274,100
  Design Professional: TBD
  Contractor: TBD
- Renovate restrooms for ADA/code compliance $1,000,000
  Design Professional: TBD
  Contractor: TBD
- Replace ceiling and lighting systems $1,300,000
  Design Professional: TBD
  Contractor: TBD
- Renovate class labs $3,500,000
  Design Professional: TBD
  Contractor: TBD
- Renovate classrooms $700,000
  Design Professional: TBD
  Contractor: TBD
- HVAC renovation to reduce negative pressure throughout the building $1,000,000
  Design Professional: Fanning, Fanning & Assoc. Inc. (in design)
  Contractor: TBD
- Replace freight elevator $1,000,000
  Contractor: Elevated, Inc. (in progress)
Texas Tech University System

Status of Public Art
TTU
Centennial Public Art
100 Reflections

Art Budget: $285,000 (All Funds have been raised)

Artist: Randy Walker
Minneapolis, MN

Title: 100 Reflections

Status: Design approved, fundraising in progress

Artist Statement: 100 Reflections celebrates Texas Tech at 100 years. It is both one and many; singular and open-ended. Like the university itself, there are many ways of experiencing it: from up close and from a distance, grounded and reaching for the sky. The flat Double T has been transformed from a flat graphic to an environment, constantly shifting with changing light and the generations of students who come to view it.