Facilities Committee

Billy Breedlove
Vice Chancellor - Facilities Planning & Construction
May 13, 2021
Approve total project budget for the TTU Museum East Wing Addition project and accept CMAR’s GMP.

Billy Breedlove
Concept Rendering
LEGEND

- Collection Storage
- Collection Research
- Receiving Room
- New Elevator

Basement Floor Plan

Key Plan

6,167 GSF

NORTH
First Floor Plan

**Legend**
- Public Gallery
- Stairs and Egress
- New Elevator

6,210 GSF

Key Plan

6,210 GSF
Construct an 18,700 GSF in-fill addition on the east side of the Museum of Texas Tech University.

The project to include:

- Basement connections to the central secured hallways; collections areas; and main storage room for the new collection;
- First Floor will provide public gallery space for the Dr. Robert and Louise Willson Arnold Collection and other display items. The space will feature gallery walls and lighting that highlights the art; and
- Second Floor will provide academic and staff space for the Heritage Management & Museum Science program.

Utilities, infrastructure, and a new elevator will be included in the project.
## Project Budget

<table>
<thead>
<tr>
<th>Item</th>
<th>BOR Authorized December 2020</th>
<th>Additional Request</th>
<th>Revised Budget</th>
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<td>$ 1,302,817</td>
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<td>(2.4% FP&amp;C)</td>
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* Fees Waived for 1% Landscape Enhancements and 1% Public Art
Recommendation

- Authorize the acceptance of the Guaranteed Maximum Price ("GMP") for the construction of the Museum East Wing Addition project; increase the budget by $10,697,183 for a total project budget of $12,000,000; report the project to the Texas Higher Education Coordinating Board ("THECB"); and amend the Construction Manager At Risk ("CMAR") Agreement.

- The total project budget will be funded through the Revenue Finance System ("RFS") repaid with Gifts, Higher Education Funds ("HEF") (cash), Institutional Funds, and Texas Research Incentive Program ("TRIP").
Authorize expenditures for the Academic Sciences Building project for DP Stage II services and CMAR Pre-construction services.

Billy Breedlove
Item 2
Basement Floor Plan – Physics Teaching & Research; Clean Room

Use Legend

- Building Support
- Circulation
- Classroom
- Collaboration/Student Success
- Dedicated Support
- NIH Space
- Research Lab
- Research Lab - Office
- Research Lab - Support
- Teaching Lab - Office
- Teaching Lab
- Teaching Lab - Support
First Floor Plan – Geology Teaching & Research

Use Legend
- Building Support
- Circulation
- Classroom
- Collaboration/Student Success
- Dedicated Support
- NIH Space
- Research Lab
- Research Lab - Office
- Research Lab - Support
- Teaching Lab - Office
- Teaching Lab
- Teaching Lab - Support
Second Floor Plan – Chemistry Teaching & Research; Psychology Research

Use Legend
- Building Support
- Circulation
- Classroom
- Collaboration/Student Success
- Dedicated Support
- NIH Space
- Research Lab
- Research Lab - Office
- Research Lab - Support
- Teaching Lab - Office
- Teaching Lab
- Teaching Lab - Support
Third Floor Plan – Biology Teaching & Research; NIH Space

Use Legend
- Building Support
- Circulation
- Classroom
- Collaboration/Student Success
- Dedicated Support
- NIH Space
- Research Lab
- Research Lab - Office
- Research Lab - Support
- Teaching Lab - Office
- Teaching Lab
- Teaching Lab - Support
Scope of Services

- Authorize and amend the Design Professional Agreement for Stage II services consisting of:
  - Design Development (“DD”);
  - Construction Documents (“CD”);
  - Construction Administration (“CA”) Phases;
  - Provide a Statement of Probable Cost; and
  - Project Design Schedule.
Award a Construction Manager At Risk ("CMAR") Agreement to provide pre-construction activities associated with the planning and design process:

- Project evaluation;
- Site analysis;
- Constructability review;
- Value engineering;
- Scheduling;
- Cost control; and
- Development of a Guaranteed Maximum Price ("GMP").
Project Overview

- Construct an approximate 125,000 GSF, basement and three-story structure to include:
  - Research and teaching laboratory space for geosciences, physics, chemistry, biology, and psychological sciences.
  - Associated offices and classrooms will be incorporated.
  - Ancillary space to accommodate support of the facility, mechanical, electrical, plumbing, network infrastructure, custodial, restrooms, etc.
  - Relocation of conflicting site utilities and connection of new utilities within the TTU utility tunnel.
  - Analysis of landscape enhancements and public art.
## Project Budget

<table>
<thead>
<tr>
<th>Item</th>
<th>BOR Approved February 2020</th>
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<td>Contingency</td>
<td>$ 155,296</td>
<td>$ 566,533</td>
<td>$ 721,829</td>
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Recommendation

- Approve expenditures of $6,381,432 for a total of $8,130,683 for the Academic Sciences Building project with anticipated total project budget of $100,000,000; authorize and amend the Design Professional Agreement for Stage II services; and award a Construction Manager at Risk (“CMAR”) for pre-construction services.

- The expenditures will be funded through the Revenue Finance System (“RFS”) repaid with Higher Education Funds (“HEF”). The current total expenditures includes the previously board authorized expenditures ($1,749,251).
Texas Tech University

Approve namings within the School of Veterinary Medicine buildings.

Patrick Kramer
School of Veterinary Medicine – Headquarters
Multiple donors have made commitments benefitting construction of the School of Veterinary Medicine – Headquarters building.

<table>
<thead>
<tr>
<th>Donor</th>
<th>Gift Amount</th>
<th>Official Name</th>
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<tr>
<td>Happy State Bank and Trust Company</td>
<td>$2.5 million</td>
<td>Happy State Bank &amp; Trust Co. Auditorium</td>
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<tr>
<td>Bob L. Herd Foundation</td>
<td>$2 million</td>
<td>Bob L. Herd Foundation Anatomy Teaching Lab</td>
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<tr>
<td>Amarillo National Bank</td>
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<td>Amarillo National Bank Classroom</td>
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<tr>
<td>FirstBank Southwest</td>
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<td>FirstBank Southwest Student Breakout Room</td>
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</table>
School of Veterinary Medicine – Mariposa Station
School of Veterinary Medicine – Mariposa Station

**Legend**
- Caviness Family Classroom
- Cactus Feeders Bovine Skills Training
Multiple donors have made commitments benefitting construction of the School of Veterinary Medicine – Mariposa Station buildings.

<table>
<thead>
<tr>
<th>School of Veterinary Medicine - Mariposa Station</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Donor</strong></td>
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<tr>
<td>Caviness Beef Packers</td>
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<tr>
<td>Cactus Feeders</td>
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Authorize namings within the School of Veterinary Medicine buildings.

<table>
<thead>
<tr>
<th>Naming Location</th>
<th>Official Name</th>
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<td>School of Veterinary Medicine - Headquarters</td>
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<tr>
<td>Large Auditorium, E106</td>
<td>Happy State Bank &amp; Trust Co. Auditorium</td>
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<td>Anatomy Teaching Lab, W147</td>
<td>Bob L. Herd Foundation Anatomy Teaching Lab</td>
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<tr>
<td>Classroom 1, E112</td>
<td>Amarillo National Bank Classroom</td>
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<td>Large Student Breakout Room, E122</td>
<td>FirstBank Southwest Student Breakout Room</td>
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<td>School of Veterinary Medicine - Mariposa Station</td>
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<tr>
<td>Multipurpose Classroom, 101</td>
<td>Caviness Family Classroom</td>
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<tr>
<td>Bovine/Ruminant Skills Training, B101</td>
<td>Cactus Feeders Bovine Skills Training</td>
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</table>

The donors concur with the naming of their space.

Signage for these spaces will specify the approved name.
Approve honorific naming of the School of Veterinary Medicine - Headquarters, Room E294 (Herrick Leadership Conference Room).

Patrick Kramer
School of Veterinary Medicine – Headquarters
School of Veterinary Medicine – Headquarters

LEGEND

Herrick Leadership Conference Room

Second Floor

NORTH
Jason Herrick was instrumental in the successful fundraising campaign that established the School of Veterinary Medicine. His contributions include serving as chairman of the School’s steering committee and continued support for ongoing fundraising efforts critical to the School’s success. Herrick is president of Pantera Energy Company based in Amarillo, graduated from Texas A&M University with a bachelor’s in industrial engineering, and is active in the Amarillo community serving on various boards and committees.
Recommendation

- Honor and recognize Jason Herrick’s leadership and service to the School of Veterinary Medicine.
- Approve naming the School of Veterinary Medicine - Headquarters, Room E294 the “Herrick Leadership Conference Room.”
- Signage for the space will specify the approved name.
Approve naming of the Museum East Wing Addition (Dr. Robert Neff and Louise Willson Arnold Wing).

Patrick Kramer
Dr. Robert Neff and Louise Willson Arnold Wing

Concept Rendering
The Helen Jones Foundation, Inc. (“Foundation”) made a generous commitment of $9 million to support construction of the exhibit wing and an endowment for maintenance of the exhibits.

The Foundation requests naming the Museum East Wing Addition in honor of Dr. Robert Neff and Louise Willson Arnold. Both worked tirelessly serving the Lubbock community.

Mrs. Arnold and Helen Jones met while serving on the Texas Tech Foundation board. Louise was the Foundation’s first executive director, and under her leadership, the Foundation made significant contributions to TTU and the Lubbock community. Robert served as a member of the Foundation’s board.

The Foundation owes its existence to Helen DeVitt Jones, a great humanitarian and patroness of education and the fine arts. In combination with personal gifts from Mrs. Jones, the Foundation has generously contributed over $72 million to support the initiatives and students of the Texas Tech University System.
Recommendation

- Recognize the contribution from The Helen Jones Foundation, Inc. to support construction of the exhibit wing and an endowment for maintenance of the exhibits.
- Recognize the Foundation’s request to honor and recognize Dr. Robert Neff and Louise Willson Arnold for their tireless service to the Lubbock community and Texas Tech University.
- Authorize naming the Museum East Wing Addition the “Dr. Robert Neff and Louise Willson Arnold Wing.”
- The donors concur with the naming of this space.
- Signage for the space will specify the approved name.
Report on Facilities Planning and Construction projects (project data as of 4/21/2021)

Billy Breedlove
Project Milestones

- School of Health Professions Physician Assistant Building on Midland College Campus - *Groundbreaking* March 23, 2021
- Ed Whitacre Center for Athletic Administration - *Completion* April 6, 2021
- The Dustin R. Womble Basketball Center - *Ribbon Cutting* May 13, 2021
- ASU Mayer Museum - *Ribbon Cutting* May 21, 2021
- VA Outpatient Clinic - *Ribbon Cutting* May 25, 2021
- TTU Museum East Wing Addition - *Groundbreaking* June 11, 2021
- Dental Oral Health Clinic - *Ribbon Cutting* June 22, 2021
TTUHSC El Paso – Dental Oral Health Clinic

**Current Budget:** $ 25,000,000

**Gross Square Feet:** 39,771 GSF

**Team / Status:**
- **Design Professional:** Brown Reynolds Watford Architects @ 90%
- **Construction Manager At Risk (CMAR):** Hensel Phelps @ 68%
- **On Site Project Management / Construction Observation by TTUHSC-EP**
- **Artist:** Waived

**Substantial Completion Date:**
- **Original Date – April 2021**
- **Actual Date – April 29, 2021**
TTUHSC El Paso – Dental Oral Health Clinic
### Construction Delivery: CMR

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### PARTNERS
- General Contractor: Hensel Phelps
- Design Professional: Brown Reynolds Watford Architects, Inc.
- On Site Project Management / Construction Observation by TTUHSC-EP
- Tier 2 Auditor: CBIZ
TTU – Ed Whitacre Center for Athletic Administration

**Current Budget:** $9,403,407

**Gross Square Feet:** 25,000 GSF

**Team / Status:**
- Design Professional: Gensler @ 84%
- Construction Manager At Risk (CMAR): Lee Lewis Construction, Inc. @ 81%
- Artist: Waived

**Substantial Completion Date:**
- Original Date – December 2020
- Actual Date – March 22, 2021
TTU – Ed Whitacre Center for Athletic Administration
### TTU – Ed Whitacre Center for Athletic Administration

#### Construction Delivery: CMR

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### PARTNERS
- General Contractor: Lee Lewis Construction Inc.
- Design Professional: Gensler
- CM Agent: N/A
- Tier 2 Auditor: RSM
TTU – School of Veterinary Medicine

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

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

**Team / Status:**
- **Design Professional:**
  - Kirksey Architecture @ 76%
- **Construction Manager At Risk (CMAR):**
  - Western Builders of Amarillo @ 63%
- **Construction Manager Agent (CMA):**
  - Project Control @ 58%
- **Artist:**
  - Waived

**Substantial Completion Date:**
- Original Date – October 2021
- Actual Date – TBD
TTU – School of Veterinary Medicine - Headquarters
TTU – School of Veterinary Medicine – Mariposa Station
**TTU – School of Veterinary Medicine - Combined**

**Construction Delivery: CMAR**

<table>
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<th>Total Project</th>
<th>SVM Main Campus</th>
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<th>Total Project</th>
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</table>

**Notes**
- Move Technology Equip. to WB's contract. WB's Amd. 5 - Value added scope to build out HQ's 2nd floor, add back medical gas piping & outlets, and stand pipe system. Paving at Mariposa entrance rd. and site furnishings.
- Move Technology Equip. to WB's contract. Fund WB's Amd. 4 for HQ & Mariposa AV. Xfer $ from HQ to Mariposa for Specialty Equipment, i.e. Ice Makers, etc.
- Proj. Contingency used to help fund WB's Amd. 5

**PARTNERS**
- General Contractor: Western Builders of Amarillo
- Design Professional: Kirksey Architecture
- CM Agent (PM Assist): Project Control
- Tier 2 Auditor: CBIZ
TTU – The Dustin R. Womble Basketball Center

**Current Budget:** $32,187,619

**Gross Square Feet:** 58,630 GSF

**Team / Status:**
- Design Professional:
  - Populous, Inc. @ 98%
- Construction Manager At Risk (CMAR):
  - Lee Lewis Construction, Inc. @ 96%
- Construction Manager at Agent (CMA):
  - Waived
- Artist:
  - Stephen Johnson / April 2022 Installation

**Substantial Completion Date:**
- Original Date – June 30, 2020
- Actual Date – February 26, 2021

**Video Board -**
TTU – The Dustin R. Womble Basketball Center
### TTU – The Dustin R. Womble Basketball Center

**Construction Delivery: CMAR**

<table>
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<tr>
<th>CATEGORY</th>
<th>Total Project 12/2018</th>
<th>Previous Budget 12/2020</th>
<th>Current Budget 4/21/2021</th>
<th>+/- Change D-C</th>
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<td>$(2,643,679)</td>
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</tbody>
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**PARTNERS**

- General Contractor: Lee Lewis Construction, Inc.
- Design Professional: Populous, Inc.
- CM Agent (PM Assist): Waived
- Tier 2 Auditor: Townsend

Add'l funding for amds. 4 & 6 to increase LLC's contract for Owner requested changes, including: branding, rescaling the wood floor in both gyms, men & women's video walls, and access control. There was also funding moved for FF&E additions.
TTU – J.T. & Margaret Talkington College of Visual and Performing Arts Theatre & Dance Complex Phase II

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

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

**Team / Status:**
- **Design Professional:** Holzman Moss Bottino Architecture Inc. @ 77%
- **Construction Manager At Risk (CMAR):** Lee Lewis Construction, Inc. @ 4%
- **Construction Manager at Agent (CMA):** N/A
- **Artist:** 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: CMR**

<table>
<thead>
<tr>
<th>BOR Appr (Full)</th>
<th>Previous Budget</th>
<th>Current Budget</th>
<th>+/- Change</th>
<th>NOTES</th>
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### BUDGET

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### PARTNERS

- **General Contractor**: Lee Lewis Construction Inc.
- **Design Professional**: Holzman Moss Bottino Architecture, LLP
- **CM Agent**: N/A
- **Tier 2 Auditor**: Townsend
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 @ 73%
- Construction Manager At Risk (CMAR):
  Hill & Wilkinson @ 6%
- Construction Manager at Agent (CMA):
  Waived
- Artist:
  Waived

**Substantial Completion Date:**
- Original Date – June 2021
- Actual Date – TBD
TTUHSC – Dallas Southwest Professional Building Renovation
### TTUHSC – Dallas Southwest Professional Building Renovation

**Construction Delivery:** CMR

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**PARTNERS**
- **General Contractor:** Hill & Wilkinson
- **Design Professional:** Parkhill Smith and Cooper
- **CM Agent:** N/A
- **Tier 2 Auditor:** Townsend
TTUHSC – School of Health Professions Physician Assistant Building on Midland College Campus

Current Budget: $ 30,000,000

Gross Square Feet: 24,809 GSF

Team / Status:

• Design Professional:
  Parkhill @ 71%

• Construction Manager At Risk (CMAR):
  Adolfson & Peterson Construction @ 2%

• Construction Manager Agent (CMA):
  Project Control @ 16%

• Artist:
  Waived

Substantial Completion Date:

Original Date – March 2022

Actual Date – TBD
TTUHSC – School of Health Professions Physician Assistant Building on Midland College Campus

Construction Delivery: CMR

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PARTNERS
- General Contractor: Adolfson & Peterson Construction
- Design Professional: Parkhill
- CM Agent: Project Control
- Tier 2 Auditor: Townsend
TTU – USDA Cotton Classing Laboratory

**Const. Contract Amount:** $14,466,000

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

**Team:**
- Design Professional:
  - Fanning, Fanning and Associates @ N/A
- Construction Manager At Risk (CMAR):
  - Lee Lewis Construction, Inc. @48%
- On Site Project Management / Construction Observation by TTUS-FP&C
- Artist:
  - N/A

**USDA Contractual Final Completion:**
- Original Date – July 11, 2021
- Actual Date – TBD
Texas Tech University System

Projects – In Design
TTU – Football Training Facility

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

**Current Budget:** $1,757,437

**Projected Budget:** TBD

**Gross Square Feet:** 85,000 - 90,000 GSF

**Team / Status:**
- Design Professional:
  - Gensler
- Construction Manager At Risk (CMAR):
  - Lee Lewis Construction, Inc.
- Construction Manager Agent (CMA):
  - N/A
- Artist:
  - TBD

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

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

**Current Budget:** $ 712,562

**Projected Budget:** TBD

**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
- Artist: TBD

**Substantial Completion Date:**
- Original Date – TBD
- Actual Date – TBD
TTU – NRHC Master Plan

Status: Stage I Design

Current Budget: $50,000

Projected Budget: TBD

Team / Status:
- NRHC & FP&C
TTU – Rip Griffin Park Expansion & Renovation

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

**Current Budget:** $1,104,660

**Projected Budget:** TBD

**Approx. Gross Square Feet:**
- 10,800 GSF Reno
- 11,480 GSF Addition

**Team / Status:**
- Design Professional: Populous, Inc.
- Construction Manager At Risk (CMAR): Teinert Construction
- Construction Manager Agent (CMA): N/A
- Artist: TBD

**Substantial Completion Date:**
- Original Date – TBD
- Actual Date – TBD
TTUHSC – Amarillo Campus Master Plan

**Status:** Stage I Design

**Current Budget:** $ TBD

**Projected Budget:** $ TBD

**Gross Square Feet:** TBD

**Team / Status:**
- Design Professional: TBD
TTUS – Project Assist

- USDA Cotton Classing Laboratory
- Veteran Administration Lubbock Community Based Outpatient Clinic
- Lubbock NW Drainage Improvement Project
- Lubbock Playa Lake 52 Drainage Project
Texas Tech University System

Status of Public Art
Item 6

Art Budget:  Donated by Richard and BJ Mayer

Artist:  Candyce Garrett

Title:  Breaking Through

Status:  Installed

Artist Statement:  “Breaking Through” reminds us of the struggle to endure and do something others thought impossible. The black granite sphere appears to be propelled into the unknown, only to find satisfaction in the limitless boundaries when freedom is realized. A glance back from where its journey began compels us to break free from what holds us all in place...stagnant and forever searching for more.

Working from studios in Texas and New Mexico, Candyce Garrett’s sculptures are vast and expansive. Her works are manifestations of a soul striving to create, inspire and explore. Her art is destined to be felt, as well as admired visually.
Art Budget: $790,000

Artist: Thomas Sayre
Raleigh, NC

Title: Between Earth and Sky

Status: Installed Summer 2020

Artist Statement: “Between Earth and Sky” sculpts the almost 15,000 square foot site into one large, sculptural environment, consisting of highly articulated ground plane terrain and an ever-changing array of kinetic wind sculptures hovering above it. The ground plane will have sculpted berms; slicing through the berms is a curved pathway of hand-carved earthcast walls. The 23 wind activated sculptures vary in height from 16-24 feet, each with a unique pattern and hand-blown glass ball that will be lit at night. We are awaiting completion of the landscaping for final photos of the installation.
TTU – The Dustin R. Womble Basketball Center

**Art Budget:** $281,000

**Artist:** Stephen Johnson  
Lawrence, KS

**Title:** Awaiting Artist Announcement

**Status:** April 2022 Installation