Facilities Committee

Billy Breedlove
Vice Chancellor - Facilities Planning & Construction
May 5, 2022
Authorize expenditures for the National Ranching Heritage Center’s Ranch Life Learning Center project (scope change and additional DP Stage II services).

Billy Breedlove
Site Plan

RANCH LIFE LEARNING CENTER
AT THE NATIONAL RANCHING HERITAGE CENTER

EXHIBITS
A - Water Resources
B - Wildlife
C - Livestock Nutrition Cake House and Pasture
D - Machine Shed / Horse Barn
E - Ranch House
Floor Plan

LEGEND

- Orientation Theater
- Security Headquarters
- Prairie Ecology
- Ranching Exhibits
- Retail Spaces
- Hank Artifacts and Book Cover Display Area
- Vestibule/Restrooms/Storage
Artist Rendering – Looking Southeast
Artist Interior Renderings
Scope of Services

- Design Professional Stage II services consisting of:
  - Design Development;
  - Construction Documents;
  - Construction Administration Phases;
  - Provide a Statement of Probable Cost; and
  - Project Schedule.
Project Overview

- The National Ranching Heritage Center (“NRHC”) proposes to build a Ranch Life Learning Center dedicated to educate the public about the fundamentals of ranching, i.e., business and science of ranching, ranch life and natural resource management.
- The topics will be told from the perspective of Hank the Cowdog in partnership with famed author John R. Erickson.
The project will renovate 2,597 SF and add 1,693 GSF to the Mallet Ranch Museum building to contain the following spaces:

- Orientation Theater;
- Exhibits and Instructional Spaces;
- Security Headquarters;
- Expand and reconfigure Cogdell's General Store;
- Prairie Ecology;
- 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

- Acknowledge (i) project scope changes and anticipated budget increase; (ii) authorize expenditures of $228,116 for a total of $940,678 for the National Ranching Heritage Center’s Ranch Life Learning Center project with an anticipated total project budget of $7,000,000; and (iii) amend the Design Professional Agreement for additional Stage II services.
- 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 ($712,562 cash).
Approve total project budget for the Academic Sciences Building project and accept the CMAR’s GMP.

Billy Breedlove
Artist Rendering and Site Plan
Stacking Concept
Basement Floor Plan – Physics

**LEGEND**
- Building Support
- Circulation
- Classroom
- Collaboration/Student Success
- Dedicated Support
- Faculty Office
- GA Office
- NIH SPACE
- Research Lab
- Research Lab - Office
- Research Lab - Support
- Teaching Lab
- Teaching Lab - Office
- Teaching Lab - Support
First Floor Plan – Geosciences

LEGEND

- Building Support
- Circulation
- Classroom
- Collaboration/Student Success
- Dedicated Support
- Faculty Office
- GA Office
- NIH SPACE
- Research Lab
- Research Lab - Office
- Research Lab - Support
- Teaching Lab
- Teaching Lab - Office
- Teaching Lab - Support
Second Floor Plan – Chemistry and Psychology

LEGEND

- Building Support
- Circulation
- Classroom
- Collaboration/Student Success
- Dedicated Support
- Faculty Office
- GA Office
- NIH SPACE
- Research Lab
- Research Lab - Office
- Research Lab - Support
- Teaching Lab
- Teaching Lab - Office
- Teaching Lab - Support
Third Floor Plan – Biology and Research Core

LEGEND

- Building Support
- Circulation
- Classroom
- Collaboration/Student Success
- Dedicated Support
- Faculty Office
- GA Office
- NIH SPACE
- Research Lab
- Research Lab - Office
- Research Lab - Support
- Teaching Lab
- Teaching Lab - Office
- Teaching Lab - Support
Scope of Services

- Construct a 129,254 GSF facility which includes a basement and 3-story structure to provide space for five (5) departments to have a presence within the building including Physics, Geosciences, Psychological Sciences, Biological Sciences, and Chemistry.

- The facility includes:
  - An active learning classroom, teaching class labs, and research space.
  - Office space, collaboration space, and support spaces.
  - Four core shared research labs in the building to include:
    - Biosafety Level 3 Lab,
    - Histopathology Biosafety Level 2 Lab,
    - Human Sampling, and a
    - Clean room.
Scope of Services (cont.)

- New east facing courtyard and science plaza will foster student collaboration.
- Bid Packages previously approved include:
  - Bid Package 1 – Utilities included general condition and general requirements; re-routing the LP&L primary electrical line; 240 linear feet of new ducts for Texas Tech’s telecommunication network tunnel tie-in; 2 city taps, 2 reduced pressure backflow preventers, 2 meters, and 987 linear feet of fire line piping; and 680 linear feet of sewer line.
  - Bid Package 1A – Direct Bury Utilities included the trenching and placement of a 4-pipe hydronic thermal utilities system.
### Project Budget

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Recommendation

- Approval to (i) waive the board directed fees for landscape enhancements; (ii) waive the Board directed fee for public art; (iii) accept the Guaranteed Maximum Price (“GMP”) for the construction of the Academic Sciences Building project; (iv) increase the budget by $97,011,355 for a total project budget of $112,500,000; (v) report the project to the Texas Higher Education Coordinating Board; (vi) and amend the Construction Manager At Risk (“CMAR”) Agreement.

- The total project budget will be funded through the Revenue Finance System (“RFS”), repaid with General Revenue appropriations ($12.5M), Higher Education Funds (“HEF”), and Gifts.

- The total budget includes the previously board authorized expenditures ($15,488,645).
Approve exception to Regents’ Rules and the total project budget for the Biology Building Renovation project.

Noel Sloan
Scope of Projects

- The project will address safety, accessibility, and mechanical system concerns within the existing facility. The updates will support the continued growth of Biological Sciences teaching and research activities. A high degree of coordination between building occupants, Registrar’s Office, project teams, and other campus partners will be required as the building will remain occupied while the work is performed. Focused attention to the details of work in an occupied building will be required to ensure disruptions to teaching and research environments are minimized.

- TTU Operations Division has a proven track record delivering projects within existing facilities with these highly complex constraints.

- Through the Presidential Forum initiative, TTU has completed renovations of 27 classrooms, 16 class labs and 45 technology projects.

- Recent examples include Biology 106, Math 011, and Chemistry 219.
Biology 106

BEFORE

AFTER
Math 011

BEFORE

AFTER
Chemistry 219

BEFORE

AFTER
Scope of Projects

- Begin design in 2022 and construct over 3-4 years to minimize disruptions in an occupied building.
- The project includes the following:
  - Building-wide replacement of plumbing, including hot comfort water system;
  - Renovate restrooms for ADA/code compliance and other ADA/Life Safety/Renovations;
  - Classroom and lab renovations include:
    - Basement - classroom, teaching lab, prep areas, offices and 2 research labs;
    - 3rd floor - teaching labs, prep areas, stockroom and research labs;
    - 4th floor - class labs and support spaces;
    - 6th floor - remove growth chambers and incinerator, convert space to wet bench research lab, convert conference room and unused storage space to research space; and
    - Renovate Lecture Hall 100 for a Raider Room.
## Project Budget

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Total: $ 8,399,000
Recommendation

- Authorize initiation of the Biology Building Renovation project funded through the Capital Construction Assistance Projects; (i) approve exception to the Regents’ Rules, Section 08.01.3, in order for the project to be managed by the Texas Tech University Operations Division in lieu of TTU System Facilities Planning and Construction office; (ii) waive the use of a Construction Manager-Agent (“CMA”); (iii) waive the board directed fees for landscape enhancements; (iv) waive the Board directed fee for public art; (v) report the project to the Board of Regents at regular meetings; (vi) report the project to the Texas Higher Education Coordinating Board (“THECB”); (vii) and authorize a total project budget of $8,399,000 for the Biology Building Renovation project.

- The project will be funded through the Revenue Finance System (“RFS”), repaid with funds appropriated by SB 8 of the 87th Legislature, 3rd Called Special Session.
Approve exception to Regents’ Rules and the total project budget for the Experimental Sciences Building Renovation project.

Noel Sloan
The project will address building systems to meet the highly precise environmental requirements needed for research occurring within the facility. A high degree of coordination between occupants and the project teams will be required as the building will remain occupied while the work is performed. Focused attention to the details of work in an occupied building will be required to ensure disruptions are minimized.

Begin design in 2022 and construct over 2-3 years to minimize disruptions in an occupied building.

The project will include the replacement of the entire building’s controls, supply and exhaust air valves, and switchgear along with required commissioning, testing and balancing of the building equipment.
## Project Budget

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Recommendation

- Authorize initiation of the Experimental Sciences Building Renovation project funded through the Capital Construction Assistance Projects; (i) approve exception to the Regents' Rules, Section 08.01.3, in order for the project to be managed by the Texas Tech University Operations Division in lieu of TTU System Facilities Planning and Construction office; (ii) waive the use of a Construction Manager-Agent (“CMA”); (iii) waive the board directed fees for landscape enhancements; (iv) waive the Board directed fee for public art; (v) report the project to the Board of Regents at regular meetings; (vi) report the project to the Texas Higher Education Coordinating Board (“THECB”); and (vii) authorize a total project budget of $4,350,000 for the Experimental Sciences Building Renovation project.

- The project will be funded through the Revenue Finance System (“RFS”), repaid with funds appropriated by SB 8 of the 87th Legislature, 3rd Called Special Session.
Report on Facilities Planning and Construction projects (project data as of 04/13/2022)

Billy Breedlove
TTU – Rip Griffin Park Expansion & Renovation

Projected Budget: $14,512,245

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

Team / Status:
- Design Professional: Populous, Inc. @ 57%
- Construction Manager At Risk (CMAR): Teinert Construction, Inc. @ 9%
- 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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**Adjusted budget to pay City of Lubbock for water meter.**

### PARTNERS

- **Construction Manager**: Teinert Construction, Inc.
- **Design Professional**: Populous, Inc.
- **CM Agent**: Waived
- **Tier 2 Auditor**: Waived
TTUHSC – School of Health Professions Physician Assistant Building on Midland College Campus

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

**Gross Square Feet:**
- 24,809 GSF New
- 21,550 GSF Renovation

**Team / Status:**
- **Design Professional:** Parkhill Smith and Cooper, Inc. @ 94%
- **Construction Manager At Risk (CMAR):** Adolfson & Peterson Construction @ 80%
- **Construction Manager Agent (CMA):** Project Control @ 82%
- Landscape Enhancement: Waived
- Public Art: Waived

**Substantial Completion Date:**
- Original Date – March 2022
- Actual Date – March 31, 2022
TTUHSC – School of Health Professions Physician Assistant Building on Midland College Campus
### TTUHSC – School of Health Professions Physician Assistant Building on Midland College Campus

**Construction Delivery: CMAR**

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**NOTES**

- Budget change for AP's amendment increasing their general conditions to extend the construction duration 152 calendar days for mechanical upgrades and other owner adds whose costs are part of an upcoming amendment.
Institutions of higher education must submit to the Texas Higher Education Coordinating Board ("THECB") annual updates to the Capital Expenditure Plan/MP1 report. This report, which is based on the Institution’s Five-Year Capital Projects Plan, lists all capital construction and major repair and renovation projects, real property acquisition, and major information technology projects that it may accomplish in the next five-years. The report is due to the THECB on July 1, 2022.

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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 @ 87%
- Construction Manager At Risk (CMAR):
  Lee Lewis Construction, Inc. @ 51%
- 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
TTU – J.T. & Margaret Talkington College of Visual and Performing Arts Theatre & Dance Complex Phase II
### Construction Delivery: CMAR

**Budget**

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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

**Notes**

- Fund Theatrical performance Lighting.
- Contingency move to fund lighting and plaque.
- Installation cost for Phase I public art plaque.
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. @ 74%
- Construction Manager At Risk (CMAR): Western Builders of Amarillo, Inc. @ 22%
- 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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</table>

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

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

**Gross Square Feet:** 129,254 GSF

**Team / Status:**
- Design Professional: Barnes Gromatzky Kosarek Architects, Inc. @ 61%
- Construction Manager At Risk (CMAR): Western Builders of Amarillo, Inc. @ 15%
- Construction Manager Agent (CMA): Waived
- Landscape Enhancement: TBD
- Public Art: TBD

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

### Construction Delivery: CMAR

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<th>BOR Appr (GMP - Bid Pkg 1) 11/2021</th>
<th>Previous Budget As Of 2/2022</th>
<th>Current Budget As Of 4/13/2022</th>
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### CATEGORY

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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 – USDA Cotton Classing Laboratory

**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 – April 28, 2022
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. @ 91%
- **Construction Manager At Risk (CMAR):** Hill & Wilkinson General Contractors @ 59%
- **Construction Manager Agent (CMA):** Waived
- **Landscape Enhancement:** Waived
- **Public Art:** Waived

**Substantial Completion Date:**
- **Original Date – May 2022**
- **7th Floor Renovation – 11/20/2021**
- **Actual Date – TBD**
## TTUHSC – Dallas Southwest Professional Building Renovation

### Construction Delivery: CMAR

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### PARTNERS

- **Construction Manager**: Hill & Wilkinson General Contractors
- **Design Professional**: Parkhill Smith and Cooper, Inc.
- **CM Agent**: Waived
- **Tier 2 Auditor**: Townsend
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 – July 11, 2022
Actual Date – TBD
Projects – In Design
TTU – NRHC Ranch Life Learning Center

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

**Current Budget:** $ 712,562

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

**Gross Square Feet:**
- 19,897 GSF Exterior
- 1,693 GSF Addition
- 2,597 GSF Renovation

**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
Texas Tech University System

Status of Public Art
Art Budget: $281,000
Artist: Stephen Johnson
Lawrence, KS
Title: Awaiting Artist Announcement
Status: May 2022 Installation