



## Facilities Committee

*Billy Breedlove*

*Vice Chancellor - Facilities Planning & Construction*

November 18 - 19, 2021



Angelo State University

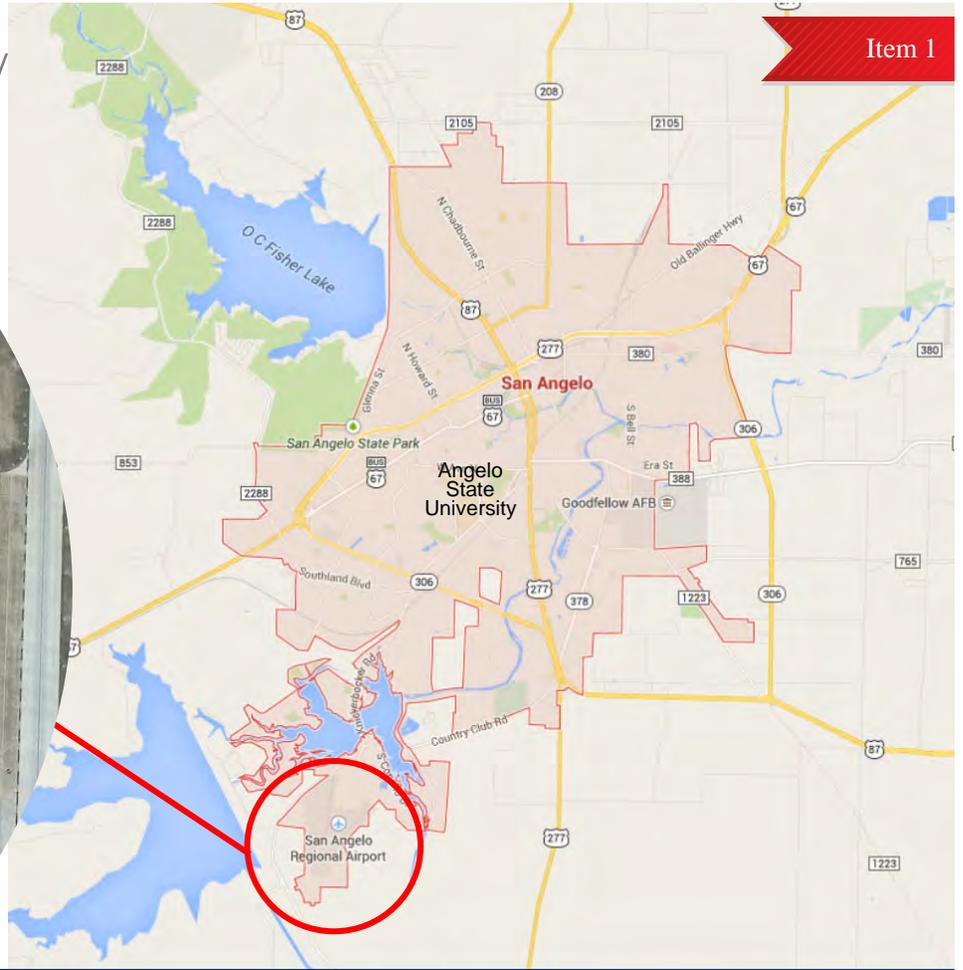
Item 1

# Approve Ground Lease with City of San Angelo for Land at Mathis Field Airport

*Dr. Don Topliff*



# San Angelo Regional Airport / Mathis Field



# Program Overview

- March 2020, Bachelor of Commercial Aviation (“BCA”) was approved with a major in Commercial Aviation in the Department of Management and Marketing within the Norris-Vincent College of Business.
- ASU began educating future pilots in Fall 2021 - program overview:
  - Currently 28 students;
  - Expect to reach 200 students by 2024; and
  - Growth will require construction of a teaching facility.
- Academic program support:
  - Propose lease of approximately 3 acres of land at Mathis Field.
    - Long-term lease for 40 years;
    - Lease rate 12 cents per square foot; and
    - Lease contingent upon ASU receiving sufficient funds to construct a teaching facility.
    - Propose future teaching facility of approximately 15,000 GSF with anticipated budget of \$3.5 M.

## Recommendation

- Approve to negotiate a ground lease agreement with the City of San Angelo for approximately 3.0 acres (130,680 SF) of land at the San Angelo Regional Airport / Mathis Field for the construction of a future facility to house the Bachelor of Commercial Aviation (“BCA”) program; and
- The lease will only be executed when sufficient gift and grant funds are secured to construct the facility.



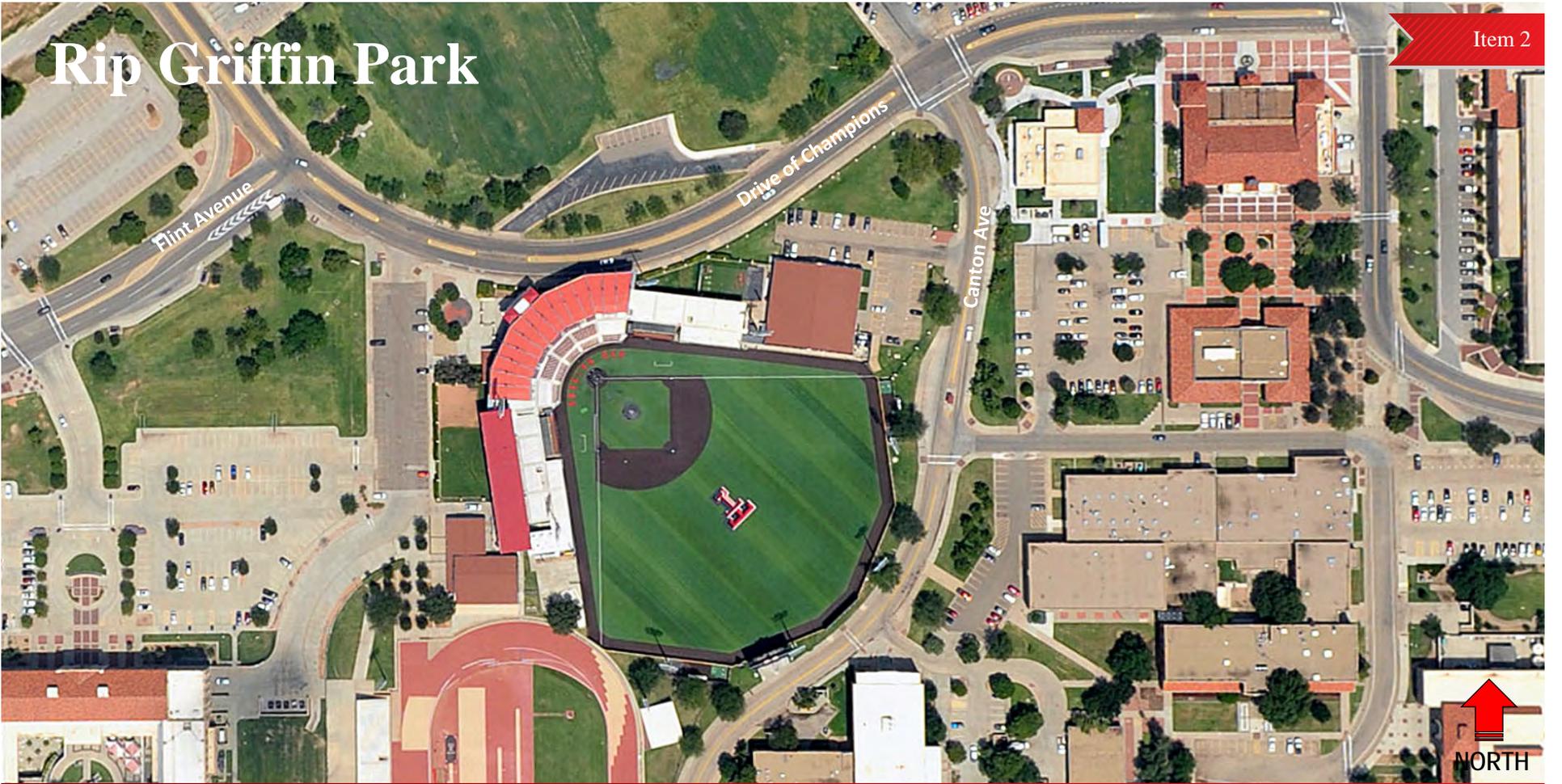
Approve total project budget for the Rip Griffin Park  
Expansion & Renovation project and accept CMAR's  
GMP

*Billy Breedlove*



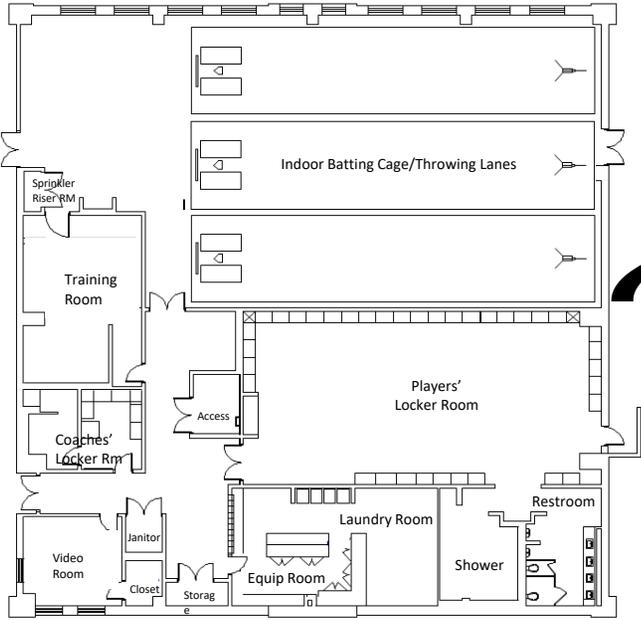
# Rip Griffin Park

Item 2



NORTH

# Existing Baseball Facility



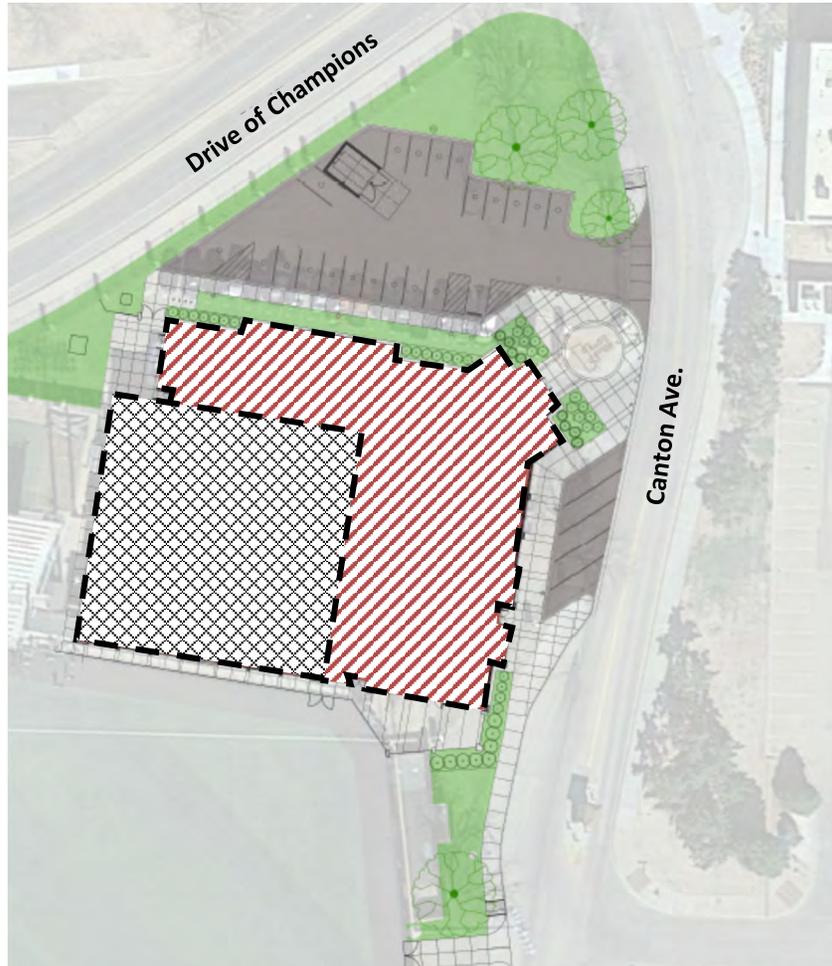
Existing Floor Plan      10,800 GSF



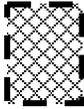
NORTH



# Proposed Site Plan



## LEGEND

-  Existing Building
-  Building Addition



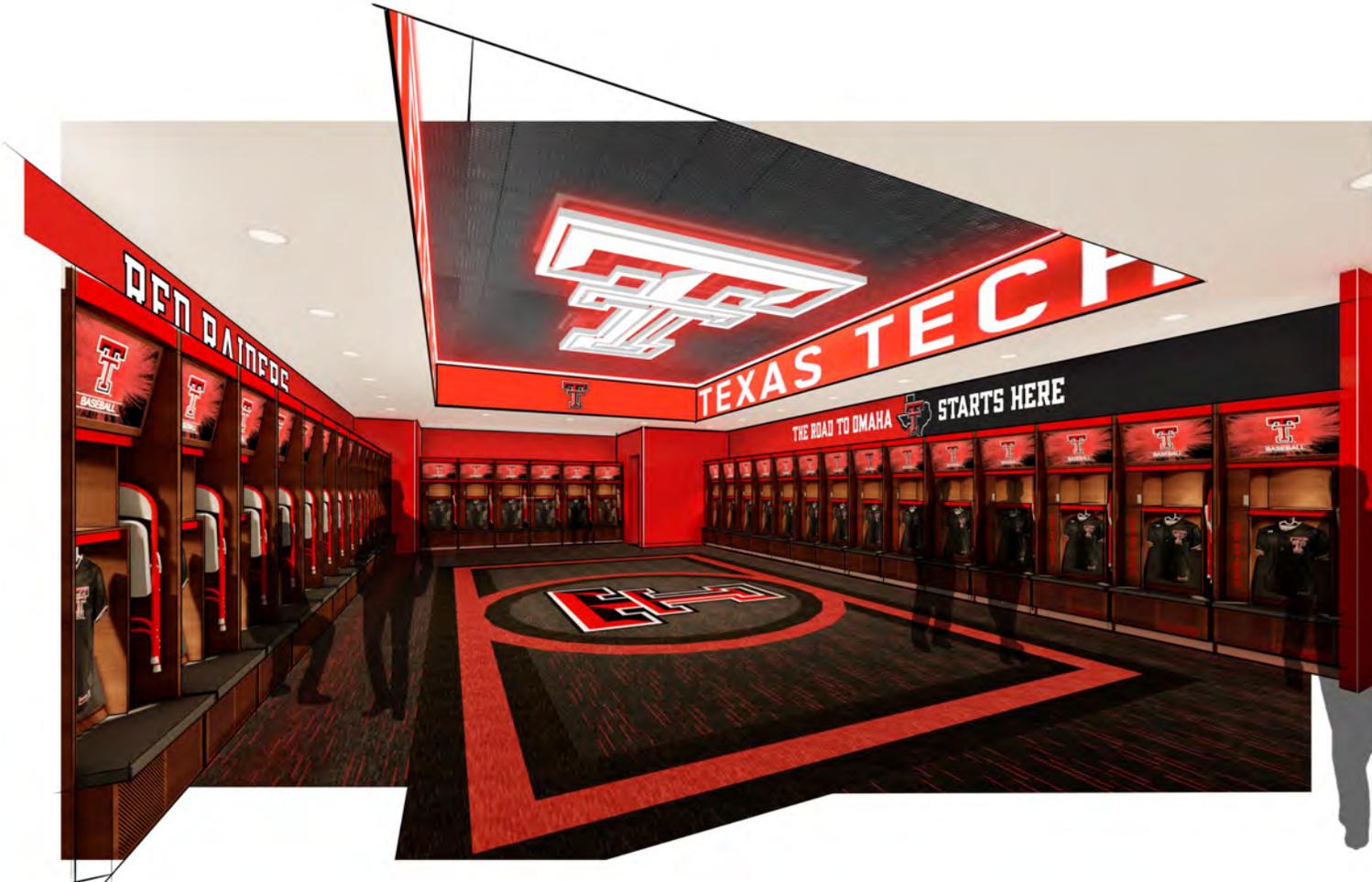
# Floor Plan

## LEGEND

- Batting / Pitching Cages
- Training / Therapy
- Players Locker/Shower/Grooming Areas
- Players Lounge / Nutrition
- Film Room
- Equipment / Laundry
- Head Coach's Office
- Coaches' Offices / Work Area
- Coaches' Locker Area
- Lobby / Circulation
- Mech / Elec / Plumb / Service

Existing Building





# Northeast Entry Perspective

Item 2



# Project Overview

- Renovate approximately 10,800 GSF of the existing Baseball Facility and construct an approximate 14,342 GSF addition on the north and east sides of the facility.
- Total interior demolition and finish-out of the existing building provides for the following:
  - New batting and pitching cage areas;
  - Adjustable netting system;
  - New indoor turf;
  - Cardio/bands area;
  - HVAC; electrical; fire sprinkler; lighting; technology; and
  - Addition of impact resistant windows on all sides of the space.

## Project Overview (cont.)

- New addition consists of:
  - Champions Lobby;
  - Locker room with expanded shower/grooming areas;
  - Team lounge with nutrition/dining space;
  - Film room;
  - Equipment storage complete with compact shelving and washer/dryer area;
  - Athletic training area, cold and hot plunge pools, a hydro-treadmill pool, and an ice/storage room;
  - Coaches' offices, coaches' locker room;
  - Head coach's office with conference space, and an exterior patio area;
  - Mechanical, electrical, fire suppression, janitorial spaces; and
  - Storage space for team golf carts.

## Project Overview (cont.)

- The project also includes:
  - Exterior of the new building will be designed to reflect the Spanish Renaissance campus vernacular
  - Creation of a main entrance on the northeast corner of the building
  - Enhancement of the south and west sides of the existing field house
  - New site utilities and tie-ins
  - New parking lot
  - Athletic branding

# Project Budget

	Authorized December 2019 \$ 1,104,660	Additional Request \$ 13,360,682	Revised Budget \$ 14,465,342
Construction	\$ 6,900	\$ 10,638,505	\$ 10,645,405
Professional Services	\$ 1,013,000	\$ 249,957	\$ 1,262,957
FF&E	\$ 0	\$ 1,769,040	\$ 1,769,040
Administrative Cost	\$ 7,500	\$ 29,960	\$ 37,460
BOR Directed Fees (2.4% FP&C)	\$ 25,890	\$ 313,144	\$ 339,034
Contingency	\$ 51,370	\$ 360,076	\$ 411,446

## Recommendation

- Waive the use of a Construction Manager-Agent (“CMA”); waive the Board directed fee for landscape enhancements; waive the Board directed fee for public art; accept the Guaranteed Maximum Price (“GMP”) for construction of the Rip Griffin Park Expansion & Renovation project; increase the budget by \$13,360,682 for a total project budget of \$14,465,342 ; amend the Design Professional Agreement; and amend the Construction Manager At Risk (“CMAR”) Agreement.
- The total project budget will be funded through the Revenue Finance System (“RFS”) repaid with Gift Funds and Institutional Funds (cash).

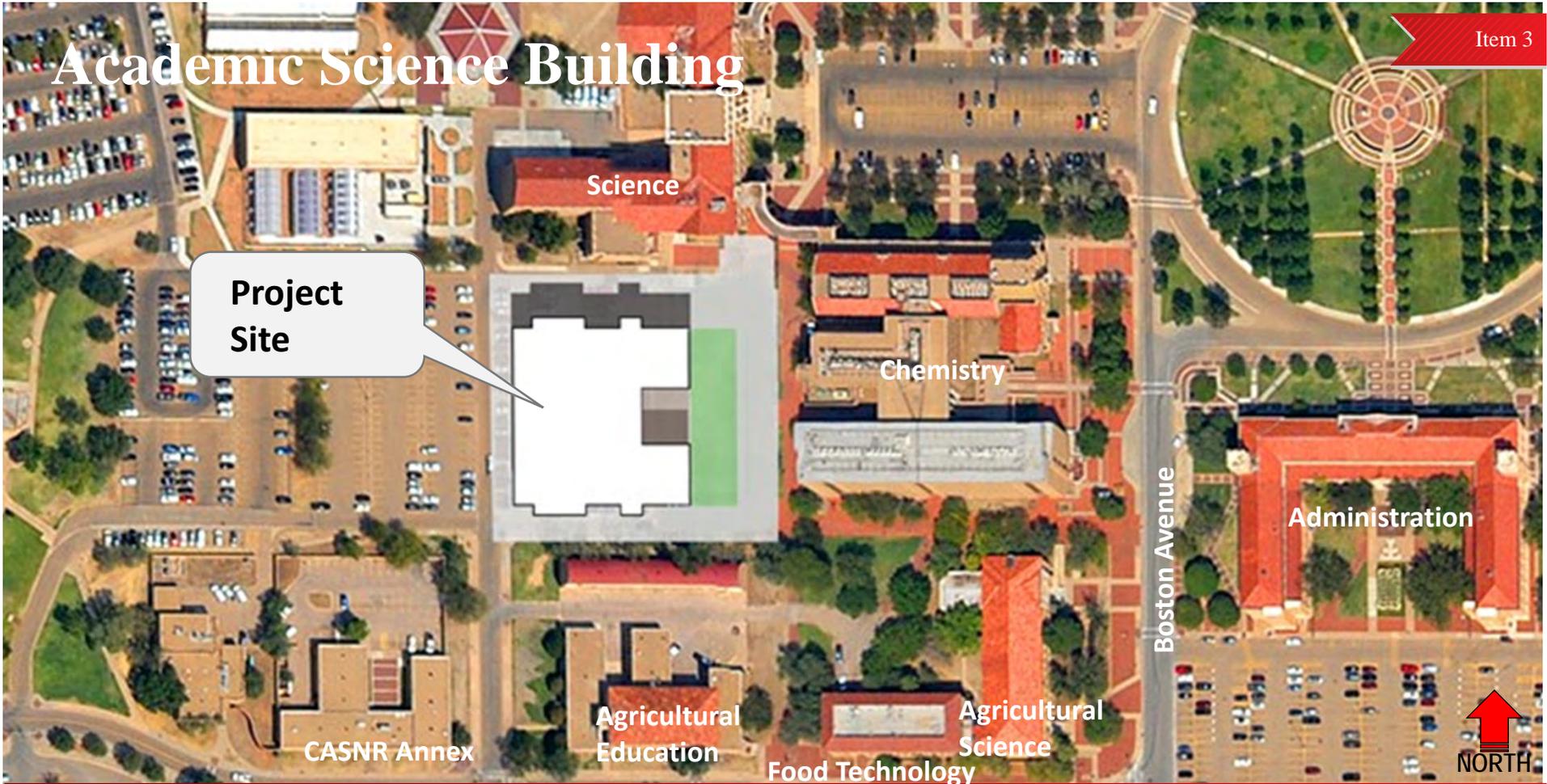


Authorize expenditures for the Academic Sciences Building project and accept the CMAR's GMP for Bid Package 1 - Utilities

*Billy Breedlove*



# Academic Science Building



**Project Site**

Science

Chemistry

Administration

CASNR Annex

Agricultural Education

Food Technology

Agricultural Science

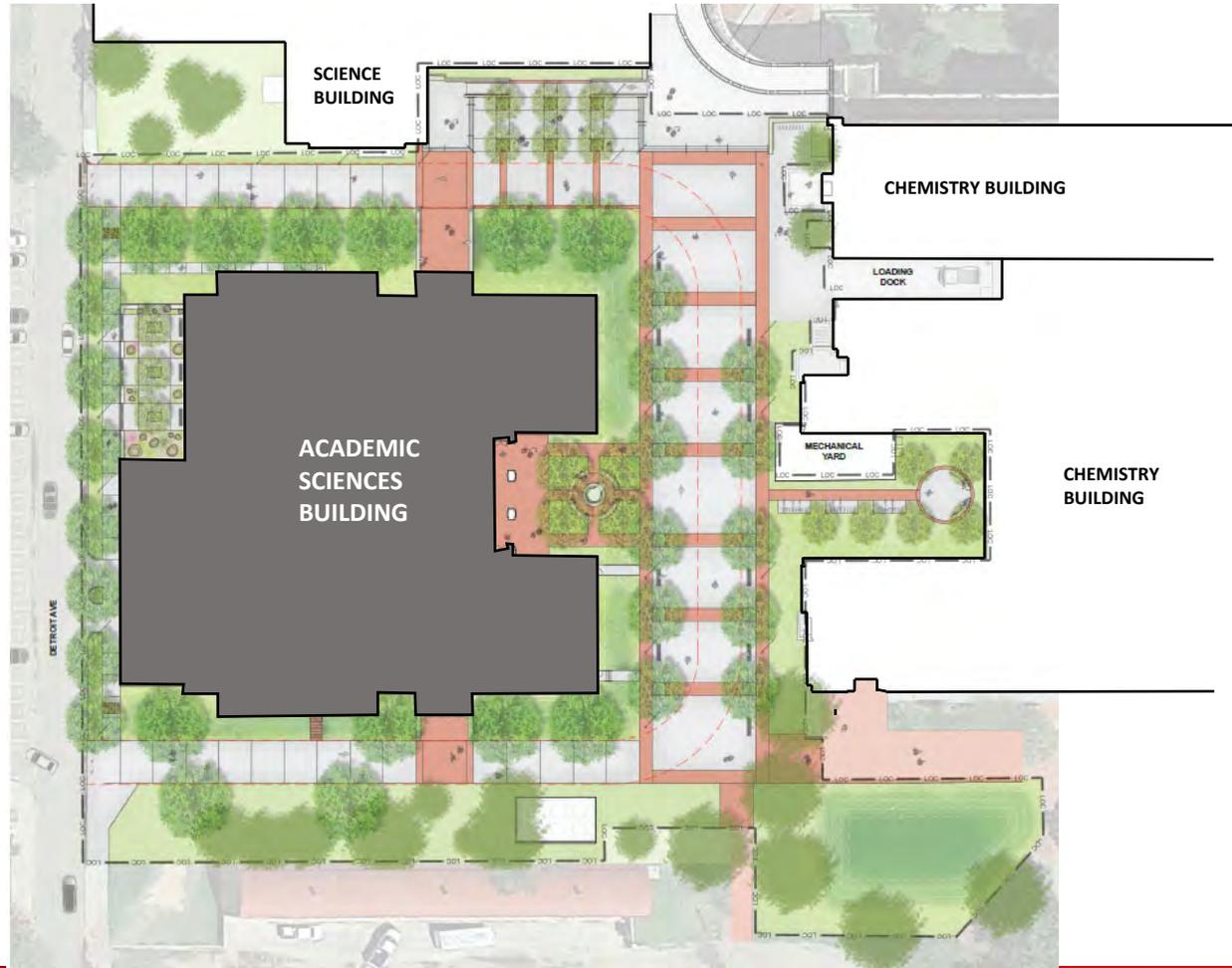
Boston Avenue



NORTH

# Site Plan

Item 3



## Scope of Services – Bid Package 1 - Utilities

- Bid Package includes:
  - General conditions and general requirements;
  - Re-routing of the LP&L primary electrical line;
  - Re-routing of AT&T's telecommunication line to the Chemistry building;
  - 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.
- Alternate No. One: Re-locate the City of Lubbock's water main using ductile iron pipe should actual field conditions uncover a conflict with the new sewer main.

# Project Budget

	BOR Approved May 2021 \$ 8,130,683	Additional Request \$ 2,628,653	Revised Budget \$ 10,759,336
Construction	\$ 185,000	\$ 1,901,126	\$ 2,086,126
Professional Services	\$ 6,971,274	\$ 385,650	\$ 7,356,924
FF&E	\$ 0	\$ 0	\$ 0
Administrative Cost	\$ 50,417	\$ 46,900	\$ 97,317
BOR Directed Fees (2.4% FP&C)	\$ 202,163	\$ 61,609	\$ 263,772
Contingency	\$ 721,829	\$ 233,368	\$ 955,197

## Recommendation

- Approve to waive the use of a Construction Manager-Agent (“CMA”); approve expenditures of \$2,628,653 for a total of \$10,759,336 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 1 – Utilities; report the project to the Texas Higher Education Coordinating Board (“THECB”); and amend the Construction Manager At Risk (“CMAR”) Agreement for execution of Bid Package 1 – 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 (\$8,130,683).



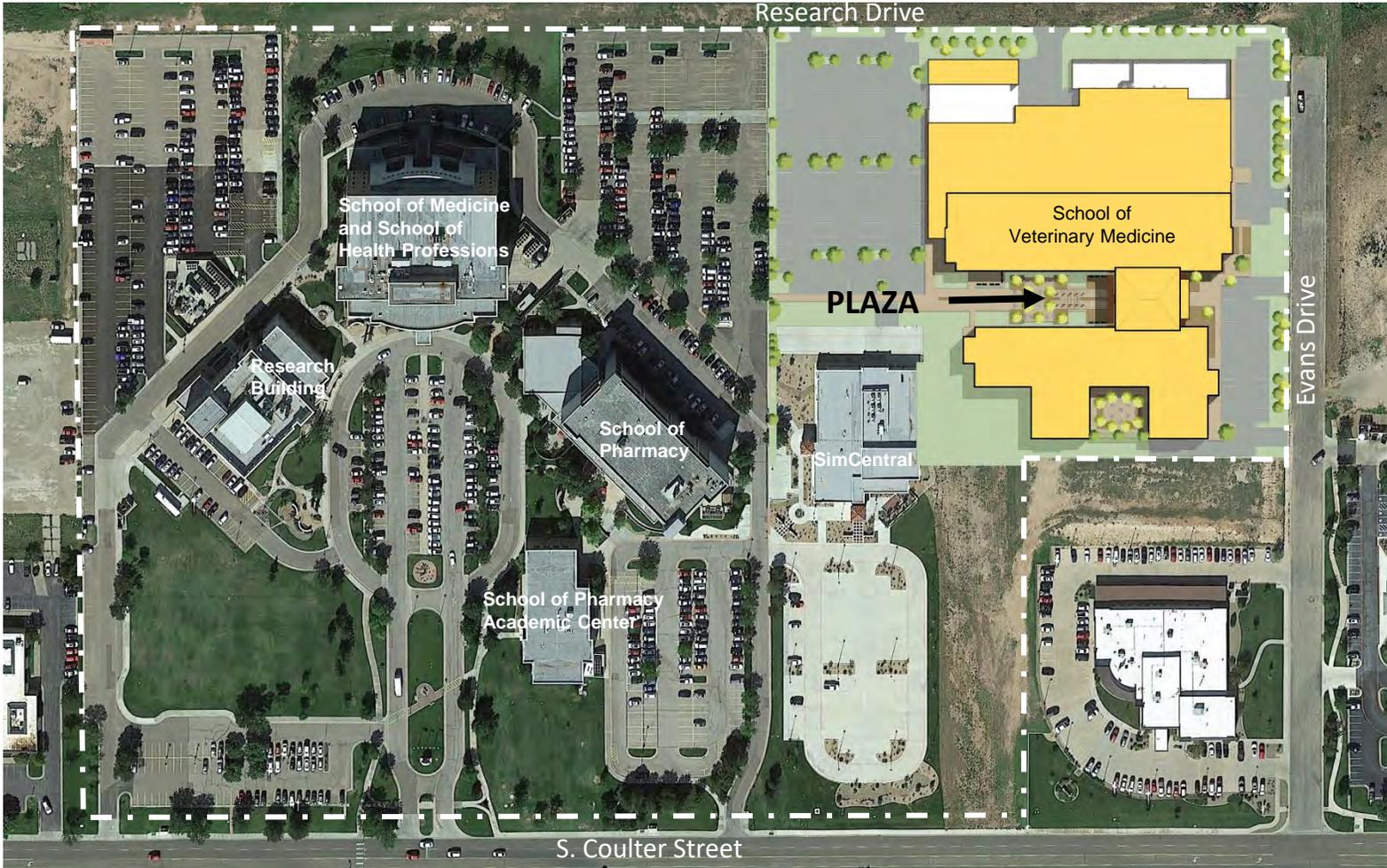
Texas Tech University

Item 4

Acknowledge honorific naming of the School of Veterinary  
Medicine Plaza the Robert L. Duncan Plaza

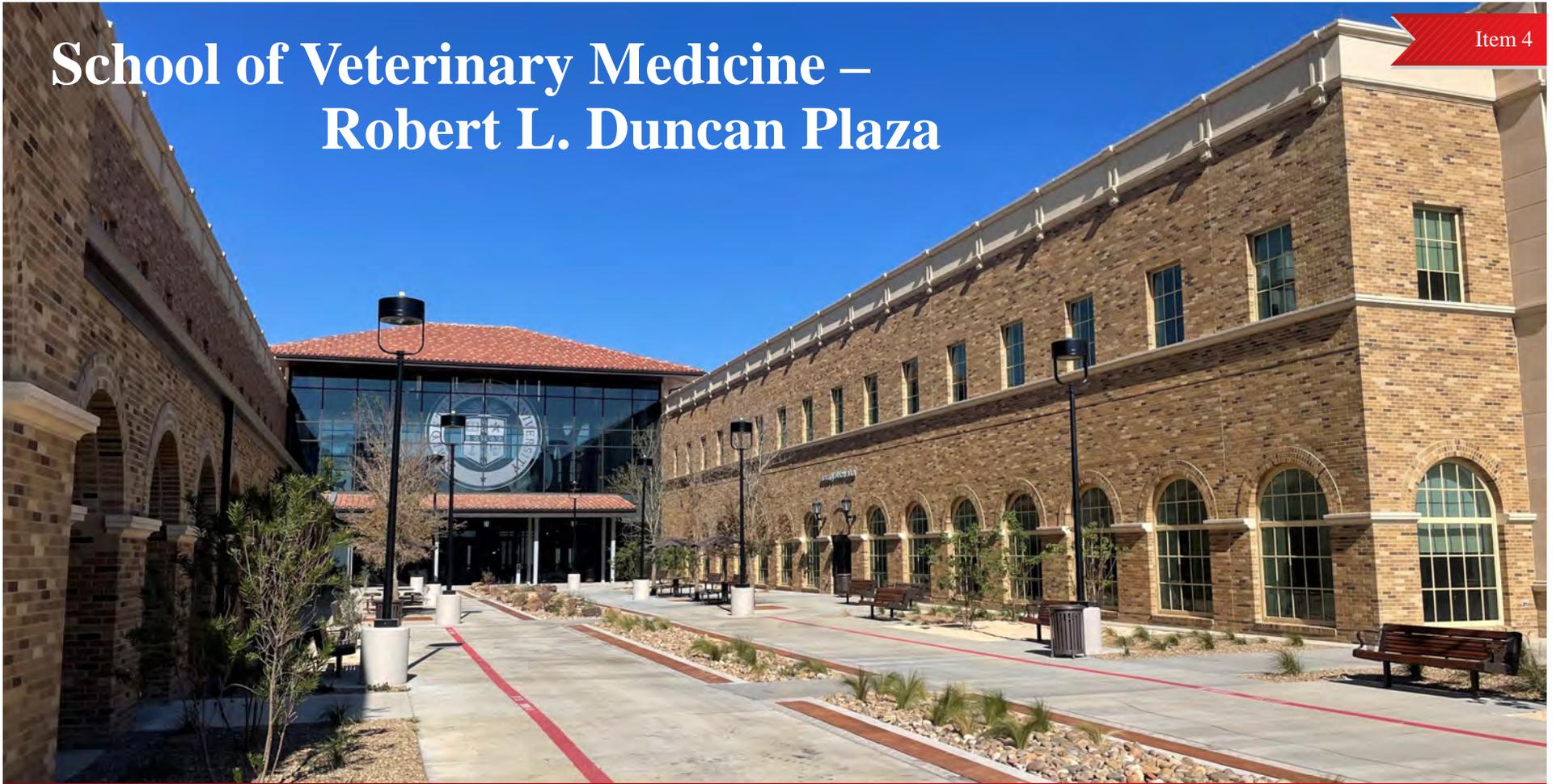
*Patrick Kramer and President Schovanec*





# School of Veterinary Medicine – Robert L. Duncan Plaza

Item 4



# Dedication Ceremony





## Recommendation

- Acknowledge the honorific naming of the School of Veterinary Medicine's Plaza the "Robert L. Duncan Plaza."
- The anonymous donor concurs with the naming of this space.
- Signage for the space does specify the approved name.



# Texas Tech University Health Sciences Center

Item 5

Authorize acceptance of a Gift-In-Kind of Real Property  
benefiting Texas Tech University Health Sciences Center

*Patrick Kramer*





# LEGEND

-  TTUHSC Campus
-  Amarillo Area Foundation Property (20.95 AC)
-  Gift-In-Kind (5.0 AC)



# Real Property Looking West – 5.0 acres

Item 5



## Recommendation

- Authorize acceptance of a real property gift-in-kind from the Amarillo Area Foundation (“Donor”) of 5.00 acres out of 20.95 acres, Section 43, Block 9, B.S.&F. Survey, Potter County, Texas, with approximate value of \$1,250,000; approve execution of the deeded land to Texas Tech University Health Sciences Center; and report the gift to the Texas Higher Education Coordinating Board (“THECB”).
- The value of the real property has been quantified by The Steve Rogers Company, a real estate appraisal and services firm based in Amarillo, Texas.



Texas Tech University System

Item 6

# Report on Facilities Planning and Construction projects (project data as of 10/27/2021)

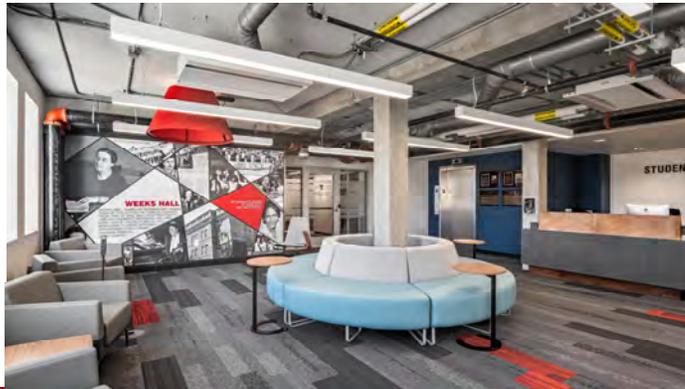
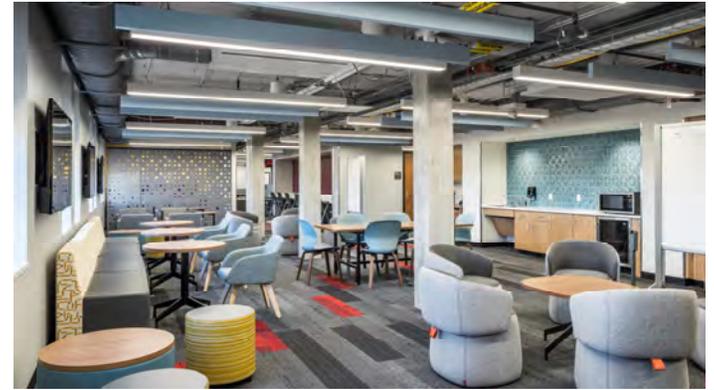
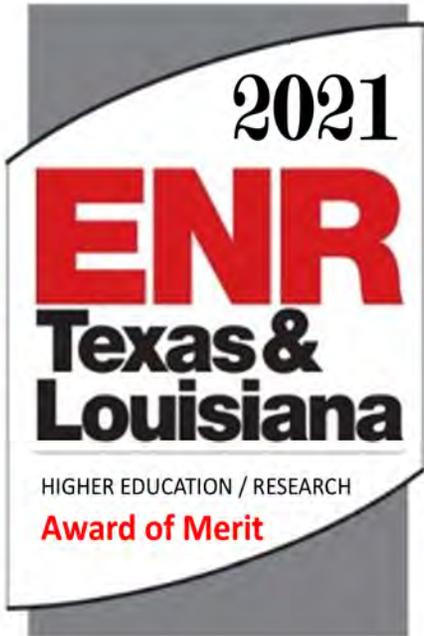
*Billy Breedlove*



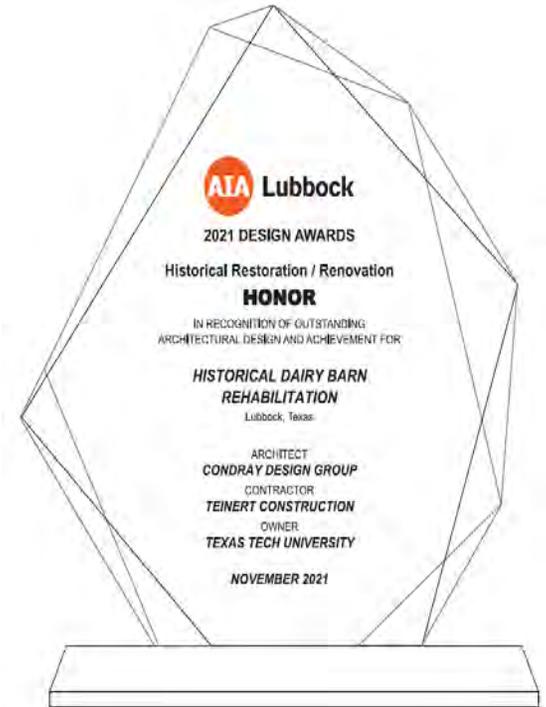
# Milestones

- Weeks Hall Renovation – *2021 Award of Merit in Higher Education/Research from Engineering News-Record (ENR) Texas & Louisiana*
- Dairy Barn Rehabilitation – *AIA Lubbock 2021 Design Awards – Honor for Historical Restoration/Renovation*
- School of Veterinary Medicine Headquarters – Substantial Completion: November 2021
- TTUHSC Dallas Southwest Professional Building – Seventh Floor Substantial Completion: November 2021

# TTU – Weeks Hall Renovation



# TTU – Dairy Barn Rehabilitation



# 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 @ 89%
- Construction Manager At Risk (CMAR):  
Western Builders of Amarillo @ 92%
- Construction Manager Agent (CMA):  
Project Control @ 82%
- Artist:  
Waived

**Substantial Completion Date:**

Original Date – October 31, 2021

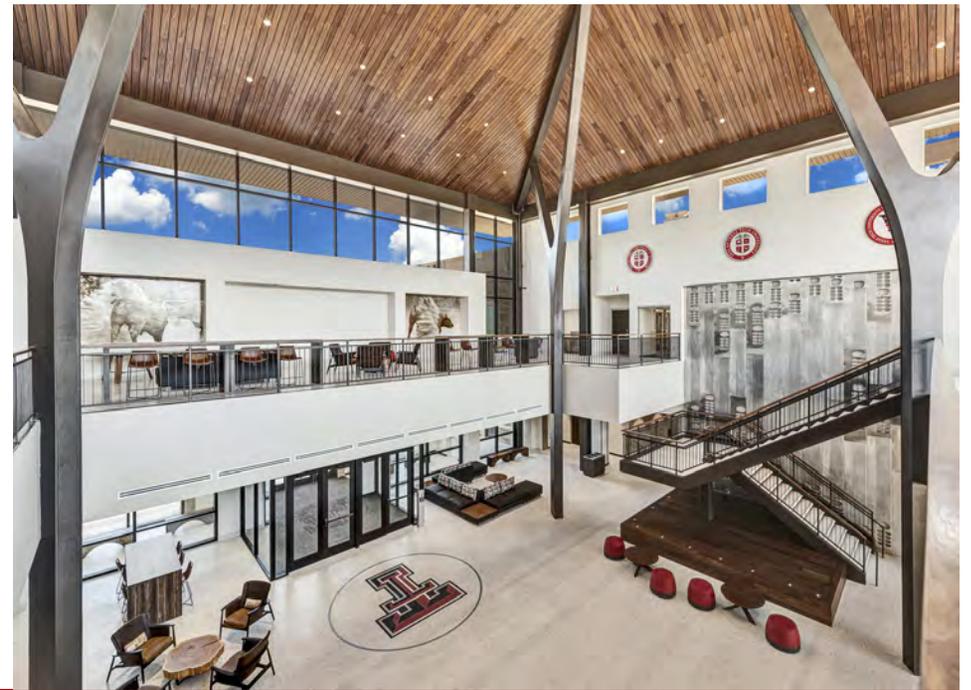
Actual Date:

Headquarters – November 2021  
Mariposa – August 2021



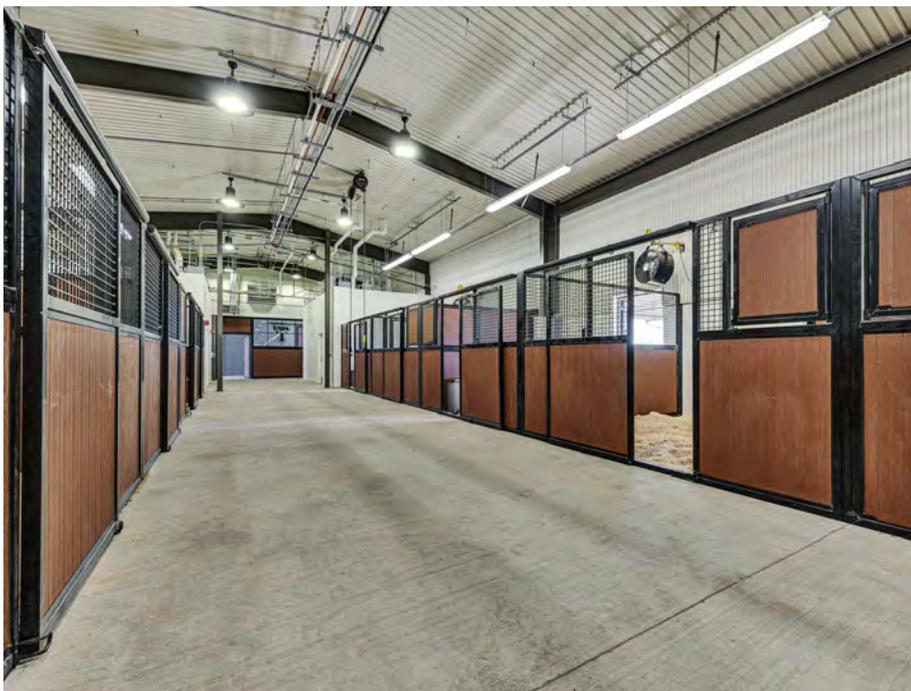
# TTU – School of Veterinary Medicine - Headquarters

Item 6



# TTU – School of Veterinary Medicine – Mariposa Station

Item 6



# 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.  
@ 83%
- Construction Manager At Risk (CMAR):  
Lee Lewis Construction, Inc. @ 28%
- Construction Manager 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

Item 6



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

Construction Delivery: CMAR

	BOR Appr (Full)	Previous Budget	Current Budget	+ / (-) Change D-C	NOTES
	10/2020   11,328 GSF New   24,200 GSF Reno B	7/2021   11,328 GSF New   24,200 GSF Reno C	10/27/2021   11,328 GSF New   24,200 GSF Reno D		
<b>BUDGET</b>	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	\$ -	
<b>CATEGORY</b>					
Construction	\$ 15,711,254	\$ 15,711,254	\$ 16,106,254	\$ 395,000	LLC amendment 2 for rerouting hydronic piping; new electrical feeds to main disconnect; additional owner's contingency [\$200k]
Professional Services	\$ 2,152,415	\$ 2,152,415	\$ 1,887,415	\$ (265,000)	
FF&E	\$ 997,750	\$ 997,750	\$ 942,750	\$ (55,000)	
Administrative	\$ 135,158	\$ 135,158	\$ 114,658	\$ (20,500)	
Project Contingency	\$ 521,958	\$ 521,958	\$ 467,458	\$ (54,500)	
<i>Regents' Rules</i>	\$ 481,465	\$ 481,465	\$ 481,465	\$ -	
<b>TOTAL</b>	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	\$ -	

## PARTNERS

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

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

Item 6

**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 @ 0%
- Construction Manager Agent (CMA):  
N/A
- Artist:  
Waived

**Substantial Completion Date:**

Original Date – August 2022

Actual Date – TBD



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

Construction Delivery: CMAR

	BOR Appr (Full) 05/2021   18,700 GSF B	Previous Budget 7/2021   18,700 GSF C	Current Budget 10/27/2021   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**

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



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

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

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

**Team / Status:**

- Design Professional:  
Parkhill @ 85%
- Construction Manager At Risk (CMAR):  
Adolfson & Peterson Construction @ 43%
- Construction Manager Agent (CMA):  
Project Control @ 49%
- Artist:  
Waived

**Substantial Completion Date:**

Original Date – March 2022

Actual Date – TBD



# 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

	BOR Appr (Full) 12/2020   34,505 GSF B	Previous Budget 7/2021   34,505 GSF C	Current Budget 10/27/2021   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	\$ 19,747,117	\$ -	
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	\$ 519,935	\$ -	
<i>Regents' Rules</i>	\$ 703,125	\$ 703,125	\$ 703,125	\$ -	
<b>TOTAL</b>	\$ 30,000,000	\$ 30,000,000	\$ 30,000,000	\$ -	

**PARTNERS**

General Contractor      Adolfsen & Peterson Construction  
 Design Professional      Parkhill  
 CM Agent      Project Control  
 Tier 2 Auditor      Townsend



# MSU – Bridwell Activities Center Project

**Current Budget:** \$ 5,570,000

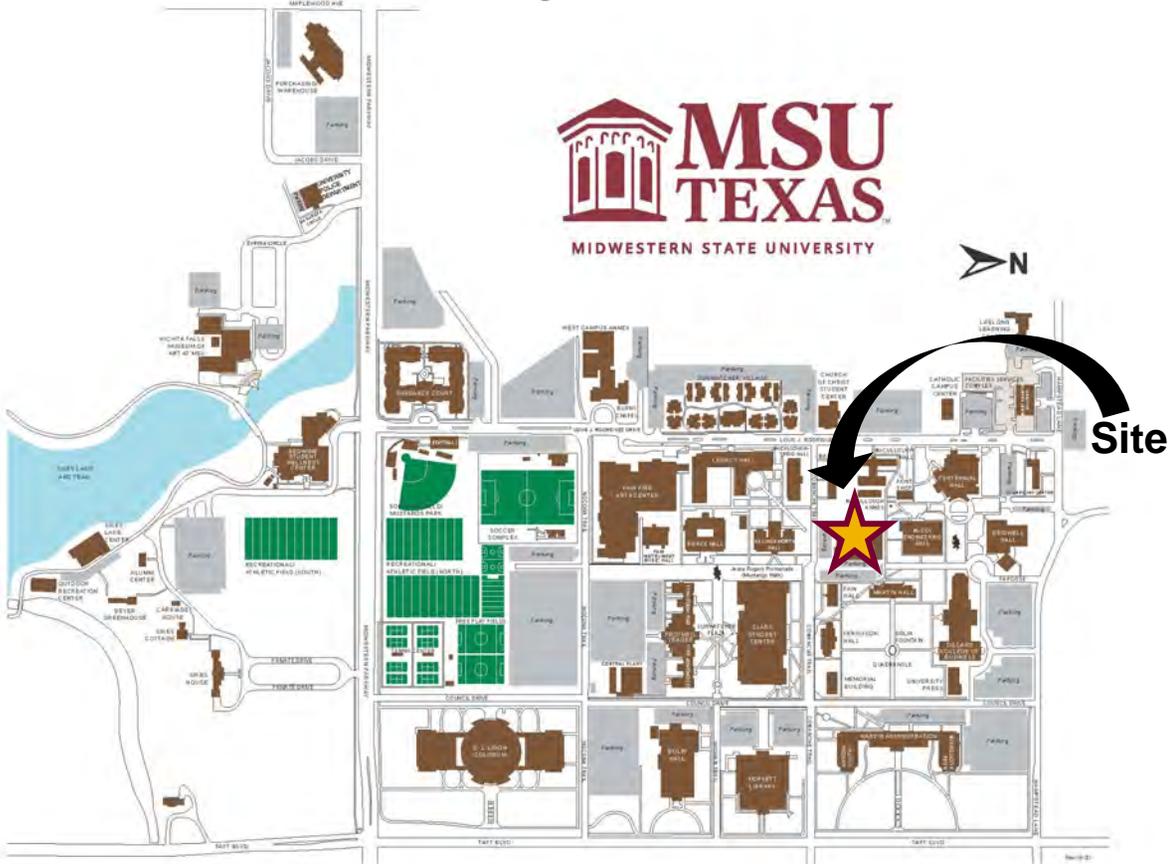
**Gross Square Feet:** 29,520 GSF

**Team / Status:**

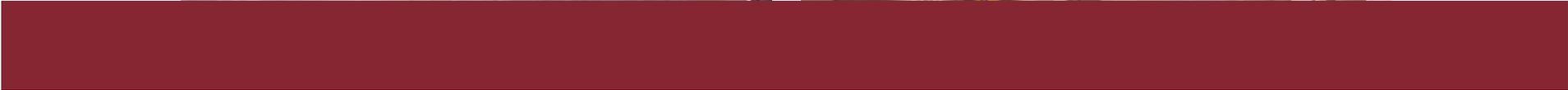
- Design Professional:  
Bundy, Young, Sims & Potter, Inc. @ 90%
- Construction Manager At Risk (CMAR):  
Anthony Inman Construction Inc. @ 41%
- Construction Manager Agent (CMA):  
N/A
- Artist:  
N/A

**Substantial Completion Date:**

Original Date – August 2021  
Current Date – February 25, 2022  
Actual Date – TBD



# MSU – Bridwell Activities Center Project



# MSU – Bridwell Activities Center Project



# TTU – USDA Cotton Classing Laboratory

Item 6

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

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

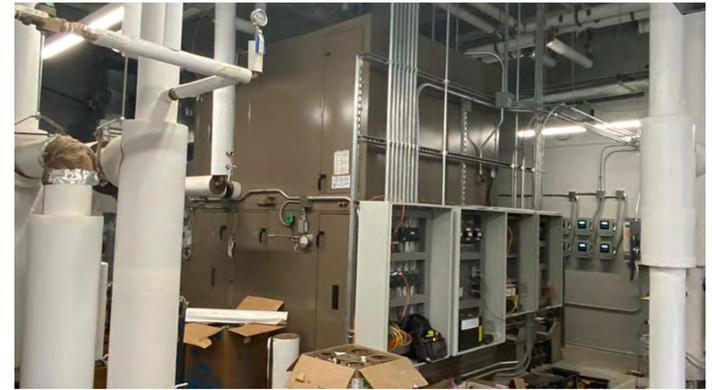
**Team:**

- 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
- Artist:  
N/A

**USDA Contractual Final Completion:**

Original Date – July 11, 2021

Actual Date – TBD By USDA



# 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 @ 89%
- Construction Manager At Risk (CMAR):  
Hill & Wilkinson @ 42%
- Construction Manager Agent (CMA):  
Waived
- Artist:  
Waived

**Substantial Completion Date:**

Original Date – May 2022

Actual Date – TBD



# TTUHSC – Dallas Southwest Professional Building Renovation

Construction Delivery: CMAR

	BOR Appr (Full) 10/2020   17,700 GSF B	Previous Budget 7/2021   17,700 GSF C	Current Budget 10/27/2021   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	\$ 12,038,500	\$ -	
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	\$ 344,767	\$ -	
<i>Regents' Rules</i>	\$ 363,281	\$ 363,281	\$ 363,281	\$ -	
<b>TOTAL</b>	\$ 15,500,000	\$ 15,500,000	\$ 15,500,000	\$ -	

**PARTNERS**

General Contractor Hill & Wilkinson  
 Design Professional Parkhill Smith and Cooper  
 CM Agent Waived  
 Tier 2 Auditor Townsend



# Texas Tech University System

Item 6

## Projects – In Design



# TTU – Academic Sciences Building

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

**Current Budget:** \$ 8,130,683

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

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

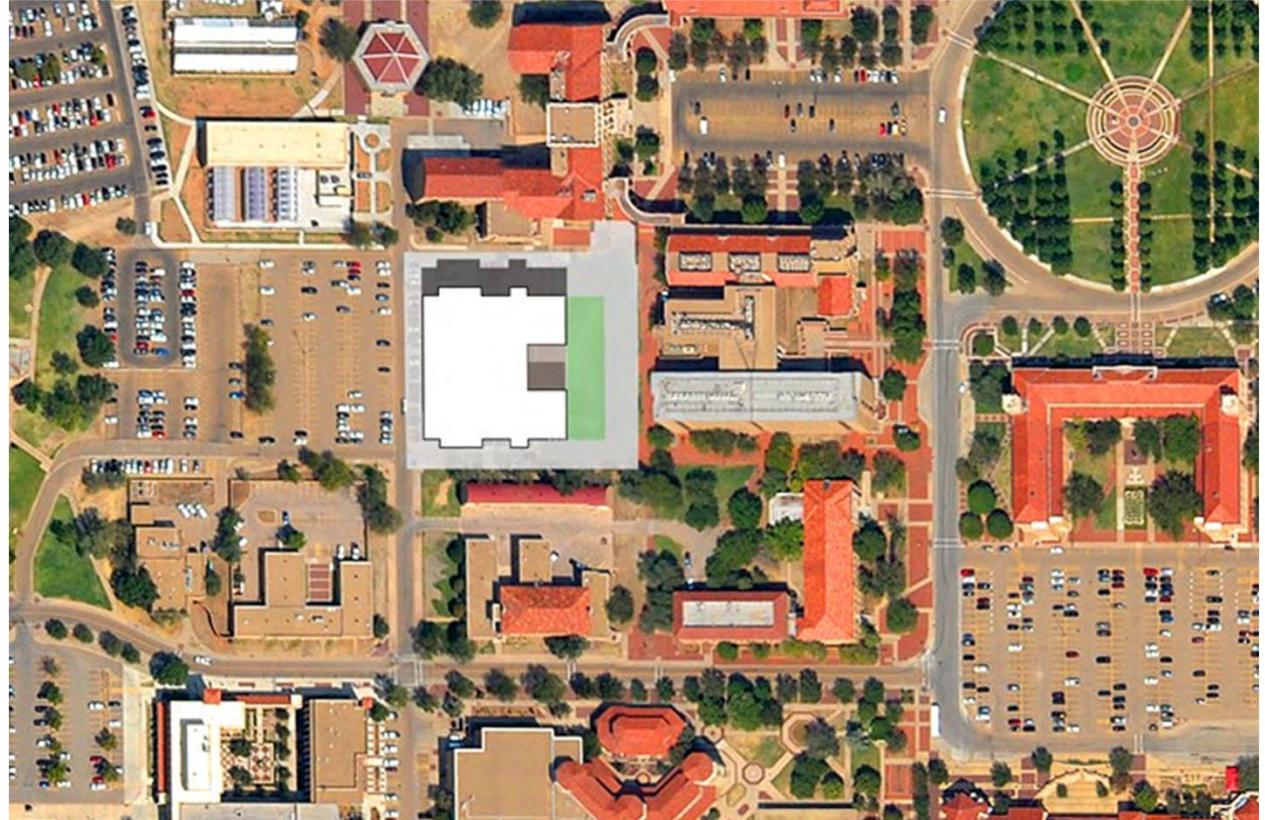
**Team / Status:**

- Design Professional:  
Barnes Gromatzky Kosarek  
Architects/EYP
- Construction Manager At Risk (CMAR):  
Western Builders of Amarillo
- Construction Manager Agent (CMA):  
N/A
- Artist:  
TBD

**Substantial Completion Date:**

Original Date – TBD

Actual Date – TBD



# TTU – Rip Griffin Park Expansion & Renovation

Item 6

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

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

**Projected Budget:** TBD

**Approx. Gross Square Feet:** 10,800 GSF Reno  
14,342 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



# 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

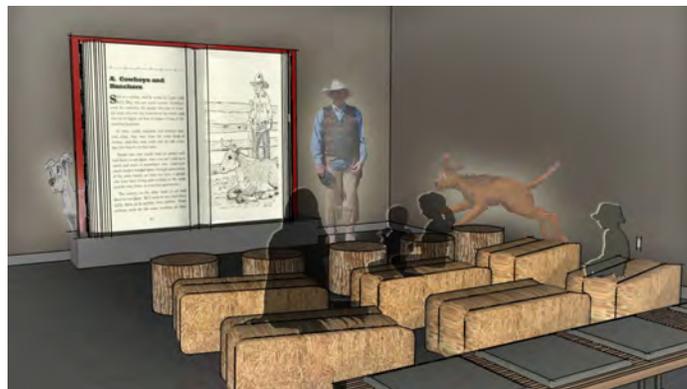
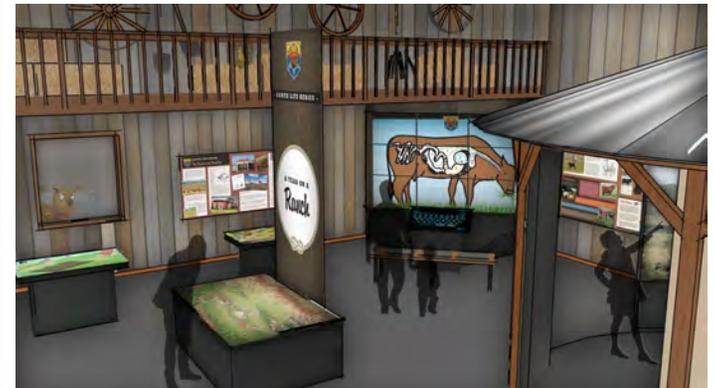
**Team / Status:**

- 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



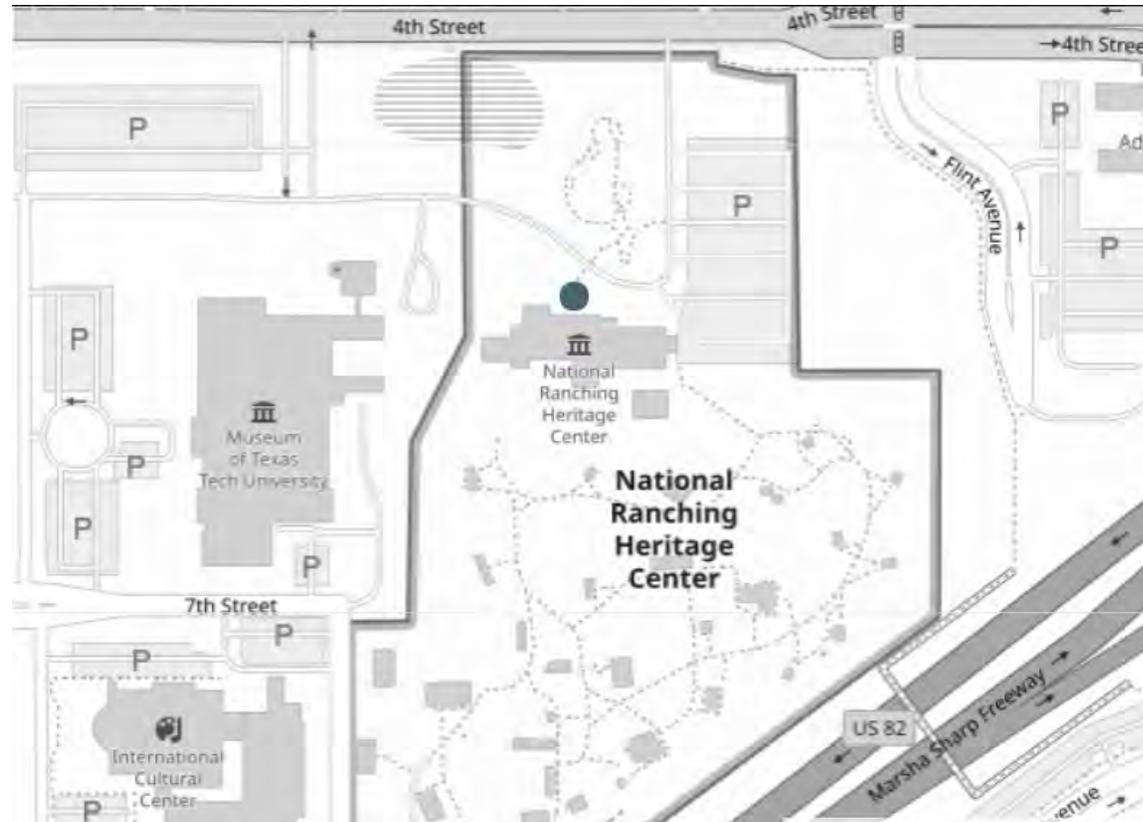
# TTU – NRHC Master Plan

**Status:** Stage I Design

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

**Team / Status:**

- NRHC & FP&C



# Texas Tech University System

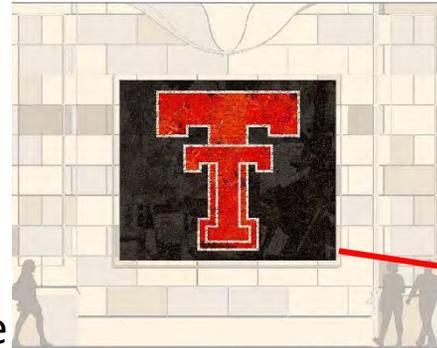
Item 6

## Status of Public Art

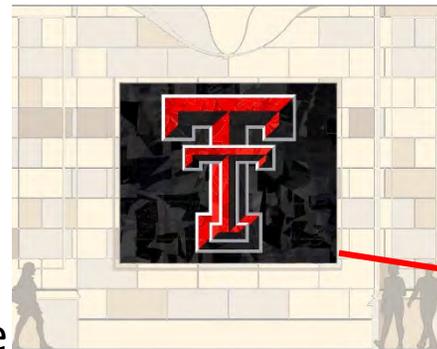


# TTU – The Dustin R. Womble Basketball Center

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



South side



North side

