Facilities Committee
Billy Breedlove
Vice Chancellor - Facilities Planning & Construction
November 18 - 19, 2021
Angelo State University

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

Dr. Don Topliff
San Angelo Regional Airport / Mathis Field
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.
Texas Tech University

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

Billy Breedlove
Existing Baseball Facility

Existing Floor Plan 10,800 GSF

NORTH
Proposed Site Plan

LEGEND

- Existing Building
- Building Addition

NORTH
Northeast Entry Perspective
**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

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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
Site Plan

ACADEMIC SCIENCES BUILDING

CHEMISTRY BUILDING

NORTH
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

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

Patrick Kramer
School of Veterinary Medicine
NORTH
TTUHSC Campus
Campus
Amarillo Area
Property (20.95 AC)
Gift-In-Kind (5.0 AC)
Section 43, Block 9, B.S.& F. Survey
Potter County, Texas
Real Property Looking West – 5.0 acres
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

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

**Construction Delivery: CMAR**

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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
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 @ 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**

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**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

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**PARTNERS**
- General Contractor: Adolfson & 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**

**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

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**NOTES**

**CATEGORY**
- Construction
- Professional Services
- FF&E
- Administrative
- Project Contingency
- Regents' Rules

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

**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

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](image)

![North side](image)