

Angelo State University

Approve total project budget for the Carr Hall
Renovation project and accept the Design-Build
GMP

Billy Breedlove

Carr Hall

Item 1

Unit Mix – Isometric

First Floor Plan

BEDROOM

UNITE
LIVINGROOM

BEDROOM
*Furniture layout is flexible

UNITA

Item 1



Second Floor Plan

Item 1



Artist Rendering of the Commons Area



- f* Complete interior renovation of Carr Hall, a 19,553 GSF, two-story structure built in 1959. The project will renovate and modernize the campus residential facility with a 64-bed count and includes:
 - f* Renovating the residence hall rooms to meet the current housing trends, and offer hoteling opportunities;
 - f* Lobby, office, and common spaces;
 - f* HVAC distribution system and controls;
 - f* Plumbing distribution and fixtures;
 - f* Electrical distribution / switchgear, network cabling & technology upgrades;
 - f* Life safety systems - fire alarm, fire suppression, elevator;
 - f* Accessibility compliance; and
 - f* Furniture, fixtures, and equipment.

Project Budget

	BOR Approved November 2022	Additional Request	Revised Budget
	\$ 2,096,033	\$ 6,465,612	\$ 8,561,645
Construction	\$ 1,362,635	\$ 5,965,490	\$ 7,328,125
Professional Services	\$ 551,500	\$ 0	\$ 551,500
FF&E	\$ 0	\$ 332,500	\$ 332,500
Administrative Cost	\$ 35,300	\$ 3,000	\$ 38,300
BOR Directed Fees (2.4% FP&C Fee)	\$ 49,126	\$ 151,538	\$ 200,664
Contingency	\$ 97,472	\$ 13,034	\$ 110,506

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

Recommendation

- f* Approve (i) acceptance of the Guaranteed Maximum Price (“GMP”) for construction of the Carr Hall Renovation project; (ii) increase the budget by \$6,465,612 for a total project budget of \$8,561,645; (iii) report the

Authorize expenditures of the Elta Joyce Murphey Auditorium Renovation project for Construction Manager At Risk Pre-construction services

Billy Breedlove



Sol Mayer Administration



JohnsonStreet

Angelo State University Campus





Elta Joyce Murphey Auditorium

Sol Mayer Administration Building







Auditorium Interior Photos

Scope of Services



Project Overview

f Project will address life/safety and accessibility issues for the existing

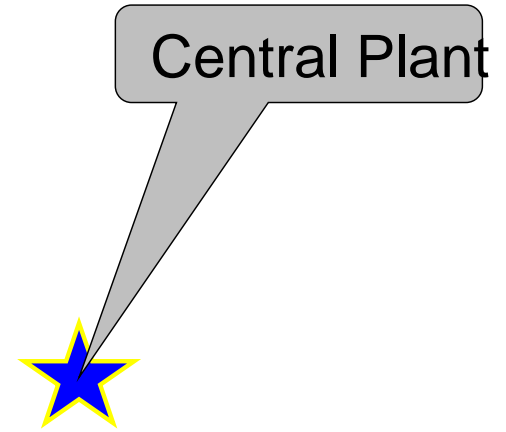
Project Budget



Recommendation

- f* Approve (i) expenditures of \$237,312 for a total of \$946,215 for the Elta Joyce Murphey Auditorium Renovation project, with an anticipated project budget of \$6,000,000; (ii) award a Construction

JohnsonStreet

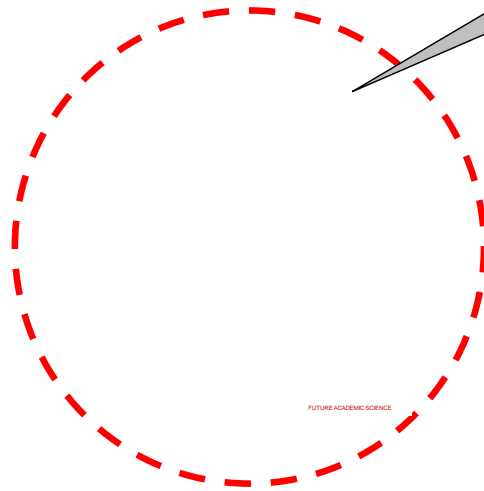


Angelo State University Campus



Engineering Study on Supply and Demand

See Enlarged Diagram



Scope of Services

- f* Amend the Design-Build Agreement for Stage II design services consisting of:
 - f* Design Development (“DD”);
 - f* Construction Documents (“CD”);
 - f* Construction Administration (“CA”) Phases; and
 - f* Statement of Probable Cost.

- f* The existing plant will receive new chilled water & heating water equipment, variable speed centrifugal chiller with chilled water pumps, gas-fired boilers, heating water pumps, and condenser fluid pumps, upgrade electrical equipment, and replace the existing evaporative cooling towers with more efficient water & energy cooling towers.
- f* Piping will be configured to obtain more flexibility & redundancy between the chillers, chilled water pumps & condensing fluid pumps.
- f* The Building Automation System will be upgraded to increase efficiencies.
- f* Individual building efficiency and equipment are being studied for potential overall central plant efficiencies.
- f* The necessity for a new supplemental utility plant is being analyzed based on supply and demand models to resolve flow issues on the expanding west end of campus.

Project Budget

BOR Approved
November 2022

Additional
Request

Revised
Budget

\$ 1,003,550

\$ 1,868,537

\$ 2,872,087

	BOR Approved November 2022	Additional Request	Revised Budget
Construction	\$ 219,586	\$ 70,887	\$ 290,473
Professional Services	\$ 661,350	\$ 1,575,270	\$ 2,236,620
FF&E	\$ 0	\$ 0	\$ 0
Administrative Cost	\$ 10,000	\$ 12,700	\$ 22,700
BOR Directed Fees (2.4% FP&C)	\$ 23,520	\$ 43,794	\$ 67,314
Contingency	\$ 89,094	\$ 165,886	\$ 254,980

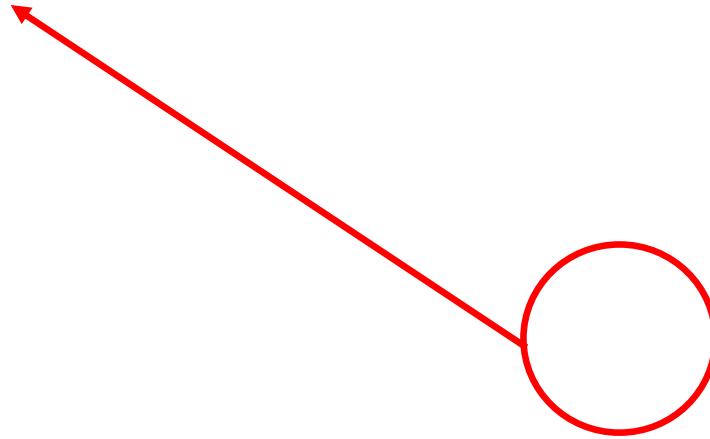
* Fees Waived for 1% Landscape Enhancements and 1% Public Art

Recommendation

- f* Approve (i) expenditures of \$1,868,537 for a total of \$2,872,087 for the Central Plant Renovations and Additions project, with an anticipated project budget of \$36,000,000; (ii) amend the Design-Build Agreement; and (iii) authorize Stage II design services.
- f* The expenditures of \$2,872,087 which includes the previously approved \$1,003,550 will be funded through the Revenue Finance System (“RFS”), repaid with Capital Construction Assistance Projects (“CCAP”) Legislative appropriations.

San Angelo Regional Airport / Mathis Field

Angelo
State
University



Proposed ASU Aviation Campus Site Layout

Scope of Services



- f* Execute a Design Professional Agreement, and authorize Stage I design services in order to move forward on the project's vision through:
 - f* Programming;
 - f* Schematic Design ("SD");
 - f* Provide a Statement of Probable Cost; and
 - f* Project Schedule.

- f* Project will provide an approximate 14,400 GSF facility containing:
 - f* Classrooms,
 - f* Simulator rooms,
 - f* Open study/work cubicles,
 - f* Program director, chief pilot, and instructor offices;
 - f* A main lobby/waiting area with recruiting lounge;
 - f* Restrooms; and
 - f* Service area.

Project Budget

Recommendation

- f* Approve (i) expenditures of \$160,171 in order to provide planning and design services for the Aviation Program Training Facility project, with an anticipated project budget of \$6,200,000; (ii) waive the use of a Construction Manager Agent (“CMA”); (iii) waive the board directed fee for landscape enhancements; (iv) waive the board directed fee for public art; and (v) award the Design Professional Agreement; and (vi)



10





West Village C Residence Hall – Unit Plans

4 Bedroom Suite

2 Bedroom Suite

Scope of Services

- f* Amend the Design-Build Agreement for Stage II design services consisting of:
 - f* Design Development (“DD”);
 - f* Construction Documents (“CD”);
 - f* Construction Administration (“CA”) Phases; and
 - f* Statement of Probable Cost.
 - f*

- f* The project will construct West Village C, an approximate 102,234 GSF structure, located west of West Village A with an expected occupancy of 300 beds.
- f* Room layouts will be similar to Talkington Hall and/or Murray Hall:
 - f* Predominately 4-person suites with each student having a single room,
 - f* 2 bathrooms shared by only 2 students in the suite, and a
 - f* Common living area.
- f* Common laundry facilities on each floor.
- f* Ancillary spaces (maintenance, housekeeping, storage, and staff).

Project Budget



Recommendation

f

Approve exception to Regents' Rules and the total

Chemistry Building

Item 6



NORTH

- f* The renovation project is budgeted at \$11,274,100 and will involve work in an occupied building with multiple contractors working under various contracts available to the university.
- f* Scope of work is anticipated to extend over a 3 to 4-year period.
- f* The budget includes the following items:
 - f* Abate and replace flooring;
 - f* HVAC and building control upgrades;
 - f* Upgrade restrooms and renovate for ADA/code compliance;
 - f* Replace ceiling and lighting systems;
 - f* Renovate class labs;

Project Overview (cont.)

- f* Renovate classrooms;
- f* Renovate HVAC to reduce negative pressure throughout the building; and
- f* Freight elevator replacement.

Existing Interior Photos

ClassLab

ClassLab

Existing Interior Photos

Hallway

Restroom

Recommendation

- f* Authorize (i) initiation of the Chemistry Building Renovation project through the Capital Construction Assistance Projects

Signage Mockup

Recommendation

- f* Approve the honorary naming of the Department of Athletics' women's basketball locker room, located within the Dustin R. Womble Basketball Center, be named the "Marsha Sharp Women's Basketball Locker Room," in honor of Marsha Sharp's long legacy to Texas Tech University Department of Athletics and its student-athletes.
- f* Signage for the space will specify the approved name.








Authorize expenditures of the Laboratory Animal Resources Center (“LARC”) Expansion project for Design Professional Stage II design services and Construction Manager At Risk Pre-construction services

Billy Breedlove



Basement
Plan –
Pod C

LEGEND

-  CAGE WASHING and SUPPORT
-  BARRIER SUPPORT
-  ANIMAL HOLDING and SUPPORT
-  ANIMAL HOLDING and SUPPORT –
ABSL-2
-  CIRCULATION



NORTH

Scope of Services

- f* Execute Design Professional Stage II services consisting of:
 - f* Design Development (“DD”);
 - f* Construction Documents (“CD”);
 - f* Construction Administration (“CA”) Phases;
 - f* Statement of Probable Cost; and
 - f* Project Schedule.

Scope of Services (cont.)



Project Overview

- f* 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.
- f* 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.
- f* Project will incorporate innovative technologies and advanced built-in equipment necessary for the investigators.
- f*

Project Budget

Item 8

BOR Approved
November 2022

Additional
Request

Revised
Budget

\$ 340,839

\$ 1,062,647

\$ 1,403,486

Construction

\$ 0

\$ 60,000

\$ 60,000

Professional Services

\$ 279,620

\$ 836,460

\$ 1,116,080

FF&E

\$ 0

\$ 0

\$ 0

Recommendation





TTUS - Public Art Collection Website



FP&C + TTU Construction Engineering Class Collaboration

JOINING FORCES

When instructor Don Bundock needed help putting together a capstone class for the construction engineering program, he found an ally in Texas Tech University System (TTU System) Vice Chancellor for Facilities Planning & Construction (FP&C) Billy Breedlove.

They wanted to give students real world experience and knew that by joining forces, they could do just that. Combining their decades of experience in the construction industry with the knowledge and resources of the FP&C team and architect Ryan Wilkens from Parkhill, the capstone course was designed to put a group of students nearing graduation in a position to have to interact with industry leaders.

FP&C + TTU Construction Engineering Class Collaboration

CROWNING A WINNER

FP&C + TTU Construction Engineering Class Collaboration

TEXAS MONTHLY

The capstone course was featured in Texas Monthly as part of Texas Tech's From Here, It's Possible campaign.

TOURING THE FUTURE

The collaboration for the capstone was a fresh concept, but Bundock and Breedlove working together for students was nothing new.

Early in the fall semester Breedlove and the FP&C team took another of Bundock's classes – primarily made up of first-year students – on a tour of the Academic Sciences building construction site.

Students in the class got a first-hand look at a job site and were walked through the planning and construction of a massive project.

“We have one of the greatest teaching platforms right at our front door.”

TTU – Academic Sciences Building

Current Budget: \$112,500,000

Gross Square Feet: 131,411 GSF

Team / Status:

- Design Professional:
Barnes Gromatzky Kosarek
Architects, Inc. @ 82%

TTU – Academic Sciences Building



TTU – Academic Sciences Building

Construction Delivery: CMAR

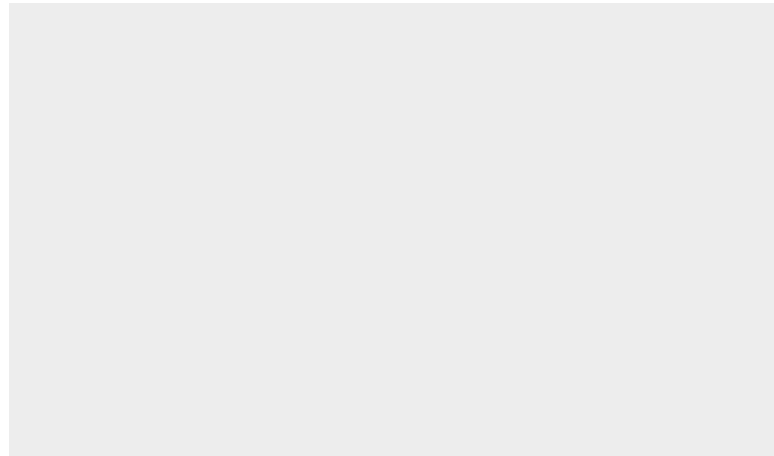
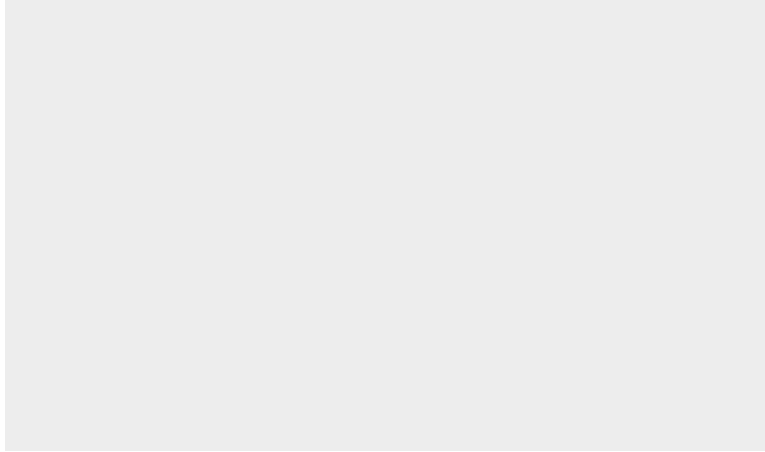
BUDGET	BOR Appr (GMP)	Previous Budget As Of	Current Budget As Of	+/(-) Change DC	NOTES
	4/2022 129,254 GSF	2/2022 131,411 GSF	4/12/2022 131,411 GSF		
	B	C	D		
	\$ 112,500,000	\$ 112,500,000	\$ 112,500,000	\$	
CATEGORY					
Construction	\$ 93,406,886	\$ 93,406,886	\$ 93,406,886	\$	r
Professional Services	\$ 7,857,451	\$ 7,857,451	\$ 7,857,451	\$	r
FF&E	\$ 5,035,632	\$ 5,035,632	\$ 5,035,632	\$	r
Administrative	\$ 375,078	\$ 375,078	\$ 375,078	\$	r
Project Contingency	\$ 3,188,234	\$ 3,188,234	\$ 3,188,234	\$	r
Regents Rule 3 (8), A5	\$ 2,636,719				

TTU – NRHC Ranch Life Learning Center

Status: Under Construction

Current Budget: \$ 8,200,000

TTU – NRHC Ranch Life Learning Center



TTU – NRHC Ranch Life Learning Center

Interactive Software



TTU – NRHC Ranch Life Learning Center

ConstructionDelivery:CMAR

BORAppr(Full)

PreviousBudgetAsOf

CurrentBudgetAsOf

08/2022| 23,397| 7

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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. @ 80%

TTUHSC – Dallas Southwest Professional Building Renovation

Current Budget: \$ 22,281,070

Gross Square Feet:

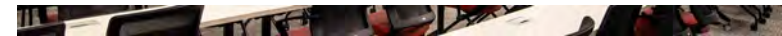
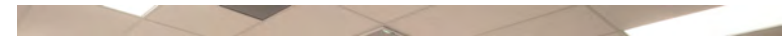
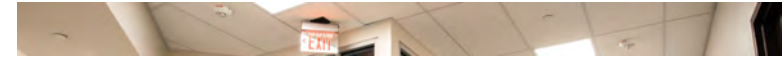
63,000 Building
17,700 Renovation
17,700 Renovation (6th Floor)

Team / Status:

- Design Professional:
Parkhill Smith and Cooper, Inc. @ 97%
Page – Managed by TTUHSC (6th Floor)
- Construction Manager At Risk (CMAR):
Hill & Wilkinson General Contractors
Original @ 86%
6th Floor @ 55%
- Construction Manager Agent (CMA):
Waived
- Landscape Enhancement: Waived
- Public Art: Waived

Substantial Completion Date:

Amended Date – October 2022
7th Floor Renovation – November 30, 2021
Actual Date – October 31, 2022
6th Floor Date – July 2023



TTUHSC – Dallas Southwest Professional Building Renovation (6th Floor)

TTUHSC – Dallas Southwest Professional Building Renovation (Original)

ConstructionDelivery:CMAR

BORAppr (Full)	PreviousBudgetAsOf	CurrentBudgetAsOf
10/2020 17,700GSF	2/2022 17,700GSF	4/12/2022 17,700GSF

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TTUHSC – Dallas Southwest Professional Building Renovation (6th Floor)

Construction Delivery: CMAR

	BORAppr (Full) 8/1/2022 17,700GSF	PreviousBudgetAsOf 11/2022 17,700GSF	CurrentBudgetAsOf 2/2/2023 17,700GSF	+/(-) Change DC	NOTES
	B	C	D		
BUDGET	\$ 6,781,070	\$ 6,781,070	\$ 6,781,070	\$	
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Texas Tech University System

Item 10

Projects – In Design

ASU – Carr Hall Renovation

ASU – Central Plant Renovation and Addition

Status: Stage I Design

Current Budget: \$ 1,003,550

Projected Budget: \$ 36,000,000

Team / Status:

- Design Build Team:
 - Contractor – Western Builders
 - DP – Sims Architects, Inc.
- Construction Manager Agent (CMA):
TBD
- Landscape Enhancement: Waived
- Public Art: Waived

Substantial Completion Date:

Original Date – TBD

Actual Date – TBD

ASU – Elta Joyce Murphey Auditorium Renovation

Status: Stage II Design

Current Budget: \$ 708,903

Projected Budget: \$ 6,000,000

Gross Square Feet: 5,679 GSF

Team / Status:

- Design Professional:
PBK Architects
- 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

MSU – Bolin Hall Renovation and Expansion

Status: Stage II Design / Pre-Con

Current Budget: \$ 4,127,748

Projected Budget: \$ 43,356,000

Gross Square Feet (approximately):

55,000 GSF Renovation

7,500 GSF Addition

Team / Status:

- Design Build Team:
 - Contractor - Whiting-Turner Contracting Co.
 - DP - Corgan
- Construction Manager Agent (CMA):
 - TBD
- Landscape Enhancement: TBD
- Public Art: TBD

Substantial Completion Date:

Original Date – TBD

Actual Date – TBD

TTUHSC – Preston Smith Library – 3rd Floor Renovation

Status: Stage II Design

Current Budget: \$ 340,839

Projected Budget: \$ 9,000,000

Gross Square Feet: 27,000 GSF

Team / Status:

- Design Professional:
Page Southerland Page, Inc.
Fanning, Fanning & Associates, Inc.
Contracted with TTUHSC
- Construction Manager/Competitive Sealed Proposal (CSP):
TBD
- Construction Manager Agent (CMA):
Waived
- Landscape Enhancement: Waived
- Public Art: Waived

Substantial Completion Date:

Original Date – TBD

TTUHSC – Lab Animal Resource Center (LARC)

Pod C

Status: Stage I Design

Current Budget: \$ 340,839

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 – Midland PA New Addition



Status: New Building - Stage I Design
Road – Under Construction

Current Budget: \$ 2,500,000

Projected Budget: \$ 18,700,000

Gross Square Feet: 4,000 GSF Renovation
TBD GSF New

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

TTU – West Village C Residence Hall

Status: Stage I Design

Current Budget: \$ 640,397

Proje:

TTU – Huckabee College of Architecture

TTU – Biology Building Renovation Managed by TTU Operations

Current Budget:

TTU – Science Building Renovation Managed by TTU Operations

Current Budget: \$ 16,181,000

Gross Square Feet: 109,343 GSF

Team / Status:

- HVAC and Building Controls Upgrade \$2,000,000
Design Professional: TBD (in negotiation)
Contractor: TBD
- Abate and Replace flooring \$300,000
Design Professional: TBD
Contractor: TBD
- Exterior Building Repairs \$1,000,000
Design Professional: TBD
Contractor: TBD
- Accessibility Upgrades \$31,000
Design Professional: TBD
Contractor: TBD
- Renovate Machine and Technology Shops \$2,000,000
Design Professional: TBD (in negotiation)
Contractor: TBD
- Renovate Classrooms and Class Labs \$4,000,000
Design Professional: TBD (in negotiation)
Contractor: TBD
- Elevator and Machine Room Upgrades \$700,000
Design Professional: TBD (in negotiation)
Contractor: TBD
- Electrical Upgrades and Emergency Generator \$700,000
Design Professional: TBD (in negotiation)
Contractor: TBD
- Life Safety Upgrades \$5,450,000 (in negotiation)
Design Professional: TBD
Contractor: TBD

TTU – Experimental Sciences Building Controls Managed by TTU Operations

Current Budget: \$ 4,350,000

Gross Square Feet: 113,304 GSF

Team / Status:

- Building Controls Upgrade \$4,000,000
Design Professional: Fanning, Fanning & Assoc.
Contractor: Control Technologies, Inc. (under construction)
- Switchgear Modification \$350,000
Design Professional: Operations Division
Contractor: Control Technologies, Inc. (under construction)

Texas Tech University System

Item 10

Status of Public Art

TTU – NRHC Ranch Life Learning Center

Art Budget: \$ 74,500

Artist: Paul Reimer
Cranbrook, BC, Canada

Title: What The Wind and The Grass Have Seen

Status: August/September 2023 Installation

Artist Statement: This artwork will be a celebration of the history and tradition of ranching in Texas and of the land that sustains it. It will be hand-forged, using centuries-old blacksmithing techniques. It honors the hard work and spirit of the men and women who pioneered ranching. It also speaks to the dedication and vision of modern-day ranchers who work to improve the sustainability of their industry and to contribute to the health and vitality of their communities and to the planet.