

**Texas State University System
Telephonic Called Board of Regents Meeting**

**Monday, April 6, 2015
2:00 PM**

1. Call Meeting to Order

2. Agenda Items

1. SHSU: Design Development Documents for South Dining..... 2

3. Adjourn

1. SHSU: Design Development Documents for South Dining

Upon motion of Regent _____, seconded by Regent _____, it was ordered that:

The design development documents prepared by Kirksey of Houston, Texas, for the South Dining project at Sam Houston State University and the projected total project cost of \$15,131,295 be approved, to be funded by Texas State University System Bonds [Auxiliary] in the amount of \$5,000,000 and by Auxiliary funds in the amount of \$10,131,295.

Explanation

Previous History of this Motion. A motion for approval of the design development documents and projected total project cost for this project was presented to the Board at its February 2015 regular meeting. That motion was initially approved; however, subsequently a motion for reconsideration was passed, and the motion for approval was left pending. The Board requested that the exterior design of the project be revised, and that the project be brought back for Board approval following completion of the design revisions. Documents summarizing the design changes and cost impact are attached to this Motion.

Design Changes. The front elevation has been modified to incorporate construction materials and aesthetic elements that are part of the architectural vernacular of surrounding buildings and recently approved construction projects in the vicinity of this project.

Cost impact. The net cost impact of the design modifications is \$131,295. This figure includes adjustments to structural components for roof and curtain wall, masonry modifications for brick and cast stone elements, acoustical ceiling and wood soffits, revised sidewalk configuration, fire sprinkler system additions, and mechanical, electrical and fire alarm adjustments, as well as additional preconstruction and design fees. The figure also reflects reductions in budgeted amounts for Owner Provided Services and Furniture, Fixtures and Equipment.

The following explanation is from the February 2015 motion, with revisions as needed to reflect the design changes and cost impact. The projected Total Project Cost increased from \$15,000,000 to \$15,131,295, and the projected budget has been revised. The substantial completion date, which was March 5, 2016, is now July 8, 2016.

Campus Master Plan/CIP. This project is in the campus master plan update adopted by the Board of Regents in February 2013. The South Dining project is on the TSUS CIP.

Background Information. This project known as the *South Residential District* was originally listed on the FY2014-1019 Capital Improvement Program adopted by the Board of Regents in May 2013. It comprised housing, food service and parking elements. However, during the project's programming, it was determined that each element should proceed as a separate project. The programming budget was \$14,125,859 based on the initial concept of a single story fresh food and bakery facility to accommodate 600 patrons. Emergency Food Service & Response Plan, an outdoor seating component, demolition of Art G building and existing parking lot enhancements were added to the scope of the project.

Project Site: This project will be located in the South District and will be situated on the northwest corner of Avenue J and 21st Street. It will be adjacent to existing South Paw to allow

for shared service entry. The Art G building will be removed to allow for the new proposed dining facility. The site has an eleven (11) foot elevation grade change from the North to the South property limits, thus contributing to a higher foundation cost than would be incurred with a fairly level site.

Scope of the Project. The scope of work for the South Dining project includes the construction of a 28,000 gross square foot facility which will include a full-service fresh food dining concept, food service administrative offices, interior seating for 600 and outdoor seating. The existing bakery and food service offices will be moved from the Belvin basement to the new facility. The kitchen will provide six specialized cuisine concepts with flexibility to accommodate future food trend concepts. Demolition of Art G building and existing parking lot enhancements are included in the project scope.

In addition the facility will include provisions for dry breakfast foods, beverage stations and a bakery capable of providing baked goods to the entire campus. A shared loading dock and service yard will serve both the new facility and the adjacent, existing South Paw. A separate mechanical yard will provide the emergency power and chillers required for the Emergency Food Service & Response Plan which will support conditioned air, lighting and kitchen equipment.

Construction Manager-at-Risk. The construction manager-at-risk for the Project is KBR of Houston, Texas.

Project Justification. The Master Plan Update identified a need for the south campus to provide food service equivalent to other campus districts to balance food service campus-wide, including a bakery adequate to serve the entire main campus from one location. The new dining facility is in alignment with the University's strategic plan. It addresses SHSU's increasing enrollment, and will be capable of serving the existing south residence halls, i.e. White Hall and Raven Village, as well as the future South Residential Complex (700 beds). Current dining facilities are operating at maximum capacity. As Huntsville is a first responder, it is important that the campus have a food service facility capable of functioning fully during utility interruption.

Funding Source(s). The project will be funded from Texas State University System Bonds [Auxiliary] (\$5,131,295) and Auxiliary funds (\$10,000,000).

Design Development Submittal Documents. The original Design Development Submittal documents may be found in the materials for the February 2015 Board meeting at page 616.

SHSU: Design Development Documents for South Dining

Operating and Maintenance Cost

The completion of these improvements will result in a projected cost of approximately \$2.02 per square foot for maintenance and \$2.68 per square foot for power/utilities, for an annual total cost of \$56,560 and \$75,040, respectively.

Environmental Impact

Sam Houston State University anticipates no negative environmental impact as the result of this project.

Certification

The design documents submitted by the Architect/Engineer have been reviewed and found to be a complete and satisfactory Design Development (35% or more) design submittal. This certification is based on a review by the Component, and upon receipt by the System Office and/or the Component of a satisfactory statement from the Architect/Engineer of record for every discipline that to the best of their knowledge the design is complete, and all that remains to be provided are details required for the creation of construction documents and the preparation of such documents.

Total Project Budget

Construction Cost Limitation (CCL):	\$12,253,877
[Any other items within the construction cost]:	construction contingency included
Total Estimated Construction Cost:	\$12,253,877
CM Pre-Construction Services	27,950
Architect /Engineer Fees:	968,415
Furnishings and Equipment:	547,000
Owner Contracted Services / Other Work:	included below
Owner Provided Services / Miscellaneous:	297,000
Project Contingency:	439,903
Project Management Administrative Fees:	448,650
Landscape Enhancement	included in CCL
Public Art	148,500
Estimated Total Project Cost (TPC):	\$15,131,295

This budget represents the University's best estimate of project costs at this stage of design, based upon third-party construction estimates reconciled between the Architect's Cost Estimating Consultant and the Construction Manager at Risk. It reflects the cost impact of the design revisions made in response to the Board's concerns expressed at the February 2015 regular meeting when this item was previously considered.

Information Regarding Soft Costs in Total Project Budget

Construction Cost Limitation (CCL) is the sum of all the amounts related to construction cost which include the cost of the construction work itself, the profit and overhead for the construction professional, the construction professional's administrative cost to support the project during the construction duration and the construction contingency which is the mutually agreed upon amount between the System and the construction professional for the risk to complete the project based on the completion and refinement of the construction drawings.

CM Pre-Construction Services is the amount contractually agreed upon to compensate the Construction Manager-at-Risk for services rendered during the pre-construction phase of the Project.

Owner's Construction Contingency is the budgeted amount available to the Owner to assist in any subsequent capital costs that may arise after the project is bid. This amount represents 2.5% of the CCL.

Architect/Engineer Fees are the contracted amounts due the Project Architect/Engineer for its services on the Project.

Furnishings and Equipment represents the projected cost of furniture, fixtures and equipment to be incorporated into the Project. Included in this project are basic furniture, permanent fixtures, technology, audio/visual items, fundamental food service kitchen operating equipment and exterior furnishings.

Owner Contracted Services / Other Work includes construction materials testing, surveys and geotechnical services.

Project Contingency is for the operational aspects of the project, including professional services amendments, project expenses incurred by users and others, additional fees and other miscellaneous costs.

Project Management Administrative Fees is the amount projected to be charged to the Project by the Component to offset personnel and overhead costs in connection with managing the Project.

Landscape Enhancement is the 1% amount of the total project cost, when required by TSUS Rules and Regulations, for the enhancement of exterior landscape, hardscape, and waterscape features. This cost is included in the CCL.

Public Art is the 1% of the total project cost when required by TSUS Rules and Regulations, for acquisition of works of public art.