

**302-1239 Parking Structure Phase V**

The University of Texas at Dallas

**Executive Summary Report**

**Project Description**

Provide parking for approximately 1,200 plus cars and catering kitchen in an 400,000 GSF facility.



**Project Information**

Project Status:	Active
Project Delivery Method:	Construction Manager at Risk
CIP Project Type:	New
Gross and Assignable Square Feet:	GSF: 400,000      ASF: 0
Phase and Estimated % Complete:	Definition - 15%
Project Team:	Scott Naylor, Anthony Calabrese, Brenda Smith, Brenda Smith,
Project Advocate(s):	Calvin Jamison
Architecture Firm:	Morphosis
Construction Firm:	TBD

**Project Budget**

Construction Services:	\$ 26,950,000 at \$ 67 / GSF
Total Project Cost:	\$ 0 at \$ 0 / GSF

**Project Funding**

Temporary Funding	\$ 0
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**Project Schedule**

BOR/Chancellor DD Approval	05/05/2021
Issue NTP - Construction	09/08/2021
Achieve Substantial Completion	07/28/2022
Achieve Operational Occupancy	08/15/2022

**Project Remarks**

Project remains on hold, potential to be restarted fourth quarter 2021.

**Board Approvals**

March 2019: Definition Phase Approval

**302-1239 Parking Structure Phase V**

The University of Texas at Dallas

**Project Detail Report**

Report Date: 4/23/2021

**Project Information**

Project Status: Active  
 Phase and Percent: Definition - 15%  
 Project Management: OFPC Managed  
 Project Delivery Method: Construction Manager at Risk  
 CIP Project Type: New  
 Hist/Arch Significance: No  
 44 Initiative Project: No  
 Rocip and Phase: Yes - VII  
 RPM, SPM: Scott Naylor, Anthony Calabrese  
 PM, RCM, IM: Brenda Smith, Brenda Smith,  
 Inst Representative: Kelly Kinnard  
 Architecture Firm: Morphosis  
 Construction Firm: TBD  
 Project Advocate: Calvin Jamison

**Project Description**

Provide parking for approximately 1,200 plus cars and catering kitchen in an 400,000 GSF facility.

**Project Rendering**



Scope Breakdown	GSF	ASF	Ratio
New Construction	400,000	0	0.00%
Repair and Renovation	0	0	0.00%
<b>TOTAL</b>	<b>400,000</b>	<b>0</b>	<b>0.00%</b>

Construction Cost / GSF	Total Project Cost / GSF
<b>\$67 / GSF</b>	<b>\$88 / GSF</b>

**Cost Summary**

WBS Item	Original Budget	Current Budget	% of Budget	Commitments to Date *	Forecast to Complete	Free Balance **	Approved Expenditures	% Approved Expenditures
Construction Budget	27,100,000.00	27,050,000.00	77.29%	0.00	0.00	27,050,000.00	0.00	0.00%
AE Budget	1,557,500.00	1,987,205.00	5.68%	1,357,500.00	0.00	629,705.00	0.00	0.00%
Movable Furnishings OCP Managed	200,000.00	200,000.00	0.57%	0.00	0.00	200,000.00	0.00	0.00%
Movable Furnishings Institution Managed	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%
Other Work OCP Managed	1,864,200.00	1,485,027.00	4.24%	0.00	0.00	1,485,027.00	0.00	0.00%
Other Work Institution Managed	1,000,000.00	900,000.00	2.57%	0.00	0.00	900,000.00	0.00	0.00%
Miscellaneous Expenses	1,000,000.00	100,000.00	0.29%	0.00	0.00	100,000.00	0.00	0.00%
Project Contingency	1,203,900.00	1,203,900.00	3.44%	0.00	0.00	1,203,900.00	0.00	0.00%
OCP Management Fees	1,074,400.00	2,073,868.00	5.93%	1,058,346.00	0.00	1,015,522.00	66,138.79	6.25%
<b>TOTAL</b>	<b>35,000,000.00</b>	<b>35,000,000.00</b>	<b>100.01%</b>	<b>2,415,846.00</b>	<b>0.00</b>	<b>32,584,154.00</b>	<b>66,138.79</b>	<b>2.74%</b>

**Schedule Summary**

Milestone	Planned	Projected	Variance
BOR CIP Approval	2/12/2020	2/24/2021	-378
BOR/Chancellor DD Approval	8/12/2020	5/5/2021	-266
Issue NTP - Construction	3/1/2021	9/8/2021	-191
Achieve Substantial Completion	6/3/2022	7/28/2022	-55
Achieve Operational Occupancy	7/1/2022	8/15/2022	-45
Achieve Final Completion	7/29/2022	8/29/2022	-31

**Percent of Construction Days Expended 0.00%**

**Funding Summary**

Funding Source	BOR Appropriations	Authorizations To Spend	Consumed Funds
Temporary Funding	0.00	1,750,000.00	66,138.79
<b>TOTAL</b>	<b>0.00</b>	<b>1,750,000.00</b>	<b>66,138.79</b>

\* Commitments to Date = Commitments (Approved and Pending) + Misc Expenses (Approved and Pending)

\*\* Free Balance = Current Budget - Commitments to Date - Forecast to Complete

Updated By Brenda Smith on 04/23/2021

#### Project Remarks

Project remains on hold, potential to be restarted fourth quarter 2021.

#### BOR Approvals

March 2019: Definition Phase Approval

#### Project Actions Concerns and Institutional Approvals

Release to begin due to COVID-19

#### Project Management Issues

##### Scope

##### **Confidence Level - Medium**

A majority of the infrastructure and roadwork will be shifted to the Athenaeum Complex Phase I due to resequencing caused by COVID-19 delay.

##### Cost

##### **Confidence Level - Medium**

Infrastructure needs to be brought to the site. (Electrical, water, steam, sanitary sewer).

##### Schedule

##### **Confidence Level -Low**

COVID-19 impacting

**THE UNIVERSITY of TEXAS SYSTEM**

FOURTEEN INSTITUTIONS. UNLIMITED POSSIBILITIES.

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**Cost Sheet**

WBS	Item	Original Budget	Current Budget	% of Current Budget	Commitments to Date *	Forecast to Complete	Balance Remaining **	Approved Expenditures	% Approved Expenditures	Expenditures Remaining
<b>1</b>	<b>Construction Budget</b>	<b>27,100,000.00</b>	<b>27,050,000.00</b>	<b>77.29%</b>	<b>0.00</b>	<b>0.00</b>	<b>27,050,000.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>
01.01	<b>Construction Contract</b>	<b>27,100,000.00</b>	<b>27,050,000.00</b>	<b>77.29%</b>	<b>0.00</b>	<b>0.00</b>	<b>27,050,000.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>
01.01.02	Pre Construction Services	150,000.00	100,000.00	0.29%	0.00	0.00	100,000.00	0.00	0.00%	0.00
01.01.03	<b>Construction Services</b>	<b>26,950,000.00</b>	<b>26,950,000.00</b>	<b>77.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>26,950,000.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>
01.01.03.01	<b>Construction Cost Limitation</b>	<b>25,950,000.00</b>	<b>25,950,000.00</b>	<b>74.14%</b>	<b>0.00</b>	<b>0.00</b>	<b>25,950,000.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>
01.01.03.01.01	Cost of the Work	22,550,000.00	22,550,000.00	64.43%	0.00	0.00	22,550,000.00	0.00	0.00%	0.00
01.01.03.01.02	General Conditions	1,300,000.00	1,300,000.00	3.71%	0.00	0.00	1,300,000.00	0.00	0.00%	0.00
01.01.03.01.03	Construction Managers Contingency	500,000.00	500,000.00	1.43%	0.00	0.00	500,000.00	0.00	0.00%	0.00
01.01.03.01.06	<b>Construction Phase Fees</b>	<b>1,600,000.00</b>	<b>1,600,000.00</b>	<b>4.57%</b>	<b>0.00</b>	<b>0.00</b>	<b>1,600,000.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>
01.01.03.01.06.01	Construction Phase Fee - TBD (CMR)	1,600,000.00	1,600,000.00	4.57%	0.00	0.00	1,600,000.00	0.00	0.00%	0.00
01.01.03.02	<b>Owners Cash Allowances</b>	<b>200,000.00</b>	<b>200,000.00</b>	<b>0.57%</b>	<b>0.00</b>	<b>0.00</b>	<b>200,000.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>
01.01.03.02.01	Building Controls	120,000.00	120,000.00	0.34%	0.00	0.00	120,000.00	0.00	0.00%	0.00
01.01.03.02.02	Fire Alarm Controls	80,000.00	80,000.00	0.23%	0.00	0.00	80,000.00	0.00	0.00%	0.00
01.01.03.02.03	Other Allowances	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
01.01.03.03	Owners Construction Contingency	800,000.00	800,000.00	2.29%	0.00	0.00	800,000.00	0.00	0.00%	0.00
<b>2</b>	<b>AE Budget</b>	<b>1,557,500.00</b>	<b>1,987,205.00</b>	<b>5.68%</b>	<b>1,357,500.00</b>	<b>0.00</b>	<b>629,705.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>1,357,500.00</b>
02.01	<b>AE Contract</b>	<b>1,557,500.00</b>	<b>1,737,205.00</b>	<b>4.96%</b>	<b>1,357,500.00</b>	<b>0.00</b>	<b>379,705.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>1,357,500.00</b>
02.01.02	Basic Services	1,297,500.00	1,297,500.00	3.71%	1,297,500.00	0.00	0.00	0.00	0.00%	1,297,500.00
02.01.03	Supplemental Basic Services	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
02.01.04	<b>Additional Services - TBD</b>	<b>200,000.00</b>	<b>370,705.00</b>	<b>1.06%</b>	<b>0.00</b>	<b>0.00</b>	<b>370,705.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>
02.01.04.01	ASP #1 - Programming	100,000.00	307,573.00	0.88%	0.00	0.00	307,573.00	0.00	0.00%	0.00
02.01.04.02	ASP #2 - Civil and Traffic	100,000.00	63,132.00	0.18%	0.00	0.00	63,132.00	0.00	0.00%	0.00
02.01.05	Reimbursable Expenses - TBD	60,000.00	60,000.00	0.17%	60,000.00	0.00	0.00	0.00	0.00%	60,000.00
02.01.05.01	ASP #1 Reimbursable Expenses	0.00	7,500.00	0.02%	0.00	0.00	7,500.00	0.00	0.00%	0.00
02.01.05.02	ASP #2 Reimbursable Expenses	0.00	1,500.00	0.00%	0.00	0.00	1,500.00	0.00	0.00%	0.00
02.03	Contingency	0.00	250,000.00	0.71%	0.00	0.00	250,000.00	0.00	0.00%	0.00
<b>3</b>	<b>Movable Furnishings OCP Managed</b>	<b>200,000.00</b>	<b>200,000.00</b>	<b>0.57%</b>	<b>0.00</b>	<b>0.00</b>	<b>200,000.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>
03.04	Direct Furnishing Costs	200,000.00	200,000.00	0.57%	0.00	0.00	200,000.00	0.00	0.00%	0.00
03.05	Contingency	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
<b>4</b>	<b>Movable Furnishings Institution Managed</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>
04.04	Direct Furnishing Costs	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
04.05	Contingency	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
<b>5</b>	<b>Other Work OCP Managed</b>	<b>1,864,200.00</b>	<b>1,485,027.00</b>	<b>4.24%</b>	<b>0.00</b>	<b>0.00</b>	<b>1,485,027.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>
05.03	Survey/SUE	100,000.00	100,000.00	0.29%	0.00	0.00	100,000.00	0.00	0.00%	0.00
05.02	Geotechnical	35,000.00	35,000.00	0.10%	0.00	0.00	35,000.00	0.00	0.00%	0.00
05.04	Code Review Consultant	35,000.00	35,000.00	0.10%	0.00	0.00	35,000.00	0.00	0.00%	0.00
05.05	Building Envelope Review	20,000.00	20,000.00	0.06%	0.00	0.00	20,000.00	0.00	0.00%	0.00
05.06	Air Testing & Balancing	35,000.00	50,000.00	0.14%	0.00	0.00	50,000.00	0.00	0.00%	0.00
05.07	Construction Material Testing	200,000.00	150,000.00	0.43%	0.00	0.00	150,000.00	0.00	0.00%	0.00
05.08	Life Safety Inspection	45,000.00	45,000.00	0.13%	0.00	0.00	45,000.00	0.00	0.00%	0.00
05.09	Building Envelope Inspection	90,000.00	90,000.00	0.26%	0.00	0.00	90,000.00	0.00	0.00%	0.00
05.10	Commissioning	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
05.11	ROCIP - Marsh	610,000.00	610,000.00	1.74%	0.00	0.00	610,000.00	0.00	0.00%	0.00
05.12	Builder's Risk - Beecher Carlson	19,200.00	19,200.00	0.05%	0.00	0.00	19,200.00	0.00	0.00%	0.00
05.13	Construction Audit - Townsend	75,000.00	75,000.00	0.21%	0.00	0.00	75,000.00	0.00	0.00%	0.00
05.20	Contingency	600,000.00	255,827.00	0.73%	0.00	0.00	255,827.00	0.00	0.00%	0.00
<b>6</b>	<b>Other Work Institution Managed</b>	<b>1,000,000.00</b>	<b>900,000.00</b>	<b>2.57%</b>	<b>0.00</b>	<b>0.00</b>	<b>900,000.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>
<b>7</b>	<b>Miscellaneous Expenses</b>	<b>1,000,000.00</b>	<b>100,000.00</b>	<b>0.29%</b>	<b>0.00</b>	<b>0.00</b>	<b>100,000.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>
07.01	Potential E&G Space	1,000,000.00	100,000.00	0.29%	0.00	0.00	100,000.00	0.00	0.00%	0.00
<b>8</b>	<b>Project Contingency</b>	<b>1,203,900.00</b>	<b>1,203,900.00</b>	<b>3.44%</b>	<b>0.00</b>	<b>0.00</b>	<b>1,203,900.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>
<b>9</b>	<b>OCP Management Fees</b>	<b>1,074,400.00</b>	<b>2,073,868.00</b>	<b>5.93%</b>	<b>1,058,346.00</b>	<b>0.00</b>	<b>1,015,522.00</b>	<b>66,138.79</b>	<b>6.25%</b>	<b>992,207.21</b>

09.01	PCT Project Management and Inspection Fee (In	1,074,400.00	1,823,868.00	5.21%	1,058,346.00	0.00	765,522.00	66,138.79	6.25%	992,207.21
09.02	OCP Management Fees Allowance	0.00	250,000.00	0.71%	0.00	0.00	250,000.00	0.00	0.00%	0.00
		<b>35,000,000.00</b>	<b>35,000,000.00</b>	<b>100.00%</b>	<b>2,415,846.00</b>	<b>0.00</b>	<b>32,584,154.00</b>	<b>66,138.79</b>	<b>2.74%</b>	<b>2,349,707.21</b>

\* Commitments to Date = Commitments (Approved and Pending) + Misc Expenses (Approved and Pending)

\*\* Balance Remaining = Current Budget - Commitments to Date - Forecast to Complete