

302-1254 Arts and Performance Complex

The University of Texas at Dallas

Executive Summary Report

Project Description

A 60,000 GSF facility to house the Barrett Collection of Swiss Art, Trammell and Margaret Crow Museum of Asian Art Collection and an Art Library with associated support spaces including: offices, classrooms, art storage and art conservation spaces.



Project Information

Project Status:	Active
Project Delivery Method:	Construction Manager at Risk
CIP Project Type:	New
Gross and Assignable Square Feet:	GSF: 60,000 ASF: 0
Phase and Estimated % Complete:	Definition - 40%
Project Team:	Calabrese, Smith, TBD, ,
Project Advocate(s):	Hobson Wildenthal
Architecture Firm:	Morphosis
Construction Firm:	

Project Budget

Construction Services:	\$ 54,000,000 at \$ 900 / GSF
Total Project Cost:	\$ 0 at \$ 0 / GSF

Project Funding

Temporary Funding	\$ 0
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Project Schedule

BOR/Chancellor DD Approval	02/23/2022
Issue NTP - Construction	07/28/2022
Achieve Substantial Completion	10/03/2023
Achieve Operational Occupancy	12/20/2023

Project Remarks

Approval of the Site Analysis and Concept Design for the complete Athenaeum Complex inclusive of the Parking Structure, 2 museums, and a Performing Arts Center has not been approved as the team continues to review cost models required to finalize the document.

Agreement negotiations with the apparent most qualified CM-R are nearing completion.

Board Approvals

Project Definition Phase

302-1254 Arts and Performance Complex

The University of Texas at Dallas

Project Detail Report

Report Date: 6/21/2021

Project Information

Project Status: Active
 Phase and Percent: Definition - 40%
 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: Calabrese, Smith
 PM, RCM, IM: TBD, ,
 Inst Representative: Head
 Architecture Firm: Morphosis
 Construction Firm:
 Project Advocate: Hobson Wildenthal

Project Description

A 60,000 GSF facility to house the Barrett Collection of Swiss Art, Trammell and Margaret Crow Museum of Asian Art Collection and an Art Library with associated support spaces including: offices, classrooms, art storage and art conservation spaces.

Project Rendering



Scope Breakdown	GSF	ASF	Ratio
New Construction	60,000	0	0.00%
Repair and Renovation	0	0	0.00%
TOTAL	60,000	0	0.00%

Construction Cost / GSF	Total Project Cost / GSF
\$900 / GSF	\$1167 / GSF

Cost Summary

WBS Item	Original Budget	Current Budget	% of Budget	Commitments to Date *	Forecast to Complete	Free Balance **	Approved Expenditures	% Approved Expenditures
Construction Budget	54,650,000.00	54,650,000.00	78.07%	0.00	0.00	54,650,000.00	0.00	0.00%
AE Budget	5,589,649.00	5,507,908.00	7.87%	3,924,300.53	0.00	1,583,607.47	475,725.40	12.12%
Movable Furnishings OCP Managed	1,750,000.00	1,750,000.00	2.50%	0.00	0.00	1,750,000.00	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	2,450,000.00	2,290,000.00	3.27%	0.00	0.00	2,290,000.00	0.00	0.00%
Other Work Institution Managed	500,000.00	500,000.00	0.71%	0.00	0.00	500,000.00	0.00	0.00%
Miscellaneous Expenses	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%
Project Contingency	2,000,000.00	2,000,000.00	2.86%	0.00	0.00	2,000,000.00	0.00	0.00%
OCP Management Fees	3,060,351.00	3,302,092.00	4.72%	1,099,076.00	0.00	2,203,016.00	208,292.14	18.95%
TOTAL	70,000,000.00	70,000,000.00	100.00%	5,023,376.53	0.00	64,976,623.47	684,017.54	13.62%

Schedule Summary

Milestone	Planned	Projected	Variance
BOR CIP Approval		8/18/2021	0
BOR/Chancellor DD Approval		2/23/2022	0
Issue NTP - Construction		7/28/2022	0
Achieve Substantial Completion		10/3/2023	0
Achieve Operational Occupancy		12/20/2023	0
Achieve Final Completion		11/27/2023	0

Percent of Construction Days Expended 0.00%

Funding Summary

Funding Source	BOR Appropriations	Authorizations To Spend	Consumed Funds
Temporary Funding	0.00	3,500,000.00	684,017.54
TOTAL	0.00	3,500,000.00	684,017.54

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

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

Updated By B Smith on 06/21/2021

Project Remarks

Approval of the Site Analysis and Concept Design for the complete Athenaeum Complex inclusive of the Parking Structure, 2 museums, and a Performing Arts Center has not been approved as the team continues to review cost models required to finalize the document.

Agreement negotiations with the apparent most qualified CM-R are nearing completion.

BOR Approvals

Project Definition Phase

Project Actions Concerns and Institutional Approvals

Determination of available funding in coordination with a defined first phase of construction is ongoing.

Project Management Issues

Scope

Confidence Level - Low

A proposed scope for Phase One is becoming more defined. Additional information for the Phase One Scope is being reviewed amongst the project team.

Cost

Confidence Level - Low

A preliminary TPC is working to be more defined with the development of the site analysis and concept design

Schedule

Confidence Level -Medium

At this time the schedule has been extended due to the slight pause related to confirmation of the Phase One scope. At this time a completion for Fall 2023 is planned.

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
1	Construction Budget	54,650,000.00	54,650,000.00	78.07%	0.00	0.00	54,650,000.00	0.00	0.00%	0.00
01.01	Construction Contract - CMBL	54,650,000.00	54,650,000.00	78.07%	0.00	0.00	54,650,000.00	0.00	0.00%	0.00
01.01.01	Draft Budget	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
01.01.02	Pre Construction Services - TBD (CMR)	650,000.00	650,000.00	0.93%	0.00	0.00	650,000.00	0.00	0.00%	0.00
01.01.03	Construction Services - GMP	54,000,000.00	54,000,000.00	77.14%	0.00	0.00	54,000,000.00	0.00	0.00%	0.00
01.01.03.01	Construction Cost Limitation - CCL	50,000,000.00	50,000,000.00	71.43%	0.00	0.00	50,000,000.00	0.00	0.00%	0.00
01.01.03.01.01	Cost of the Work - TBD (CMR)	44,500,000.00	44,500,000.00	63.57%	0.00	0.00	44,500,000.00	0.00	0.00%	0.00
01.01.03.01.02	General Conditions - TBD (CMR)	2,250,000.00	2,250,000.00	3.21%	0.00	0.00	2,250,000.00	0.00	0.00%	0.00
01.01.03.01.03	Construction Managers Contingency - TBD (C	1,500,000.00	1,500,000.00	2.14%	0.00	0.00	1,500,000.00	0.00	0.00%	0.00
01.01.03.01.06	Construction Phase or Admin Fees	1,750,000.00	1,750,000.00	2.50%	0.00	0.00	1,750,000.00	0.00	0.00%	0.00
01.01.03.01.06.01	Construction Phase Fee - TBD (CMR)	1,750,000.00	1,750,000.00	2.50%	0.00	0.00	1,750,000.00	0.00	0.00%	0.00
01.01.03.02	Owners Cash Allowances	2,250,000.00	2,250,000.00	3.21%	0.00	0.00	2,250,000.00	0.00	0.00%	0.00
01.01.03.02.01	Building Controls - Siemens	1,250,000.00	1,250,000.00	1.79%	0.00	0.00	1,250,000.00	0.00	0.00%	0.00
01.01.03.02.02	Fire Alarm - Siemens-Simplex	1,000,000.00	1,000,000.00	1.43%	0.00	0.00	1,000,000.00	0.00	0.00%	0.00
01.01.03.02.03	Security - Siemens	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	1,750,000.00	1,750,000.00	2.50%	0.00	0.00	1,750,000.00	0.00	0.00%	0.00
2	AE Budget	5,589,649.00	5,507,908.00	7.87%	3,924,300.53	0.00	1,583,607.47	475,725.40	12.12%	3,448,575.13
02.01	AE Contract	5,095,430.20	5,054,300.53	7.22%	3,924,300.53	0.00	1,130,000.00	475,725.40	12.12%	3,448,575.13
02.01.02	Basic Services	3,000,000.00	3,000,000.00	4.29%	3,000,000.00	0.00	0.00	0.00	0.00%	3,000,000.00
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	Additional Services - TBD	1,795,430.20	1,764,300.53	2.52%	634,300.53	0.00	1,130,000.00	475,725.40	75.00%	158,575.13
02.01.04.01	ASP #1 - Programming	665,430.20	634,300.53	0.91%	634,300.53	0.00	0.00	475,725.40	75.00%	158,575.13
02.01.04.02	ASP #2 - IT, AV, Acoustics, Security, Comm.	300,000.00	300,000.00	0.43%	0.00	0.00	300,000.00	0.00	0.00%	0.00
02.01.04.04	ASP #3 - RAS	10,000.00	10,000.00	0.01%	0.00	0.00	10,000.00	0.00	0.00%	0.00
02.01.04.05	ASP #4 - TPDES/SWPPP	20,000.00	20,000.00	0.03%	0.00	0.00	20,000.00	0.00	0.00%	0.00
02.01.04.06	ASP #5 - Lighting Design	50,000.00	50,000.00	0.07%	0.00	0.00	50,000.00	0.00	0.00%	0.00
02.01.04.07	ASP #6 Security Consultant	50,000.00	50,000.00	0.07%	0.00	0.00	50,000.00	0.00	0.00%	0.00
02.01.04.09	ASP #7 - Interior Design	100,000.00	100,000.00	0.14%	0.00	0.00	100,000.00	0.00	0.00%	0.00
02.01.04.10	ASP #8 - Furniture Planning	100,000.00	100,000.00	0.14%	0.00	0.00	100,000.00	0.00	0.00%	0.00
02.01.04.12	ASP #9 - Museum Consultant	200,000.00	200,000.00	0.29%	0.00	0.00	200,000.00	0.00	0.00%	0.00
02.01.04.13	ASP #10 - Theater Consultant	200,000.00	200,000.00	0.29%	0.00	0.00	200,000.00	0.00	0.00%	0.00
02.01.04.14	ASP #11 - Acoustical Consultant	100,000.00	100,000.00	0.14%	0.00	0.00	100,000.00	0.00	0.00%	0.00
02.01.05	Reimbursable Expenses	300,000.00	290,000.00	0.41%	290,000.00	0.00	0.00	0.00	0.00%	290,000.00
02.01.05.01	Unused	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
02.03	Contingency	494,218.80	453,607.47	0.65%	0.00	0.00	453,607.47	0.00	0.00%	0.00
3	Movable Furnishings OCP Managed	1,750,000.00	1,750,000.00	2.50%	0.00	0.00	1,750,000.00	0.00	0.00%	0.00
03.01	Draft Budget	1,750,000.00	1,750,000.00	2.50%	0.00	0.00	1,750,000.00	0.00	0.00%	0.00
03.04	Direct Furnishing Costs	0.00	0.00	0.00%	0.00	0.00	0.00	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
4	Movable Furnishings Institution Managed	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
04.01	Draft Budget	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
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
5	Other Work OCP Managed	2,450,000.00	2,290,000.00	3.27%	0.00	0.00	2,290,000.00	0.00	0.00%	0.00
05.01	Draft Budget	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
05.03	Survey - TBD	50,000.00	50,000.00	0.07%	0.00	0.00	50,000.00	0.00	0.00%	0.00
05.02	Geotechnical - TBD	50,000.00	50,000.00	0.07%	0.00	0.00	50,000.00	0.00	0.00%	0.00
05.04	Code Review - TBD	35,000.00	35,000.00	0.05%	0.00	0.00	35,000.00	0.00	0.00%	0.00
05.05	Building Envelope Review - TBD	40,000.00	40,000.00	0.06%	0.00	0.00	40,000.00	0.00	0.00%	0.00
05.06	Air Testing & Balancing	350,000.00	300,000.00	0.43%	0.00	0.00	300,000.00	0.00	0.00%	0.00
05.07	Construction Material Testing - TBD	200,000.00	150,000.00	0.21%	0.00	0.00	150,000.00	0.00	0.00%	0.00

05.08	Life Safety Inspection - TBD	100,000.00	80,000.00	0.11%	0.00	0.00	80,000.00	0.00	0.00%	0.00
05.09	Building Envelope Inspection - TBD	130,000.00	100,000.00	0.14%	0.00	0.00	100,000.00	0.00	0.00%	0.00
05.11	ROCIP - Marsh	945,000.00	945,000.00	1.35%	0.00	0.00	945,000.00	0.00	0.00%	0.00
05.12	Builder's Risk - Beecher Carlson	60,000.00	60,000.00	0.09%	0.00	0.00	60,000.00	0.00	0.00%	0.00
05.13	Construction Audit - TBD	90,000.00	80,000.00	0.11%	0.00	0.00	80,000.00	0.00	0.00%	0.00
05.20	Contingency	400,000.00	400,000.00	0.57%	0.00	0.00	400,000.00	0.00	0.00%	0.00
6	Other Work Institution Managed	500,000.00	500,000.00	0.71%	0.00	0.00	500,000.00	0.00	0.00%	0.00
7	Miscellaneous Expenses	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
07.01	Draft Budget	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
8	Project Contingency	2,000,000.00	2,000,000.00	2.86%	0.00	0.00	2,000,000.00	0.00	0.00%	0.00
9	OCP Management Fees	3,060,351.00	3,302,092.00	4.72%	1,099,076.00	0.00	2,203,016.00	208,292.14	18.95%	890,783.86
09.01	PCT Project Management and Inspection Fee (In	3,060,351.00	3,052,092.00	4.36%	1,099,076.00	0.00	1,953,016.00	208,292.14	18.95%	890,783.86
09.02	OCP Management Fee Allowance	0.00	250,000.00	0.36%	0.00	0.00	250,000.00	0.00	0.00%	0.00
		70,000,000.00	70,000,000.00	100.00%	5,023,376.53	0.00	64,976,623.47	684,017.54	13.62%	4,339,358.99

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

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