

THE UNIVERSITY of TEXAS SYSTEM

FOURTEEN INSTITUTIONS. UNLIMITED POSSIBILITIES.

302-1254 Arts and Performance Complex - Athenaeum, Phase I

The University of Texas at Dallas

Executive Summary Report

Project Description

The Arts and Performance Complex - Athenaeum, Phase I will house the Trammell and Margaret Crow Museum of Asian Art, along with other galleries, offices, seminar rooms, and space for art storage and conservation. Establishing the Athenaeum as part of the campus gateway, the two-story facility will be sited south of the Naveen Jindal School of Management building, and to the east of University Parkway.



Project Information

Project Status:	Active
Project Delivery Method:	Construction Manager at Risk
CIP Project Type:	New
Gross and Assignable Square Feet:	GSF: 57,408 ASF: 37,315
Phase and Estimated % Complete:	Definition - 100%
Project Team:	Calabrese, Smith, TBD, ,
Project Advocate(s):	Hobson Wildenthal
Architecture Firm:	Morphosis
Construction Firm:	Beck

Project Budget

Construction Services:	\$ 44,803,979 at \$ 780 / 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	07/05/2022
Achieve Substantial Completion	03/07/2024
Achieve Operational Occupancy	06/24/2024

Project Remarks

Board of Regent approval for addition to the CIP to occur on 11/17/21.

Preparation of Board of Regent documentation for DD approval is ongoing.

Project team to begin onboarding early subcontractors to assist with design coordination, costs, and schedule is in progress.

Board Approvals

Project Definition Phase

302-1254 Arts and Performance Complex - Athenaeum, Phase I

The University of Texas at Dallas

Project Detail Report

Report Date: 11/17/2021

Project Information	
Project Status:	Active
Phase and Percent:	Definition - 100%
Project Management:	OCP 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:	Beck
Project Advocate:	Hobson Wildenthal

Project Description
 The Arts and Performance Complex - Athenaeum, Phase I will house the Trammell and Margaret Crow Museum of Asian Art, along with other galleries, offices, seminar rooms, and space for art storage and conservation. Establishing the Athenaeum as part of the campus gateway, the two-story facility will be sited south of the Naveen Jindal School of Management building, and to the east of University Parkway.

Project Rendering



Scope Breakdown	GSF	ASF	Ratio
New Construction	57,408	37,315	65.00%
Repair and Renovation	0	0	0.00%
TOTAL	57,408	37,315	65.00%

Construction Cost / GSF	Total Project Cost / GSF
\$780 / GSF	\$989 / 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	44,998,979.00	44,998,979.00	79.22%	195,000.00	0.00	44,803,979.00	0.00	0.00%	
AE Budget	4,766,177.83	4,766,177.83	8.39%	3,510,090.83	0.00	1,262,123.30	634,300.53	18.10%	
Movable Furnishings OCP Managed	500,000.00	500,000.00	0.88%	0.00	0.00	500,000.00	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	2,284,843.17	2,284,843.17	4.02%	254,435.00	0.00	2,062,468.17	50,732.25	22.81%	
Other Work, Institution Managed	850,000.00	850,000.00	1.50%	0.00	0.00	850,000.00	0.00	0.00%	
Miscellaneous Expenses	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	
Project Contingency	1,700,000.00	1,200,000.00	2.11%	0.00	0.00	1,200,000.00	0.00	0.00%	
OCP Management Fees	1,700,000.00	2,200,000.00	3.87%	1,099,076.00	0.00	1,100,924.00	328,509.16	29.89%	
TOTAL	56,800,000.00	56,800,000.00	99.99%	5,058,601.83	0.00	51,779,494.47	1,013,541.94	20.04%	

Schedule Summary			
Milestone	Planned	Projected	Variance
BOR CIP Approval		11/18/2021	0
BOR/Chancellor DD Approval		2/23/2022	0
Issue NTP - Construction		7/5/2022	0
Achieve Substantial Completion		3/7/2024	0
Achieve Operational Occupancy		6/24/2024	0
Achieve Final Completion		4/18/2024	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	1,011,146.94
TOTAL	0.00	3,500,000.00	1,011,146.94

* 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 11/17/2021

Project Remarks

Board of Regent approval for addition to the CIP to occur on 11/17/21.

Preparation of Board of Regent documentation for DD approval is ongoing.

Project team to begin onboarding early subcontractors to assist with design coordination, costs, and schedule is in progress.

BOR Approvals

Project Definition Phase

Project Actions Concerns and Institutional Approvals

Funding for a TPC of \$56.8 million has been verified. Fundraising actively continues for potential additional funding for the project. Unifier updates for the new TPC have been completed.

Project Management Issues

Scope

Confidence Level - High

Additional coordination is required related to the structure, building envelope, and museum lighting.

Cost

Confidence Level - Medium

Funding for a TPC of \$56.8 million has been verified.

Schedule

Confidence Level -Medium

The revised schedule notes a Substantial Completion in the first quarter of 2024. The team is actively review solutions to complete the project in the fourth quarter of 2023.

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302-1254 Arts and Performance Complex - Athenaeum, Phase I

Cost Sheet

The University of Texas at Dallas

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	44,998,979.00	44,998,979.00	79.22%	195,000.00	0.00	44,803,979.00	0.00	0.00%	195,000.00
01.01	Construction Contract - CMBL	44,998,979.00	44,998,979.00	79.22%	195,000.00	0.00	44,803,979.00	0.00	0.00%	195,000.00
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)	195,000.00	195,000.00	0.34%	195,000.00	0.00	0.00	0.00	0.00%	195,000.00
01.01.03	Construction Services - GMP	44,803,979.00	44,803,979.00	78.88%	0.00	0.00	44,803,979.00	0.00	0.00%	0.00
01.01.03.01	Construction Cost Limitation - CCL	42,809,206.00	42,809,206.00	75.37%	0.00	0.00	42,809,206.00	0.00	0.00%	0.00
01.01.03.01.01	Cost of the Work - TBD (CMR)	36,829,500.00	36,829,500.00	64.84%	0.00	0.00	36,829,500.00	0.00	0.00%	0.00
01.01.03.01.02	General Conditions - TBD (CMR)	2,894,407.00	2,894,407.00	5.10%	0.00	0.00	2,894,407.00	0.00	0.00%	0.00
01.01.03.01.03	Construction Managers Contingency - TBD (C	1,354,299.00	1,354,299.00	2.38%	0.00	0.00	1,354,299.00	0.00	0.00%	0.00
01.01.03.01.06	Construction Phase or Admin Fees	1,731,000.00	1,731,000.00	3.05%	0.00	0.00	1,731,000.00	0.00	0.00%	0.00
01.01.03.01.06.01	Construction Phase Fee - TBD (CMR)	1,731,000.00	1,731,000.00	3.05%	0.00	0.00	1,731,000.00	0.00	0.00%	0.00
01.01.03.02	Owners Cash Allowances	10,000.00	10,000.00	0.02%	0.00	0.00	10,000.00	0.00	0.00%	0.00
01.01.03.02.01	Building Controls	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
01.01.03.02.02	Fire Alarm	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
01.01.03.02.03	Security	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
01.01.03.02.04	Other	10,000.00	10,000.00	0.02%	0.00	0.00	10,000.00	0.00	0.00%	0.00
01.01.03.03	Owners Construction Contingency	1,984,773.00	1,984,773.00	3.49%	0.00	0.00	1,984,773.00	0.00	0.00%	0.00
2	AE Budget	4,766,177.83	4,766,177.83	8.39%	3,510,090.83	0.00	1,262,123.30	634,300.53	18.07%	2,875,790.30
02.01	AE Contract	4,081,223.30	4,081,223.83	7.19%	3,510,090.83	0.00	577,169.30	634,300.53	18.07%	2,875,790.30
02.01.02	Basic Services	2,568,552.00	2,568,552.00	4.52%	2,568,552.00	0.00	0.00	0.00	0.00%	2,568,552.00
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	1,222,671.30	1,222,671.83	2.15%	651,538.83	0.00	577,169.30	634,300.53	97.35%	17,238.30
02.01.04.01	ASP #1 - Programming	634,300.00	634,300.53	1.12%	634,300.53	0.00	0.00	634,300.53	100.00%	0.00
02.01.04.02	ASP #2 - Accessibility Consulting Services	11,202.00	11,202.00	0.02%	11,202.00	0.00	0.00	0.00	0.00%	11,202.00
02.01.04.03	ASP #3 - SWPPP / TPDES Consultant	6,036.30	6,036.30	0.01%	6,036.30	0.00	6,036.30	0.00	0.00%	6,036.30
02.01.04.04	ASP #4 - Consultant Coordination – Datacom	71,133.00	71,133.00	0.13%	0.00	0.00	71,133.00	0.00	0.00%	0.00
02.01.04.05	ASP #5 - AV/IT/Security	150,000.00	150,000.00	0.26%	0.00	0.00	150,000.00	0.00	0.00%	0.00
02.01.04.06	ASP #6 - Signage Consultant	50,000.00	50,000.00	0.09%	0.00	0.00	50,000.00	0.00	0.00%	0.00
02.01.04.07	ASP #7 - Lighting Design	100,000.00	100,000.00	0.18%	0.00	0.00	100,000.00	0.00	0.00%	0.00
02.01.04.08	ASP #8 - Int. Design / Furniture	100,000.00	100,000.00	0.18%	0.00	0.00	100,000.00	0.00	0.00%	0.00
02.01.04.09	ASP #9 - Art Exhibit	100,000.00	100,000.00	0.18%	0.00	0.00	100,000.00	0.00	0.00%	0.00
02.01.05	Reimbursable Expenses	290,000.00	290,000.00	0.51%	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	684,954.53	684,954.00	1.21%	0.00	0.00	684,954.00	0.00	0.00%	0.00
3	Movable Furnishings OCP Managed	500,000.00	500,000.00	0.88%	0.00	0.00	500,000.00	0.00	0.00%	0.00
03.01	Draft Budget	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
03.04	Direct Furnishing Costs	500,000.00	500,000.00	0.88%	0.00	0.00	500,000.00	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
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	2,284,843.17	2,284,843.17	4.02%	254,435.00	0.00	2,062,468.17	50,732.25	19.94%	203,702.75
05.01	Draft Budget	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
05.02	Geotechnical - Terracon	75,000.00	75,000.00	0.13%	8,645.00	0.00	66,355.00	7,877.25	91.12%	767.75
05.03	Survey - Pacheco	100,000.00	100,000.00	0.18%	65,275.00	0.00	34,725.00	40,460.00	61.98%	24,815.00
05.04	Code Review - TBD	35,000.00	35,000.00	0.06%	0.00	0.00	35,000.00	0.00	0.00%	0.00
05.05	Building Envelope Review - TBD	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
05.06	Air Testing & Balancing	250,000.00	250,000.00	0.44%	4,860.00	0.00	250,000.00	0.00	0.00%	4,860.00
05.07	Construction Material Testing - TBD	100,000.00	100,000.00	0.18%	0.00	0.00	100,000.00	0.00	0.00%	0.00
05.08	Life Safety Inspection - Jensen Hughes	80,000.00	80,000.00	0.14%	64,305.00	0.00	15,695.00	2,395.00	3.72%	61,910.00

05.09	Building Envelope Consultant/Inspection - TBD	140,000.00	140,000.00	0.25%	0.00	0.00	140,000.00	0.00	0.00%	0.00
05.11	ROCIP - Marsh	828,874.00	828,874.00	1.46%	0.00	0.00	828,874.00	0.00	0.00%	0.00
05.12	Builder's Risk - Beecher Carlson	100,000.00	100,000.00	0.18%	0.00	0.00	100,000.00	0.00	0.00%	0.00
05.13	Construction Audit - TBD	70,000.00	70,000.00	0.12%	44,450.00	0.00	25,550.00	0.00	0.00%	44,450.00
05.14	Air Testing & Balancing - Commissioning	50,000.00	50,000.00	0.09%	27,200.00	0.00	50,000.00	0.00	0.00%	27,200.00
05.15	Additional Site Inspections	50,000.00	50,000.00	0.09%	0.00	0.00	50,000.00	0.00	0.00%	0.00
05.16	ROCIP Contingency	4,626.00	4,626.00	0.01%	0.00	0.00	4,626.00	0.00	0.00%	0.00
05.17	Mechanical and Plumbing Design Review - Bath	0.00	39,700.00	0.07%	39,700.00	0.00	0.00	0.00	0.00%	39,700.00
05.20	Contingency	401,343.17	361,643.17	0.64%	0.00	0.00	361,643.17	0.00	0.00%	0.00
6	Other Work, Institution Managed	850,000.00	850,000.00	1.50%	0.00	0.00	850,000.00	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	1,700,000.00	1,200,000.00	2.11%	0.00	0.00	1,200,000.00	0.00	0.00%	0.00
9	OCP Management Fees	1,700,000.00	2,200,000.00	3.87%	1,099,076.00	0.00	1,100,924.00	328,509.16	29.89%	770,566.84
09.01	PCT Project Management and Inspection Fee (In	1,700,000.00	1,700,000.00	2.99%	1,099,076.00	0.00	600,924.00	328,509.16	29.89%	770,566.84
09.02	CIP Support Services	0.00	500,000.00	0.88%	0.00	0.00	500,000.00	0.00	0.00%	0.00
		56,800,000.00	56,800,000.00	100.00%	5,058,601.83	0.00	51,779,494.47	1,013,541.94	20.04%	4,045,059.89

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

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