

# 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:	Design & Construction - 10%
Project Team:	Calabrese, Smith, TBD, ,
Project Advocate(s):	Hobson Wildenthal
Architecture Firm:	Morphosis
Construction Firm:	Beck

### Project Budget

Construction Services:	\$ 46,748,499	at \$ 814 / GSF
Total Project Cost:	\$ 56,800,000	at \$ 989 / GSF

### Project Funding

Gifts	\$ 33,800,000
Revenue Financing System Bonds	\$ 23,000,000
Temporary Funding	\$ 0

### 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

Documents for BOR DD Approval for February 2022 have been submitted.

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

Progress with Design Development

Preparing draft GMP documents

Anticipated BOR DD Approval is scheduled for February 23, 2022.

### 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: 2/4/2022

Project Information	
Project Status:	Active
Phase and Percent:	Design & Construction - 10%
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%
<b>TOTAL</b>	<b>57,408</b>	<b>37,315</b>	<b>65.00%</b>

Construction Cost / GSF	Total Project Cost / GSF
<b>\$814 / GSF</b>	<b>\$1016 / 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	46,943,499.00	46,943,499.00	80.46%	195,000.00	0.00	46,748,499.00	0.00	0.00%	
AE Budget	4,101,864.00	4,101,864.00	7.03%	3,841,373.83	0.00	260,490.17	634,300.53	15.46%	
Movable Furnishings OCP Managed	500,000.00	500,000.00	0.86%	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	2,147,718.00	2,147,718.00	3.68%	277,945.00	0.00	1,869,773.00	52,137.25	2.43%	
Other Work, Institution Managed	850,000.00	850,000.00	1.46%	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	1,602,446.00	1,602,446.00	2.75%	0.00	0.00	1,602,446.00	0.00	0.00%	
OCP Management Fees	2,198,473.00	2,198,473.00	3.77%	1,099,076.00	0.00	1,099,397.00	426,769.12	19.41%	
<b>TOTAL</b>	<b>58,344,000.00</b>	<b>58,344,000.00</b>	<b>100.01%</b>	<b>5,413,394.83</b>	<b>0.00</b>	<b>52,930,605.17</b>	<b>1,113,206.90</b>	<b>20.56%</b>	

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

Funding Summary			
Funding Source	BOR Appropriations	Authorizations To Spend	Consumed Funds
Gifts	33,800,000.00	0.00	0.00
Revenue Financing System Bonds	23,000,000.00	0.00	0.00
Temporary Funding	0.00	5,680,000.00	1,113,206.90
<b>TOTAL</b>	<b>56,800,000.00</b>	<b>5,680,000.00</b>	<b>1,113,206.90</b>

**Percent of Construction Days Expended 0.00%**

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

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

Updated By L Mavros on 02/04/2022

### Project Remarks

Documents for BOR DD Approval for February 2022 have been submitted.

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

Progress with Design Development

Preparing draft GMP documents

Anticipated BOR DD Approval is scheduled for February 23, 2022.

### BOR Approvals

Project Definition Phase

### Project Actions Concerns and Institutional Approvals

TPC has been adjusted to \$58M. Unifier cost sheet updates ongoing.

### 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 \$58 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 reviewing solutions to complete the project in the fourth quarter of 2023.

# THE UNIVERSITY of TEXAS SYSTEM

FOURTEEN INSTITUTIONS. UNLIMITED POSSIBILITIES.

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

The University of Texas at Dallas

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>46,943,499.00</b>	<b>46,943,499.00</b>	<b>80.46%</b>	<b>195,000.00</b>	<b>0.00</b>	<b>46,748,499.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>195,000.00</b>
01.01	Construction Contract - CMBL	46,943,499.00	46,943,499.00	80.46%	195,000.00	0.00	46,748,499.00	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	0.33%	195,000.00	0.00	0.00	0.00	0.00%	195,000.00
01.01.03	Construction Services - GMP	46,748,499.00	46,748,499.00	80.13%	0.00	0.00	46,748,499.00	0.00	0.00%	0.00
01.01.03.01	Construction Cost Limitation - CCL	44,753,726.00	44,753,726.00	76.71%	0.00	0.00	44,753,726.00	0.00	0.00%	0.00
01.01.03.01.01	Cost of the Work - Beck (CMR)	37,912,694.00	37,912,694.00	64.98%	0.00	0.00	37,912,694.00	0.00	0.00%	0.00
01.01.03.01.02	General Conditions - Beck (CMR)	3,148,053.00	3,148,053.00	5.40%	0.00	0.00	3,148,053.00	0.00	0.00%	0.00
01.01.03.01.03	Construction Managers Contingency - Beck (C	1,811,944.00	1,811,944.00	3.11%	0.00	0.00	1,811,944.00	0.00	0.00%	0.00
01.01.03.01.06	Construction Phase or Admin Fees	1,881,035.00	1,881,035.00	3.22%	0.00	0.00	1,881,035.00	0.00	0.00%	0.00
01.01.03.01.06.01	Construction Phase Fee - Beck (CMR)	1,881,035.00	1,881,035.00	3.22%	0.00	0.00	1,881,035.00	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	3.40%	0.00	0.00	1,984,773.00	0.00	0.00%	0.00
<b>2</b>	<b>AE Budget</b>	<b>4,101,864.00</b>	<b>4,101,864.00</b>	<b>7.03%</b>	<b>3,841,373.83</b>	<b>0.00</b>	<b>260,490.17</b>	<b>634,300.53</b>	<b>16.51%</b>	<b>3,207,073.30</b>
02.01	AE Contract	4,028,045.83	4,028,045.83	6.90%	3,841,373.83	0.00	186,672.00	634,300.53	16.51%	3,207,073.30
02.01.02	Basic Services	2,685,224.00	2,685,224.00	4.60%	2,568,552.00	0.00	116,672.00	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	1,052,821.83	1,052,821.83	1.80%	982,821.83	0.00	70,000.00	634,300.53	64.54%	348,521.30
02.01.04.01	ASP #1 - Programming	634,300.53	634,300.53	1.09%	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	0.00	0.00	0.00%	6,036.30
02.01.04.04	ASP #4 - Consultant Coordination – Datacom	71,133.00	71,133.00	0.12%	71,133.00	0.00	0.00	0.00	0.00%	71,133.00
02.01.04.05	ASP #5 - Furniture Design/Specification/Select	50,000.00	50,000.00	0.09%	50,000.00	0.00	0.00	0.00	0.00%	50,000.00
02.01.04.06	ASP #6 - Art Exhibit Display Design	40,000.00	40,000.00	0.07%	40,000.00	0.00	0.00	0.00	0.00%	40,000.00
02.01.04.07	ASP #7 - OVI Lighting Design	170,150.00	170,150.00	0.29%	170,150.00	0.00	0.00	0.00	0.00%	170,150.00
02.01.04.08	ASP #8 - Asterisk - Wayfinding & Signage	70,000.00	70,000.00	0.12%	0.00	0.00	70,000.00	0.00	0.00%	0.00
02.01.04.09	ASP #9 - Exhibit Design CD's	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
02.01.05	Reimbursable Expenses	290,000.00	290,000.00	0.50%	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	73,818.17	73,818.17	0.13%	0.00	0.00	73,818.17	0.00	0.00%	0.00
<b>3</b>	<b>Movable Furnishings OCP Managed</b>	<b>500,000.00</b>	<b>500,000.00</b>	<b>0.86%</b>	<b>0.00</b>	<b>0.00</b>	<b>500,000.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>
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	0.86%	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
<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>
04.01	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
<b>5</b>	<b>Other Work OCP Managed</b>	<b>2,147,718.00</b>	<b>2,147,718.00</b>	<b>3.68%</b>	<b>277,945.00</b>	<b>0.00</b>	<b>1,869,773.00</b>	<b>52,137.25</b>	<b>18.76%</b>	<b>225,807.75</b>
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	32,155.00	32,155.00	0.06%	32,155.00	0.00	0.00	7,877.25	24.50%	24,277.75
05.03	Survey - Pacheco	65,275.00	65,275.00	0.11%	65,275.00	0.00	0.00	40,460.00	61.98%	24,815.00
05.04	Code Review - TBD	0.00	0.00	0.00%	0.00	0.00	0.00	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 Design Review - EAB	4,860.00	4,860.00	0.01%	4,860.00	0.00	0.00	0.00	0.00%	4,860.00
05.07	Construction Material Testing - Terracon	100,000.00	100,000.00	0.17%	0.00	0.00	100,000.00	0.00	0.00%	0.00
05.08	Life Safety Inspection - Jensen Hughes	64,305.00	64,305.00	0.11%	64,305.00	0.00	0.00	3,800.00	5.91%	60,505.00

05.09	Building Envelope Consultant/Inspection - TBD	140,000.00	140,000.00	0.24%	0.00	0.00	140,000.00	0.00	0.00%	0.00
05.11	ROCIP - Marsh	864,847.00	864,847.00	1.48%	0.00	0.00	864,847.00	0.00	0.00%	0.00
05.12	Builder's Risk - Beecher Carlson	100,000.00	100,000.00	0.17%	0.00	0.00	100,000.00	0.00	0.00%	0.00
05.13	Construction Audit - R.L. Townsend	44,450.00	44,450.00	0.08%	44,450.00	0.00	0.00	0.00	0.00%	44,450.00
05.14	Air Testing & Balancing Construction - EAB	250,000.00	250,000.00	0.43%	27,200.00	0.00	222,800.00	0.00	0.00%	27,200.00
05.15	Additional Site Inspections	0.00	0.00	0.00%	0.00	0.00	0.00	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	39,700.00	39,700.00	0.07%	39,700.00	0.00	0.00	0.00	0.00%	39,700.00
05.20	Contingency	260,300.00	260,300.00	0.45%	0.00	0.00	260,300.00	0.00	0.00%	0.00
05.21	Commissioning Design Review	27,200.00	27,200.00	0.05%	0.00	0.00	27,200.00	0.00	0.00%	0.00
05.22	Commissioning Construction	150,000.00	150,000.00	0.26%	0.00	0.00	150,000.00	0.00	0.00%	0.00
<b>6</b>	<b>Other Work, Institution Managed</b>	<b>850,000.00</b>	<b>850,000.00</b>	<b>1.46%</b>	<b>0.00</b>	<b>0.00</b>	<b>850,000.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>
<b>7</b>	<b>Miscellaneous Expenses</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>
07.01	Draft Budget	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
<b>8</b>	<b>Project Contingency</b>	<b>1,602,446.00</b>	<b>1,602,446.00</b>	<b>2.75%</b>	<b>0.00</b>	<b>0.00</b>	<b>1,602,446.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>
<b>9</b>	<b>OCP Management Fees</b>	<b>2,198,473.00</b>	<b>2,198,473.00</b>	<b>3.77%</b>	<b>1,099,076.00</b>	<b>0.00</b>	<b>1,099,397.00</b>	<b>426,769.12</b>	<b>38.83%</b>	<b>672,306.88</b>
09.01	PCT Project Management and Inspection Fee (In	1,698,473.00	1,698,473.00	2.91%	1,099,076.00	0.00	599,397.00	426,769.12	38.83%	672,306.88
09.02	CIP Support Services	500,000.00	500,000.00	0.86%	0.00	0.00	500,000.00	0.00	0.00%	0.00
		<b>58,344,000.00</b>	<b>58,344,000.00</b>	<b>100.00%</b>	<b>5,413,394.83</b>	<b>0.00</b>	<b>52,930,605.17</b>	<b>1,113,206.90</b>	<b>20.56%</b>	<b>4,300,187.93</b>

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

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