

# THE UNIVERSITY of TEXAS SYSTEM

THIRTEEN 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 is a planned arts district to include a museum, performance hall, parking garage, and a future gallery building. The Athenaeum, Phase I project 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. Additionally, the facility is intended to house the Edith O'Donnell Institute of Art History, the Dr. Brettell library collection, and gallery space for visiting exhibits.

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. Future projects will be presented to the Board as developed.

The proposed increase in total project cost is attributed to increase in material costs and supply chain issues.



### Project Information

Project Status:	Active
Project Delivery Method:	Construction Manager at Risk
CIP Project Type:	New
Gross and Assignable Square Feet:	GSF: 68,459      ASF: 45,737
Phase and Estimated % Complete:	Design & Construction - 20%
Project Team:	Calabrese, Smith, Mavros, ,
Project Advocate(s):	Amy Hofland
Architecture Firm:	Morphosis
Construction Firm:	Beck

### Project Budget

Construction Services:	\$ 46,748,499	at \$ 683 / GSF
Total Project Cost:	\$ 58,344,000	at \$ 852 / GSF

### Project Funding

Gifts	\$ 33,800,000
Revenue Financing System Bonds	\$ 24,544,000

### Project Schedule

BOR/Chancellor DD Approval	02/24/2022
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.
- Finalize design assist subcontractor selection and coordination.
- Reconciling cost estimates.
- Preparing to issue 100% Design Development.

### 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: 4/12/2022

Project Information		Project Description	Project Rendering																						
Project Status:	Active	<p>The Arts and Performance Complex is a planned arts district to include a museum, performance hall, parking garage, and a future gallery building. The Athenaeum, Phase I project 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. Additionally, the facility is intended to house the Edith O'Donnell Institute of Art History, the Dr. Brettell library collection, and gallery space for visiting exhibits.</p> <p>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. Future projects will be presented to the Board as developed.</p> <p>The proposed increase in total project cost is attributed to increase in material costs and sup</p>																							
Phase and Percent:	Design & Construction - 20%																								
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:	Mavros, ,																								
Inst Representative:	Head																								
Architecture Firm:	Morphosis																								
Construction Firm:	Beck																								
Project Advocate:	Amy Hofland																								
		<table><tr><th>Scope Breakdown</th><th>GSF</th><th>ASF</th><th>Ratio</th></tr><tr><td>New Construction</td><td>68,459</td><td>45,737</td><td>66.81%</td></tr><tr><td>Repair and Renovation</td><td>0</td><td>0</td><td>0.00%</td></tr><tr><td>TOTAL</td><td>68,459</td><td>45,737</td><td>66.81%</td></tr></table>	Scope Breakdown	GSF	ASF	Ratio	New Construction	68,459	45,737	66.81%	Repair and Renovation	0	0	0.00%	TOTAL	68,459	45,737	66.81%	<table><tr><th>Construction</th><th>Cost / GSF</th><th>Total Project Cost / GSF</th></tr><tr><td></td><td>\$683 / GSF</td><td>\$852 / GSF</td></tr></table>	Construction	Cost / GSF	Total Project Cost / GSF		\$683 / GSF	\$852 / GSF
Scope Breakdown	GSF	ASF	Ratio																						
New Construction	68,459	45,737	66.81%																						
Repair and Renovation	0	0	0.00%																						
TOTAL	68,459	45,737	66.81%																						
Construction	Cost / GSF	Total Project Cost / GSF																							
	\$683 / GSF	\$852 / 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	46,943,499.00	46,943,499.00	80.46%	257,316.00	0.00	46,748,499.00	0.00	0.00%
AE Budget	4,121,386.01	4,143,386.01	7.10%	4,004,714.01	0.00	138,672.00	1,096,639.89	26.47%
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	2,147,633.10	2,125,633.10	3.64%	536,517.34	0.00	1,825,864.10	61,689.45	2.90%
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	1,583,008.89	1,583,008.89	2.71%	0.00	0.00	1,583,008.89	0.00	0.00%
OCP Management Fees	2,198,473.00	2,198,473.00	3.77%	1,181,219.03	0.00	1,099,397.00	558,395.46	25.40%
<b>TOTAL</b>	<b>58,344,000.00</b>	<b>58,344,000.00</b>	<b>100.00%</b>	<b>5,979,766.38</b>	<b>0.00</b>	<b>52,745,440.99</b>	<b>1,716,724.80</b>	<b>28.71%</b>

Schedule Summary				Funding Summary			
Milestone	Planned	Projected	Variance	Funding Source	BOR Appropriations	Authorizations To Spend	Consumed Funds
BOR CIP Approval		11/18/2021	0	Gifts	33,800,000.00	33,800,000.00	0.00
BOR/Chancellor DD Approval		2/24/2022	0	Revenue Financing System Bonds	24,544,000.00	24,544,000.00	1,716,724.80
Issue NTP - Construction		7/5/2022	0	<b>TOTAL</b>	<b>58,344,000.00</b>	<b>58,344,000.00</b>	<b>1,716,724.80</b>
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%

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

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

**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.

Finalize design assist subcontractor selection and coordination.

Reconciling cost estimates.

Preparing to issue 100% Design Development.

**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>257,316.00</b>	<b>0.00</b>	<b>46,748,499.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>257,316.00</b>
<b>01.01</b>	<b>Construction Contract - CMBL</b>	<b>46,943,499.00</b>	<b>46,943,499.00</b>	<b>80.46%</b>	<b>257,316.00</b>	<b>0.00</b>	<b>46,748,499.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>257,316.00</b>
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	PreConstruction Services - Beck (CMR)	195,000.00	195,000.00	0.33%	195,000.00	0.00	0.00	0.00	0.00%	195,000.00
<b>01.02</b>	<b>PreConstruction Additional Services</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>62,316.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>62,316.00</b>
01.02.01	PreConstruction ASP 01 - Precast Skin	0.00	0.00	0.00%	62,316.00	0.00	0.00	0.00	0.00%	62,316.00
01.02.02	PreConstruction ASP 02 - Structural Glazing	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
<b>01.01.03</b>	<b>Construction Services - GMP</b>	<b>46,748,499.00</b>	<b>46,748,499.00</b>	<b>80.13%</b>	<b>0.00</b>	<b>0.00</b>	<b>46,748,499.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>
<b>01.01.03.01</b>	<b>Construction Cost Limitation - CCL</b>	<b>44,753,726.00</b>	<b>44,753,726.00</b>	<b>76.71%</b>	<b>0.00</b>	<b>0.00</b>	<b>44,753,726.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>
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 (CMR)	1,811,944.00	1,811,944.00	3.11%	0.00	0.00	1,811,944.00	0.00	0.00%	0.00
<b>01.01.03.01.06</b>	<b>Construction Phase or Admin Fees</b>	<b>1,881,035.00</b>	<b>1,881,035.00</b>	<b>3.22%</b>	<b>0.00</b>	<b>0.00</b>	<b>1,881,035.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>
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
<b>01.01.03.02</b>	<b>Owners Cash Allowances</b>	<b>10,000.00</b>	<b>10,000.00</b>	<b>0.02%</b>	<b>0.00</b>	<b>0.00</b>	<b>10,000.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>
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>4,121,386.01</b>	<b>4,143,386.01</b>	<b>7.10%</b>	<b>4,004,714.01</b>	<b>0.00</b>	<b>138,672.00</b>	<b>1,096,639.89</b>	<b>27.38%</b>	<b>2,908,074.12</b>
<b>02.01</b>	<b>AE Contract</b>	<b>4,121,386.01</b>	<b>4,143,386.01</b>	<b>7.10%</b>	<b>4,004,714.01</b>	<b>0.00</b>	<b>138,672.00</b>	<b>1,096,639.89</b>	<b>27.38%</b>	<b>2,908,074.12</b>
02.01.02	Basic Services	2,685,224.00	2,685,224.00	4.60%	2,568,552.00	0.00	116,672.00	462,339.36	18.00%	2,106,212.64
02.01.03	Supplemental Basic Services	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
<b>02.01.04</b>	<b>Additional Services - TBD</b>	<b>1,146,162.01</b>	<b>1,168,162.01</b>	<b>2.00%</b>	<b>1,146,162.01</b>	<b>0.00</b>	<b>22,000.00</b>	<b>634,300.53</b>	<b>55.34%</b>	<b>511,861.48</b>
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/Selection	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	146,325.18	146,325.18	0.25%	146,325.18	0.00	0.00	0.00	0.00%	146,325.18
02.01.04.09	ASP #9 - Consultant Coordination - OVI	17,015.00	17,015.00	0.03%	17,015.00	0.00	0.00	0.00	0.00%	17,015.00
02.01.04.10	ASP #10 - Asterisk - ADA & Code Signage	0.00	22,000.00	0.04%	0.00	0.00	22,000.00	0.00	0.00%	0.00
02.01.04.11	ASP #11 - 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	0.00	0.00	0.00%	0.00	0.00	0.00	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>2,147,633.10</b>	<b>2,125,633.10</b>	<b>3.64%</b>	<b>536,517.34</b>	<b>0.00</b>	<b>1,825,864.10</b>	<b>61,689.45</b>	<b>11.50%</b>	<b>474,827.89</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	6,917.50	10.76%	57,387.50
05.09	Building Envelope - Pre Con - Zero/Six	21,824.00	21,824.00	0.04%	21,824.00	0.00	0.00	0.00	0.00%	21,824.00
05.10	Building Envelope - Const. - Zero/Six	236,748.34	236,748.34	0.41%	236,748.34	0.00	236,748.34	0.00	0.00%	236,748.34
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	2,890.00	10.63%	24,310.00
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	3,544.70	8.93%	36,155.30
05.20	Contingency	141,642.76	119,642.76	0.21%	0.00	0.00	119,642.76	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>1,583,008.89</b>	<b>1,583,008.89</b>	<b>2.71%</b>	<b>0.00</b>	<b>0.00</b>	<b>1,583,008.89</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>1,181,219.03</b>	<b>0.00</b>	<b>1,099,397.00</b>	<b>558,395.46</b>	<b>47.27%</b>	<b>622,823.57</b>
09.01	PCT Project Management and Inspection Fee (In	1,698,473.00	1,698,473.00	2.91%	1,181,219.03	0.00	599,397.00	558,395.46	47.27%	622,823.57
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>5,979,766.38</b>	<b>0.00</b>	<b>52,745,440.99</b>	<b>1,716,724.80</b>	<b>28.71%</b>	<b>4,263,041.58</b>

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

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