

302-905 Engineering Building

The University of Texas at Dallas

Executive Summary Report

Project Description

The Engineering Building will primarily house the Mechanical Engineering Department. This building will contain approximately 200,000 gross square feet with the majority of the square footage assigned as research labs and the remainder for instructional purposes, faculty offices, and student office and workspace. Research lab spaces are based on an average of 1,000 square feet per faculty member, who are estimated to receive approximately \$15.75 million in external research funding.



Project Information

Project Status:	Active
Project Delivery Method:	Construction Manager at Risk
CIP Project Type:	New
Gross and Assignable Square Feet:	GSF: 206,497 ASF: 128,028
Phase and Estimated % Complete:	Warranty - 100%
Project Team:	Lund, Head, Head, Head, Connolly
Project Advocate(s):	Musselman
Architecture Firm:	SmithGroupJJR
Construction Firm:	The Beck Group

Project Budget

Construction Services:	\$ 87,307,217	at \$ 423 / GSF
Total Project Cost:	\$ 110,000,000	at \$ 533 / GSF

Project Funding

Gifts	\$ 10,000,000
Permanent University Fund Bonds	\$ 22,894,781
Revenue Financing System Bonds	\$ 7,105,219
Tuition Revenue Bonds	\$ 70,000,000

Project Schedule

BOR/Chancellor DD Approval	05/11/2016
Issue NTP - Construction	11/15/2016
Achieve Substantial Completion	08/02/2018
Achieve Operational Occupancy	08/20/2018

Project Remarks

Elevator E&O Claim Ongoing 12/9/20- Remains at the Attorney General's office under review

Building Envelope Issues 3/16/21: Beck is coordinating with subcontractors for corrective actions.

Board Approvals

BOR DD Approval: May 2016
BOR CIP Approval: August 2015

302-905 Engineering Building

The University of Texas at Dallas

Project Detail Report

Report Date: 6/22/2021

Project Information

Project Status: Active
 Phase and Percent: Warranty - 100%
 Project Management: OFPC Managed
 Project Delivery Method: Construction Manager at Risk
 CIP Project Type: New
 Hist/Arch Significance: No
 44 Initiative Project: Yes
 Rocip and Phase: Yes - VI
 RPM, SPM: Lund, Head
 PM, RCM, IM: Head, Head, Connolly
 Inst Representative: Tomlinson
 Architecture Firm: SmithGroupJJR
 Construction Firm: The Beck Group
 Project Advocate: Musselman

Project Description

The Engineering Building will primarily house the Mechanical Engineering Department. This building will contain approximately 200,000 gross square feet with the majority of the square footage assigned as research labs and the remainder for instructional purposes, faculty offices, and student office and workspace. Research lab spaces are based on an average of 1,000 square feet per faculty member, who are estimated to receive approximately \$15.75 million in external research funding.

Scope Breakdown	GSF	ASF	Ratio
New Construction	206,497	128,028	62.00%
Repair and Renovation	0	0	0.00%
TOTAL	206,497	128,028	62.00%

Project Rendering



Construction Cost / GSF	Total Project Cost / GSF
\$423 / GSF	\$533 / 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	86,116,790.00	87,724,007.00	79.75%	87,724,007.00	0.00	0.00	87,724,007.00	100.00%
AE Budget	6,450,000.00	6,339,926.35	5.76%	6,339,926.35	0.00	0.00	6,339,926.35	100.00%
Movable Furnishings OFPC Managed	3,250,000.00	2,839,986.30	2.58%	2,839,986.30	0.00	0.00	2,839,986.19	100.00%
Movable Furnishings Institution Managed	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%
Other Work OFPC Managed	4,180,400.00	2,840,451.46	2.58%	2,840,451.46	0.00	0.00	2,840,451.46	100.00%
Other Work Institution Managed	4,050,000.00	6,756,728.89	6.14%	7,006,015.89	0.00	0.00	6,078,012.66	89.95%
Miscellaneous Expenses	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%
Project Contingency	2,453,910.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%
OFPC Management Fees	3,498,900.00	3,498,900.00	3.18%	3,498,900.00	0.00	0.00	3,498,900.00	100.00%
Interest Expense	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%
TOTAL	110,000,000.00	110,000,000.00	99.99%	110,249,287.00	0.00	0.00	109,321,283.66	99.16%

Schedule Summary

Milestone	Planned	Projected	Variance
BOR CIP Approval	8/19/2015	8/19/2015	0
BOR/Chancellor DD Approval	5/11/2016	5/11/2016	0
Issue NTP - Construction	11/18/2016	11/15/2016	3
Achieve Substantial Completion	7/6/2018	8/2/2018	-27
Achieve Operational Occupancy	8/13/2018	8/20/2018	-7
Achieve Final Completion	8/3/2018	1/11/2019	-161

Percent of Construction Days Expended **100.00%**

Funding Summary

Funding Source	BOR Appropriations	Authorizations To Spend	Consumed Funds
Gifts	10,000,000.00	10,000,000.00	9,321,283.66
Permanent University Fund Bonds	22,894,781.00	22,894,781.00	22,894,781.00
Revenue Financing System Bonds	7,105,219.00	7,105,219.00	7,105,219.00
Tuition Revenue Bonds	70,000,000.00	70,000,000.00	70,000,000.00
TOTAL	110,000,000.00	110,000,000.00	109,321,283.66

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

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

Updated By Anthony Calabrese on 06/22/2021

Project Remarks

Elevator E&O Claim Ongoing 12/9/20- Remains at the Attorney General's office under review

Building Envelope Issues 3/16/21: Beck is coordinating with subcontractors for corrective actions.

BOR Approvals

BOR DD Approval: May 2016

BOR CIP Approval: August 2015

Project Actions Concerns and Institutional Approvals

Elevator E&O Claim pending and remains under review at the Attorney General's office.

Project Management Issues

Scope

Confidence Level - High

None

Cost

Confidence Level - High

All remaining funds within the project budget have been transferred into Institution Managed.

Schedule

Confidence Level -High

None

THE UNIVERSITY of TEXAS SYSTEM

FOURTEEN INSTITUTIONS. UNLIMITED POSSIBILITIES.

302-905 Engineering Building
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
1	Construction Budget	86,116,790.00	87,724,007.00	79.75%	87,724,007.00	0.00	0.00	87,724,007.00	100.00%	0.00
01.01	Construction Contract	86,116,790.00	87,724,007.00	79.75%	87,724,007.00	0.00	0.00	87,724,007.00	100.00%	0.00
01.02	Pre-Construction Services - Beck	204,778.00	204,778.00	0.19%	204,778.00	0.00	0.00	204,778.00	100.00%	0.00
01.02.01	ASP #1 - Mechanical / Plumbing Design Assist	92,428.00	92,428.00	0.08%	92,428.00	0.00	0.00	92,428.00	100.00%	0.00
01.02.02	ASP #2 - Electrical Design Assist - Cummings	34,584.00	34,584.00	0.03%	34,584.00	0.00	0.00	34,584.00	100.00%	0.00
01.02.03	ASP #3 - Glazing Design Assist - Kovach	85,000.00	85,000.00	0.08%	85,000.00	0.00	0.00	85,000.00	100.00%	0.00
01.02.04	ASP #4 - TBD	218.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
01.01.03	Construction Services	85,699,782.00	87,307,217.00	79.37%	87,307,217.00	0.00	0.00	87,307,217.00	100.00%	0.00
01.01.03.01	Construction Cost Limitation	81,499,782.00	87,307,217.00	79.37%	87,307,217.00	0.00	0.00	87,307,217.00	100.00%	0.00
01.01.03.01.01	Cost of the Work - Beck	72,680,268.00	80,123,225.00	72.84%	80,123,225.00	0.00	0.00	80,123,225.00	100.00%	0.00
01.01.03.01.02	General Conditions - Beck	3,856,490.00	4,161,461.00	3.78%	4,161,461.00	0.00	0.00	4,161,461.00	100.00%	0.00
01.01.03.01.03	Construction Managers Contingency - Beck	1,997,812.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
01.01.03.01.06	Construction Phase Fee	2,965,212.00	3,022,531.00	2.75%	3,022,531.00	0.00	0.00	3,022,531.00	100.00%	0.00
01.01.03.01.06.01	Construction Phase Fee - Beck	2,965,212.00	3,022,531.00	2.75%	3,022,531.00	0.00	0.00	3,022,531.00	100.00%	0.00
01.01.03.02	Owners Cash Allowances	2,200,000.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
01.01.03.02.01	Building Controls - Siemens	1,350,000.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
01.01.03.02.02	Fire Alarm - Simplex	850,000.00	0.00	0.00%	0.00	0.00	0.00	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	2,000,000.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
2	AE Budget	6,450,000.00	6,339,926.35	5.76%	6,339,926.35	0.00	0.00	6,339,926.35	100.00%	0.00
02.01	AE Contract	6,369,027.00	6,339,926.35	5.76%	6,339,926.35	0.00	0.00	6,339,926.35	100.00%	0.00
02.01.01	Draft Budget	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
02.01.02	Basic Services - SmithGroupJJR	4,980,000.00	4,920,000.00	4.47%	4,920,000.00	0.00	0.00	4,920,000.00	100.00%	0.00
02.01.03	Supplemental Basic Services - SmithGroupJJR	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
02.01.04	Additional Services - SmithGroupJJR	1,259,027.00	1,313,855.00	1.19%	1,313,855.00	0.00	0.00	1,313,855.00	100.00%	0.00
02.01.04.01	ASP #1 - Programming	351,983.00	351,983.00	0.32%	351,983.00	0.00	0.00	351,983.00	100.00%	0.00
02.01.04.02	ASP #2 - AV / IT / Security / Acoustics	219,384.00	219,384.00	0.20%	219,384.00	0.00	0.00	219,384.00	100.00%	0.00
02.01.04.03	ASP #3 - Program Cost Estimator	5,240.00	5,240.00	0.00%	5,240.00	0.00	0.00	5,240.00	100.00%	0.00
02.01.04.04	ASP #4 - Program Requirements	11,269.00	8,622.00	0.01%	8,622.00	0.00	0.00	8,622.00	100.00%	0.00
02.01.04.05	ASP #5 - SD Constructability Consultant	32,600.00	32,600.00	0.03%	32,600.00	0.00	0.00	32,600.00	100.00%	0.00
02.01.04.06	ASP #6 - SD FF&E	19,996.00	19,996.00	0.02%	19,996.00	0.00	0.00	19,996.00	100.00%	0.00
02.01.04.07	ASP #7 - Design Basis	9,910.00	5,417.00	0.00%	5,417.00	0.00	0.00	5,417.00	100.00%	0.00
02.01.04.08	ASP #8 - SWPPP	6,600.00	6,600.00	0.01%	6,600.00	0.00	0.00	6,600.00	100.00%	0.00
02.01.04.09	ASP #9 - LEED Certification Services	125,796.00	125,796.00	0.11%	125,796.00	0.00	0.00	125,796.00	100.00%	0.00
02.01.04.10	ASP #10 - Demo Package	29,644.00	29,644.00	0.03%	29,644.00	0.00	0.00	29,644.00	100.00%	0.00
02.01.04.11	ASP #11 - Lighting Design	33,084.00	33,084.00	0.03%	33,084.00	0.00	0.00	33,084.00	100.00%	0.00
02.01.04.12	ASP #12 - RAS	8,965.00	8,965.00	0.01%	8,965.00	0.00	0.00	8,965.00	100.00%	0.00
02.01.04.13	ASP #13 - 50% DD Cost Estimate	18,110.00	18,110.00	0.02%	18,110.00	0.00	0.00	18,110.00	100.00%	0.00
02.01.04.14	ASP #14 - Demo Cost Estimate	5,729.00	5,729.00	0.01%	5,729.00	0.00	0.00	5,729.00	100.00%	0.00
02.01.04.15	ASP #15 - DD & CD FF&E	210,800.00	210,800.00	0.19%	210,800.00	0.00	0.00	210,800.00	100.00%	0.00
02.01.04.16	ASP #16 - Additional Programming	79,981.00	79,981.00	0.07%	79,981.00	0.00	0.00	79,981.00	100.00%	0.00
02.01.04.17	ASP #17 - Fire Alarm Design	35,776.00	35,776.00	0.03%	35,776.00	0.00	0.00	35,776.00	100.00%	0.00
02.01.04.18	ASP #18 - Fire Sprinkler Design	54,160.00	54,148.00	0.05%	54,148.00	0.00	0.00	54,148.00	100.00%	0.00
02.01.04.19	ASP #19 - CEP Structure Checks	0.00	12,100.00	0.01%	12,100.00	0.00	0.00	12,100.00	100.00%	0.00
02.01.04.20	ASP #20 - West Bar Cold Joint	0.00	11,025.00	0.01%	11,025.00	0.00	0.00	11,025.00	100.00%	0.00
02.01.04.21	ASP #21 - Dean's Suite Revisions	0.00	36,302.00	0.03%	36,302.00	0.00	0.00	36,302.00	100.00%	0.00
02.01.04.22	ASP #22 - Parking Lot Restripping Plan	0.00	2,553.00	0.00%	2,553.00	0.00	0.00	2,553.00	100.00%	0.00
02.01.05	Reimbursable Expenses - SmithGroupJJR	130,000.00	106,071.35	0.10%	106,071.35	0.00	0.00	106,071.35	100.00%	0.00
02.03	AE Contingency	80,973.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
3	Movable Furnishings OFPC Managed	3,250,000.00	2,839,986.30	2.58%	2,839,986.30	0.00	0.00	2,839,986.19	100.00%	0.11
03.01	Draft Budget	3,250,000.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00

03.02	Interior Design Consultant Fees	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
03.03	OFPC Interior Design Fee	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
03.04	Direct Furnishing Costs	0.00	2,839,986.30	2.58%	2,839,986.30	0.00	0.00	2,839,986.19	100.00%	0.11
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
04.02	Interior Design Consultant Fees	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
04.03	Institution Interior Design Fee	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 OFPC Managed	4,180,400.00	2,840,451.46	2.58%	2,840,451.46	0.00	0.00	2,840,451.46	100.00%	0.00
05.01	Draft Budget	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
05.02	Survey - JQ	57,755.00	57,675.00	0.05%	57,675.00	0.00	0.00	57,675.00	100.00%	0.00
05.03	Geotech - Terracon	12,677.00	10,422.13	0.01%	10,422.13	0.00	0.00	10,422.13	100.00%	0.00
05.04	Code Review - Jensen Hughes	27,226.00	19,332.56	0.02%	19,332.56	0.00	0.00	19,332.56	100.00%	0.00
05.05	Building Envelope Review - Zero/Six	23,376.00	23,324.60	0.02%	23,324.60	0.00	0.00	23,324.60	100.00%	0.00
05.06	Air Testing & Balancing - EAB	650,000.00	160,035.00	0.15%	160,035.00	0.00	0.00	160,035.00	100.00%	0.00
05.07	Construction Material Testing - Terracon	210,000.00	206,017.92	0.19%	206,017.92	0.00	0.00	206,017.92	100.00%	0.00
05.08	Life Safety Inspection - Jensen Hughes	135,000.00	27,786.50	0.03%	27,786.50	0.00	0.00	27,786.50	100.00%	0.00
05.09	Building Envelope Inspection - Zero/Six	230,000.00	205,744.21	0.19%	205,744.21	0.00	0.00	205,744.21	100.00%	0.00
05.10	Commissioning - EAB	325,000.00	302,982.50	0.28%	302,982.50	0.00	0.00	302,982.50	100.00%	0.00
05.11	ROCIP - Marsh	1,700,400.00	1,616,100.00	1.47%	1,616,100.00	0.00	0.00	1,616,100.00	100.00%	0.00
05.11.01	ROCIP - Marsh	1,700,400.00	1,616,100.00	1.47%	1,616,100.00	0.00	0.00	1,616,100.00	100.00%	0.00
05.12	Construction Audit - Townsend	155,000.00	70,532.50	0.06%	70,532.50	0.00	0.00	70,532.50	100.00%	0.00
05.13	Photo Documentation - Multivista	110,000.00	60,052.00	0.05%	60,052.00	0.00	0.00	60,052.00	100.00%	0.00
05.14	Forensic - Certificate of Merit	0.00	4,950.00	0.00%	4,950.00	0.00	0.00	4,950.00	100.00%	0.00
05.19	Contingency	473,792.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
05.20	Builder's Risk - Beecher Carlson	70,174.00	75,496.54	0.07%	75,496.54	0.00	0.00	75,496.54	100.00%	0.00
6	Other Work Institution Managed	4,050,000.00	6,756,728.89	6.14%	7,006,015.89	0.00	0.00	6,078,012.66	86.75%	928,003.23
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	2,453,910.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
9	OFPC Management Fees	3,498,900.00	3,498,900.00	3.18%	3,498,900.00	0.00	0.00	3,498,900.00	100.00%	0.00
09.01	OFPC Management Fee	3,498,900.00	3,498,900.00	3.18%	3,498,900.00	0.00	0.00	3,498,900.00	100.00%	0.00
10	Interest Expense	0.00	0.00	0.00%	0.00	0.00	0.00	0.00	0.00%	0.00
		110,000,000.00	110,000,000.00	100.00%	110,249,287.00	0.00	0.00	109,321,283.66	99.16%	928,003.34

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

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