

**302-120 Founders Renovation**  
 The University of Texas at Dallas

**Executive Summary Report**

**Project Description**

Phase IV:  
 The project consists primarily of interior fit-out of approximately 14,800 square feet on the third level of the building, transforming existing shell space into new faculty research laboratories, support space, and offices. Also included will be the expansion and replacement of existing public restroom facilities. (Square Footage costs indicated below represent all four project phases)

Phase III:  
 The Project consists of the renovation of all floors of the existing facility which is over forty years old and construction of a new entrance lobby on the east end of the building. The project is comprised of approximately 109,700 GSF which includes the new east lobby. Project includes new classrooms, offices and related support spaces. Project also includes an add alternate which will



**Project Information**

Project Status:	Active
Project Delivery Method:	Competitive Sealed Proposals
CIP Project Type:	Renovation
Gross and Assignable Square Feet:	GSF: 129,700      ASF: 0
"44 Initiative" Project:	No
Phase and Estimated % Complete:	Project Close-out - 25%
OFPC RPM, SPM, PM, RCM, IM:	Salcher, Lund, Head, Yauger, Connolly
Architecture Firm:	F&S Partners
Construction Firm:	Vaughn Construction

**Project Budget**

Construction Services:	\$ 17,845,575	at \$ 137.59 / GSF
Total Project Cost:	\$ 28,493,750	at \$ 219.00 / GSF

**Project Funding**

Permanent University Fund Bonds	\$ 6,500,000
Tuition Revenue Bonds	\$ 21,993,750

**Project Schedule**

BOR/Chancellor DD Approval	10/01/2004
Issue NTP - Construction	09/06/2011
Achieve Substantial Completion	03/27/2012
Achieve Operational Occupancy	10/18/2012

**Project Remarks**

- Phase IV:
1. Substantial Completion issued on March 27, 2012
  2. Change Order #3 for North Lab Shell Space Build-Out has been approved.
  3. Shell space build-out will extend project Final Completion expected in late July 2012.
  4. Contractor is completing work in shell space.
  5. Substantial Completion of change order work achieved on August 8, 2012.
  6. Retainage reduction for completed subcontractors is under review.
  7. Final Completion and Project Close-Out forecast for early September 2012.

**Board Approvals**

1. Board of Regents Approval of Design Development Documents, Stage III - 10/01/2004.
2. Texas Higher Education Coordinating Board Approval, Stage III - 10/28/2004.
3. Texas Higher Education Coordinating Board Re-Approval, Stage III - 02/26/2009.