

Agenda Item No.

AGENDA ITEM BRIEFING

Submitted by: Vergel L. Gay, Jr., Chief Facilities Planning and Construction Officer

Subject: Approval of the Project Name Change and the Project Scope and Budget, Appropriation for Construction Services, and Approval for Construction for the Player Development Center Project, Texas A&M University, College Station, Texas (Project No. 2-3098)

Background and Prior Actions:

This project, under the name “Sports Performance Center,” was included as an approved project on the FY 2012 – FY 2016 System Capital Plan approved by the Board of Regents at the July 2011 meeting.

Proposed Board Action:

- (1) Approve a change in the project name to “Player Development Center” (Center).
- (2) Approve the project scope and budget.
- (3) Appropriate \$8,769,000 for construction services and related project costs. Appropriations over \$6 million are subject to project re-approval by the Texas Higher Education Coordinating Board (THECB).
- (4) Approve construction of the Player Development Center Project at Texas A&M University (Texas A&M).

Funding/Budget:

<u>Funding Source</u>	<u>Project Budget</u>	<u>Average Estimated Annual Debt Service</u>	<u>Debt Service Source</u>
Cash (Gifts)	\$4,751,362	N/A	N/A
Revenue Financing System Debt Proceeds	\$4,248,638	\$1,036,592	Gifts
Cash (Transportation Services)	<u>\$ 369,000</u>	N/A	N/A
Total Project Funds *	<u>\$9,369,000</u>		

*Gift funds equal to 50% of the total project funds to come from gifts must be in hand and an additional 25% of the total project funds to come from gifts must be covered by documented pledges prior to the construction contract award.

Project Justification:

The Texas A&M Athletic Department proposes to build a Player Development Center for the football program. The Center is needed to continue the further development of football student athletes by giving them a state of the art training facility.

Agenda Item No.
Agenda Item Briefing

This state-of-the-art football facility will house areas for weight training, speed enhancement and skill development. The building will also house offices, a staff locker room and support spaces. A large video and recruiting presentation area will be constructed as part of the facility.

The Center is planned to come on-line in late summer 2012 and, upon completion, will become a very positive recruiting tool for the Texas A&M football program.

Scope:

This project will construct a state-of-the-art training facility for the Texas A&M football program on a site just south of the Bright Complex and east of the Bright entry drive. This location is shown on the site map with this agenda item.

The Center will contain approximately 21,088 gross square feet. The interior space will be organized into two areas. The north end of the building will house the administrative and back of house spaces in a low volume structure. These spaces will include:

- + Transition lobby for daily access of football team and coaches
- + Coaches and staff offices
- + Conference room
- + Locker room and showers
- + Restrooms
- + Utility spaces

The south side of the facility will house the primary training spaces in an expansive high volume space. This space is subdivided into three distinct training areas:

- + Free weight training
- + Dumbbell training
- + Player development area

The Center will contain a high-quality sound system and a large video wall and recruiting presentation area. The exterior of the building will be a brick blend and cast stone complimentary to the Bright Building along with large areas of glass for the harvesting of natural daylight and open views.

The roof over the primary training area space will be an arched form reflectant of the main entry lobby roof on the Bright Complex.

Site work will include the construction of a concrete access drive along the east side of the Center; the reconstruction of John David Crow Boulevard with concrete pavement and accent pavers; and the reconstruction of Parking Area 59 with concrete pavement. Other site work will include utility line relocations and extensions, storm drainage, walkways, site lighting and landscaping.

The Center is scheduled to begin construction in November 2011 with substantial completion in August 2012. The total project budget is \$9,369,000.

Other Major Fiscal Impacts:

None.

Agenda Item No.

THE TEXAS A&M UNIVERSITY SYSTEM
FACILITIES PLANNING AND CONSTRUCTION
Office of the Chief Facilities Planning and Construction Officer
September 26, 2011

Members, Board of Regents
The Texas A&M University System

Subject: Approval of the Project Name Change and Project Scope and Budget, Appropriation for Construction Services, and Approval for Construction for the Player Development Center Project, Texas A&M University, College Station, Texas (Project No. 2-3098)

I recommend adoption of the following minute order:

“The new project name of “Player Development Center” and the project scope along with a project budget of \$9,369,000 for the Player Development Center Project is approved.

The amount of \$4,248,638 is appropriated from Account No. 01-085350, Revenue Financing System Debt Proceeds (Gifts), the amount of \$4,151,362 is appropriated from Account No. 02-512124, 12th Man Foundation Athletic Gifts, and the amount of \$369,000 is appropriated from Account No. 02-030054, Transportation Services, for construction services and related project costs. Appropriations over \$6,000,000 are subject to project re-approval by the Texas Higher Education Coordinating Board.

The Player Development Center Project, Texas A&M University, College Station, Texas, is approved for construction.

The Board of Regents of The Texas A&M University System (Board) reasonably expects to incur debt in one or more obligations for this project, and all or a portion of the proceeds received from the sale of such obligations is reasonably expected to be used to reimburse the account(s) for amounts previously appropriated and/or expended from such account(s).

As required by Section 5(a) of the Master Resolution of the Revenue Financing System, the Board hereby determines that it will have sufficient funds to meet the financial obligations of The Texas A&M University System, including sufficient Pledged Revenues to satisfy the Annual Debt Service Requirements of the Revenue Financing System and to meet all financial obligations of the Board relating to the Revenue Financing System and that

Agenda Item No.
September 26, 2011

the Participants, on whose behalf the debt is issued, possess the financial capacity to satisfy their Direct Obligations.”

Respectfully submitted,

Vergel L. Gay, Jr.
Chief Facilities Planning and Construction Officer

Approval Recommended:

Approved for Legal Sufficiency:

John Sharp
Chancellor

Ray Bonilla
General Counsel

Gregory R. Anderson
Chief Investment Officer and Treasurer

R. Bowen Loftin, President
Texas A&M University

ATTACHMENT TO ITEM

PLAYER DEVELOPMENT CENTER TEXAS A&M UNIVERSITY PROJECT NO. 2-3098	PROJECT BUDGET
--	-----------------------

1.	Amount Available for Construction	\$7,199,155
2.	Owner Contingency	357,904
3.	A/E Fees and CMAR Pre-Construction Fees.....	440,504
4.	FP&C Project Management Fees.....	241,869
5.	Movable Furnishings/Equipment.....	619,000
6.	Geotechnical Investigation.....	17,050
7.	Commissioning	33,000
8.	Energy Management System	70,000
9.	Environmental Systems Balancing	42,000
10.	Construction Testing.....	65,000
11.	Surveillance Cameras & Equipment.....	30,000
12.	Hazardous Material Survey.....	10,000
13.	Building Weatherproofing Consultant.....	25,000
14.	Fiber Optics Interface	120,075
15.	Exterior Graphics	10,000
16.	Physical Plant Services	25,000
17.	Interagency and Other Costs.....	<u>63,443</u>
18.	TOTAL ESTIMATED COST OF PROJECT.....	<u>\$9,369,000</u>

**PLAYER DEVELOPMENT CENTER
TEXAS A&M UNIVERSITY
PROJECT NO. 2-3098**

PROJECT SCHEDULE

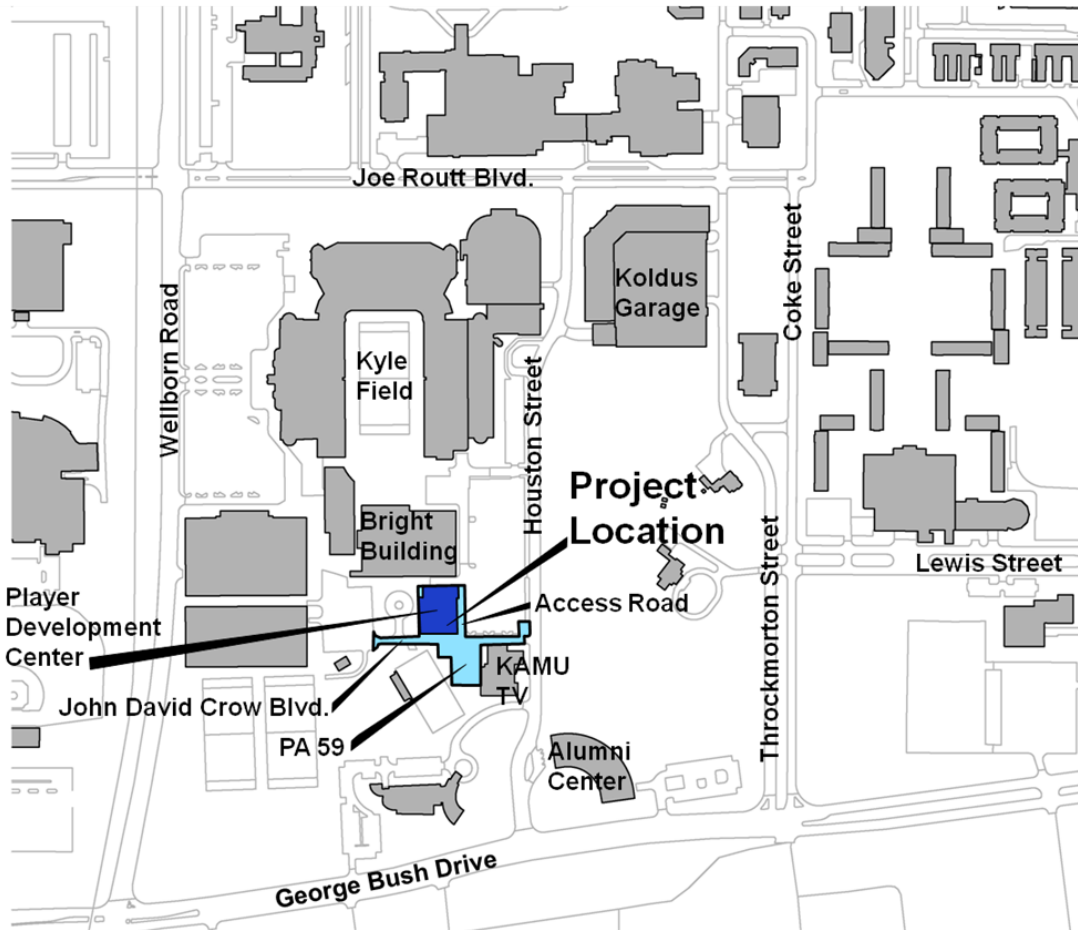
1. Kickoff Meeting July 5, 2011
2. 100% Schematic Design Package (Pkg) 1 (Utilities, Structural Steel) July 20, 2011
3. Project Approval by THECB August 11, 2011
4. 100% Design Development Pkg 1
100% Schematic Design Pkg 2 (Final Pkg) August 24, 2011
5. 100% Construction Documents Pkg 1
100% Design Development Pkg 2 (Final Pkg) October 5, 2011
6. Receive Guaranteed Maximum Price October 24, 2011
7. Board of Regents Approval for Construction November 4, 2011
8. Project Re-Approval by the THECB November 15, 2011
9. Begin Construction November 28, 2011
10. 100% Construction Documents Pkg 2 (Final Pkg) November 30, 2011
11. Construction Substantial Completion August 1, 2012

**TEXAS A&M UNIVERSITY
REVENUE FINANCING SYSTEM
2-3098 PLAYER DEVELOPMENT CENTER
Gifts**

Dates	Outstanding Principal	Principal Amount	Interest Amount	Annual Total	Coverage 1.15x
Commercial Paper	4,248,638.00				
YEAR 1	3,432,227.00	816,411.00	84,972.76	901,383.76	1,036,591.32
YEAR 2	2,599,487.00	832,740.00	68,644.54	901,384.54	1,036,592.22
YEAR 3	1,750,092.00	849,395.00	51,989.74	901,384.74	1,036,592.45
YEAR 4	883,710.00	866,382.00	35,001.84	901,383.84	1,036,591.42
YEAR 5	-	883,710.00	17,674.20	901,384.20	1,036,591.83
		<u>\$ 4,248,638.00</u>	<u>\$ 258,283.08</u>	<u>\$ 4,506,921.08</u>	<u>\$ 5,182,959.24</u>

Short-term rates are assumed to be 2.00%. Rates are subject to market change.
Assuming that project will remain in commercial paper until paid off in five years.
Prepared by the Office of the Treasurer - Treasury Services 9/21/11

Rates are variable and subject to market change.



Player Development Center

Texas A&M University

Project No. 2-3098