

AGENDA ITEM BRIEFING

Submitted by: Billy Hamilton, Deputy Chancellor and Chief Financial Officer
The Texas A&M University System

Subject: Approval of the Project Scope and Budget, Appropriation for Construction Services, and Approval for Construction for the West Campus Dining Facility Project, Texas A&M University, College Station, Texas (Project No. 02-3277)

Background and Prior Actions:

The West Campus Dining Facility Project was included as an approved project on the FY 2020 – FY 2024 A&M System Capital Plan approved by the Board at the August 2019 meeting.

Proposed Board Action:

- (1) Approve the project scope and budget.
- (2) Appropriate \$13,500,000 for construction services and related project costs. \$1,500,000 has been previously appropriated.
- (3) Approve construction of the West Campus Dining Facility Project at Texas A&M University (Texas A&M).

Funding/Budget Amount:

<u>Funding Source</u>	<u>Budget Amount</u>	<u>Average Estimated Annual Debt Service</u>	<u>Debt Service Source</u>
Cash (Designated Funds)	<u>\$15,000,000</u>	N/A	N/A
Total Project Funds	<u>\$15,000,000</u>		

Project Justification:

Texas A&M established a task force to evaluate campus dining across the campus community. A major finding of the task force was that the West Campus was highly underserved compared to dining opportunities on the East Campus. The university’s student enrollment is also growing, thereby exacerbating the issue.

The West Campus Quad is served only by the Bio/Bio dining facility. The task force determined that this facility cannot meet the demand expected as the West Campus continues to grow, and additional food offerings are required in this area. The current facilities will continue to operate focusing on affordability and speed of service.

Concurrent to the university’s task force, the current dining vendor (Chartwells) identified the West Campus as an under-served area in a report titled “Texas A&M Dining Service Neighborhood Study.” Chartwells recommended food hubs that would consist of 4-5 branded concepts capable of serving the student population while offering enough variety to maintain high usage.

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Agenda Item Briefing

Finally, the Campus Master Plan (CMP) identified areas of the campus where food service was lacking. The West Campus was one of these areas determined to benefit from additional food venues. The CMP proposed that a new West Campus Quad location could become an “anchor” or destination for students to gather. With the proposed major axis that links West and East Campus, this new facility would serve as a destination location and become a major dining stop as students travel to classes.

Scope:

The proposed food service facility is to be constructed in the West Campus Quadrangle bounded by the Biochemistry/Biophysics Building, the HEEP Center, the Kleberg Center, and the Rosenthal Meat Science & Technology Center.

The areas to be provided in the West Campus Dining Facility are:

- Food Concepts consisting of:
 - Chick-fil-A
 - Three Chartwells-branded venues (TexMex, Subs & Salad)
 - Indoor seating for 390 people
 - Outdoor seating for 80 people
 - Trash/tray islands
- Shared Prep & Storage
 - Coolers/freezers
 - Cooking line
 - Dry goods storage
 - Dishwashing
 - Staff lockers/restrooms
 - Staff office
- Administrative Offices
 - Staff Offices
 - Support Areas (i.e. waiting, conference, workroom & restrooms)

Construction on this project is scheduled to start in June 2020, with substantial completion scheduled for June 2021. The total project budget is \$15,000,000.

Other Major Fiscal Impacts:

None.

Strategic Plan Imperative(s) this Item Advances:

Approval of this agenda item will advance the Texas A&M University System strategic imperative 2 by increasing overall student support on West Campus with enhanced dining and healthy options for students, faculty, staff and visitors. This venue will foster collaboration between students, faculty, and researchers.

Agenda Item No. 3.4

THE TEXAS A&M UNIVERSITY SYSTEM
FACILITIES PLANNING AND CONSTRUCTION
Office of the Deputy Chancellor and Chief Financial Officer
April 1, 2020

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

Subject: Approval of the Project Scope and Budget, Appropriation for Construction Services, and Approval for Construction for the West Campus Dining Facility Project, Texas A&M University, College Station, Texas (Project No. 02-3277)

I recommend adoption of the following minute order:

“The project scope along with a project budget of \$15,000,000 for the West Campus Dining Facility Project is approved.

The amount of \$13,500,000 is appropriated from Account No. 02-808893, Campus Renovation, for construction services and related project costs.

The West Campus Dining Facility Project, Texas A&M University, College Station, Texas, is approved for construction.”

Respectfully submitted,

[ORIGINAL SIGNED BY]

Billy Hamilton
Deputy Chancellor and
Chief Financial Officer

Approval Recommended:

Approved for Legal Sufficiency:

[ORIGINAL SIGNED BY]

John Sharp
Chancellor

[ORIGINAL SIGNED BY]

Ray Bonilla
General Counsel

[ORIGINAL SIGNED BY]

Phillip Ray
Vice Chancellor for Business Affairs

[ORIGINAL SIGNED BY]

Michael K. Young, President
Texas A&M University

WEST CAMPUS DINING FACILITY TEXAS A&M UNIVERSITY PROJECT NO. 02-3277	PROJECT BUDGET
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1.	Amount Available for Construction Contract	\$10,940,000
2.	Architectural/Engineering Fees	\$ 1,142,803
3.	Physical Plant/Facility Services	\$ 100,000
4.	Data	\$ 106,000
5.	Telecommunications	\$ 75,000
6.	Electrical Testing.....	\$ 5,000
7.	Envelope Testing.....	\$ 70,000
8.	Testing and Air Balancing.....	\$ 79,000
9.	Construction Materials Testing	\$ 40,000
10.	Artwork	\$ 5,000
11.	Moveable Equipment	\$ 707,000
12.	Moveable Furnishings	\$ 600,000
13.	Owner Supplied Insurance	\$ 30,000
14.	FP&C Project Management and Inspection Fees.....	\$ 483,900
15.	Owner's Contingency	\$ 547,197
16.	Miscellaneous.....	<u>\$ 69,100</u>
17.	TOTAL ESTIMATED COST OF PROJECT	<u>\$15,000,000</u>

1. BOR Approval of Capital Plan August 16, 2018
2. Issue A/E RFQ January 31, 2019
3. Receive A/E RFQ February 19, 2019
4. Shortlist A/E Firms February 26, 2019
5. Interview A/E Shortlist March 7, 2019
6. A/E Ranked Order Approved by Chancellor March 29, 2019
7. Execute A/E Agreement April 26, 2019
8. Complete Schematic Design July 18, 2019
9. Complete Design Development November 14, 2019
10. Complete Construction Documents February 5, 2020
11. Issue CSP RFP February 19, 2020
12. Receive CSP..... March 17, 2020
13. CSP Evaluation March 19, 2020
14. Submit THECB Application March 31, 2020
15. CSP Ranked Order Approved by Chancellor April 30, 2020
16. BOR Approval for Construction May 14, 2020
17. Execute CSP Agreement..... June 1, 2020
18. Begin Construction June 2020
19. Substantial Completion..... June 2021
20. Owner Occupancy..... August 2021



West Campus Dining Facility

Texas A&M University

Project No. 02-3277

West Campus Dining Facility

Texas A&M University
College Station, Texas



Project No. 02-3277

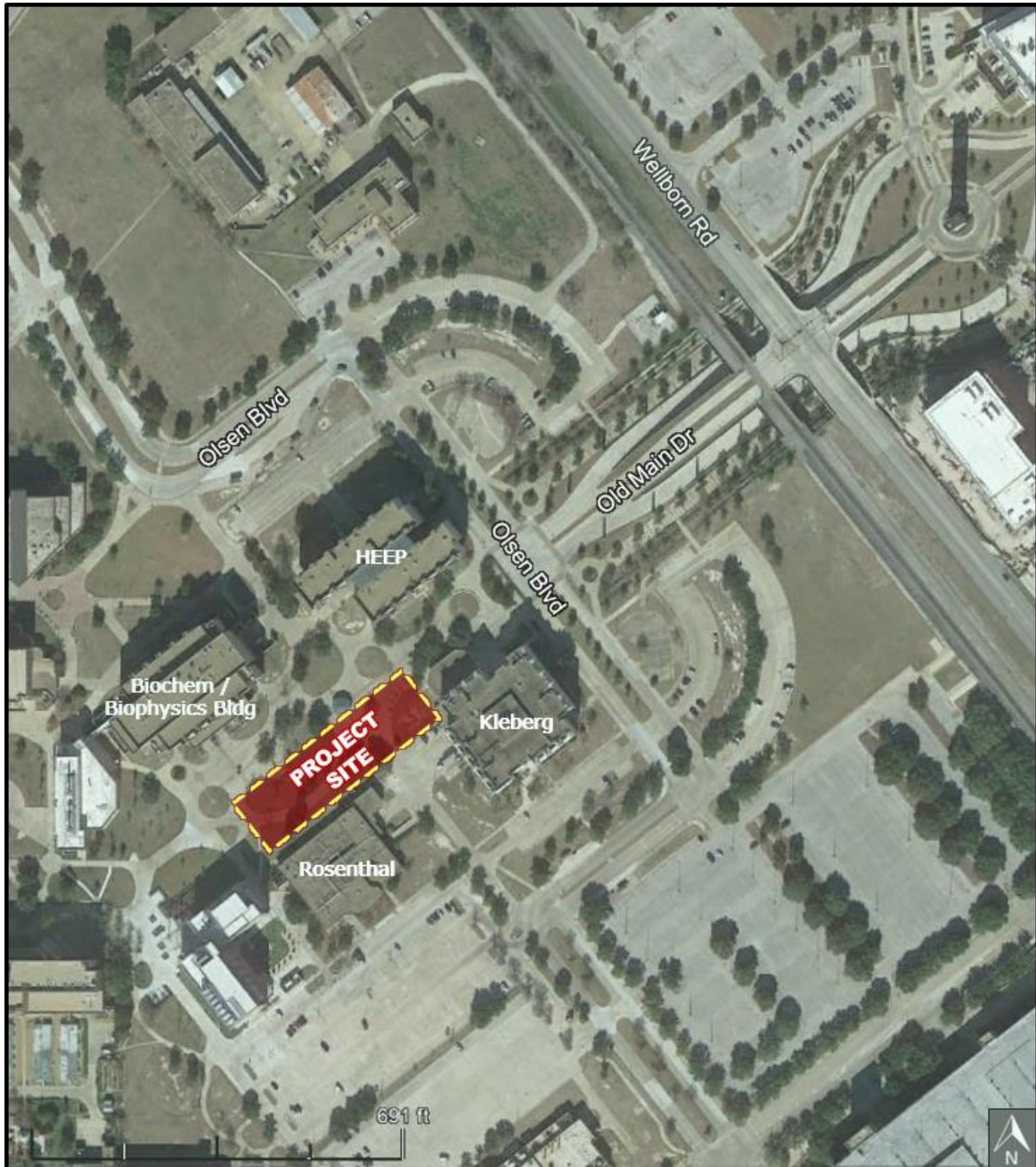
May 2020



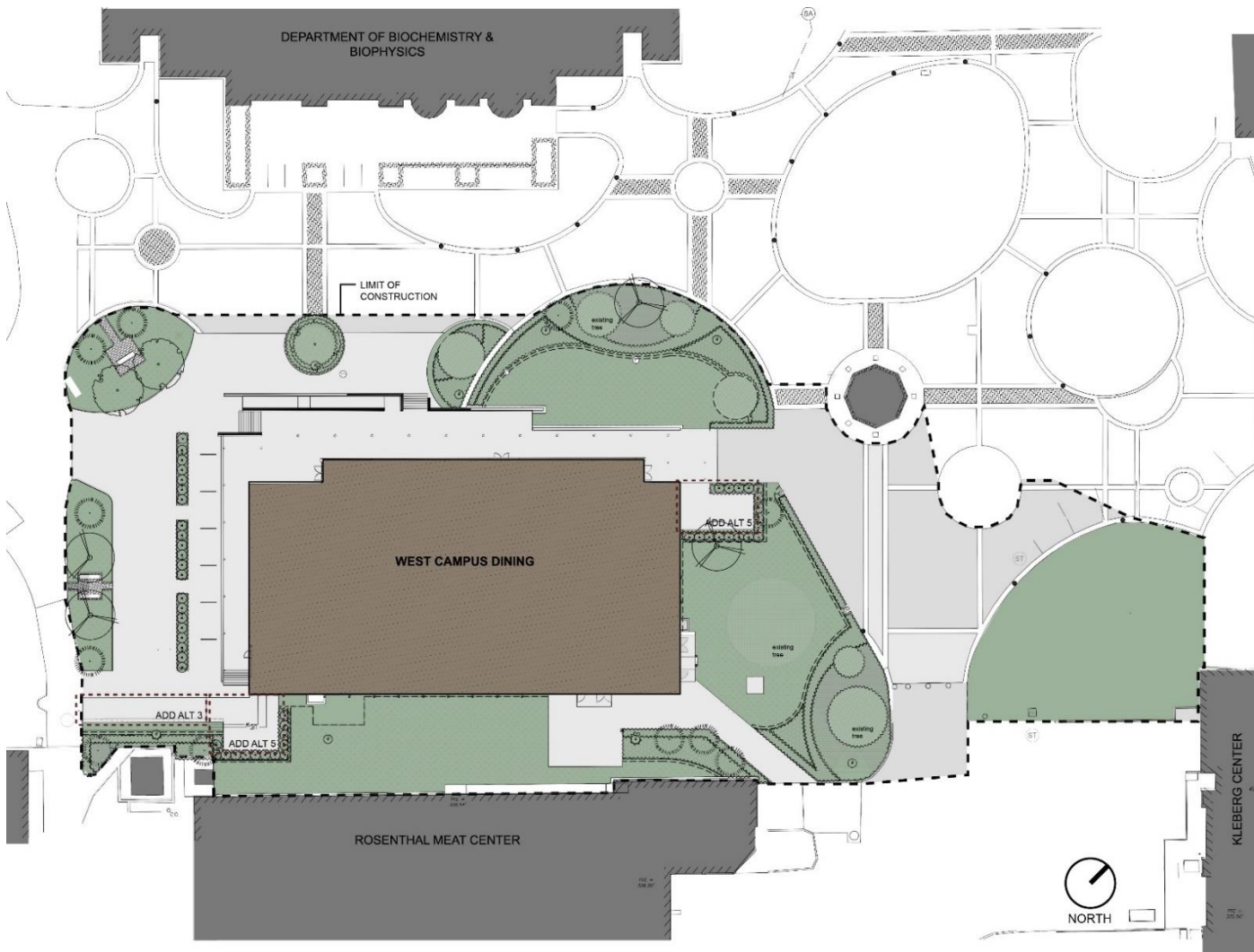
Russell E. Wallace
Executive Director
Office of Facilities Planning & Construction

The Texas A&M University System

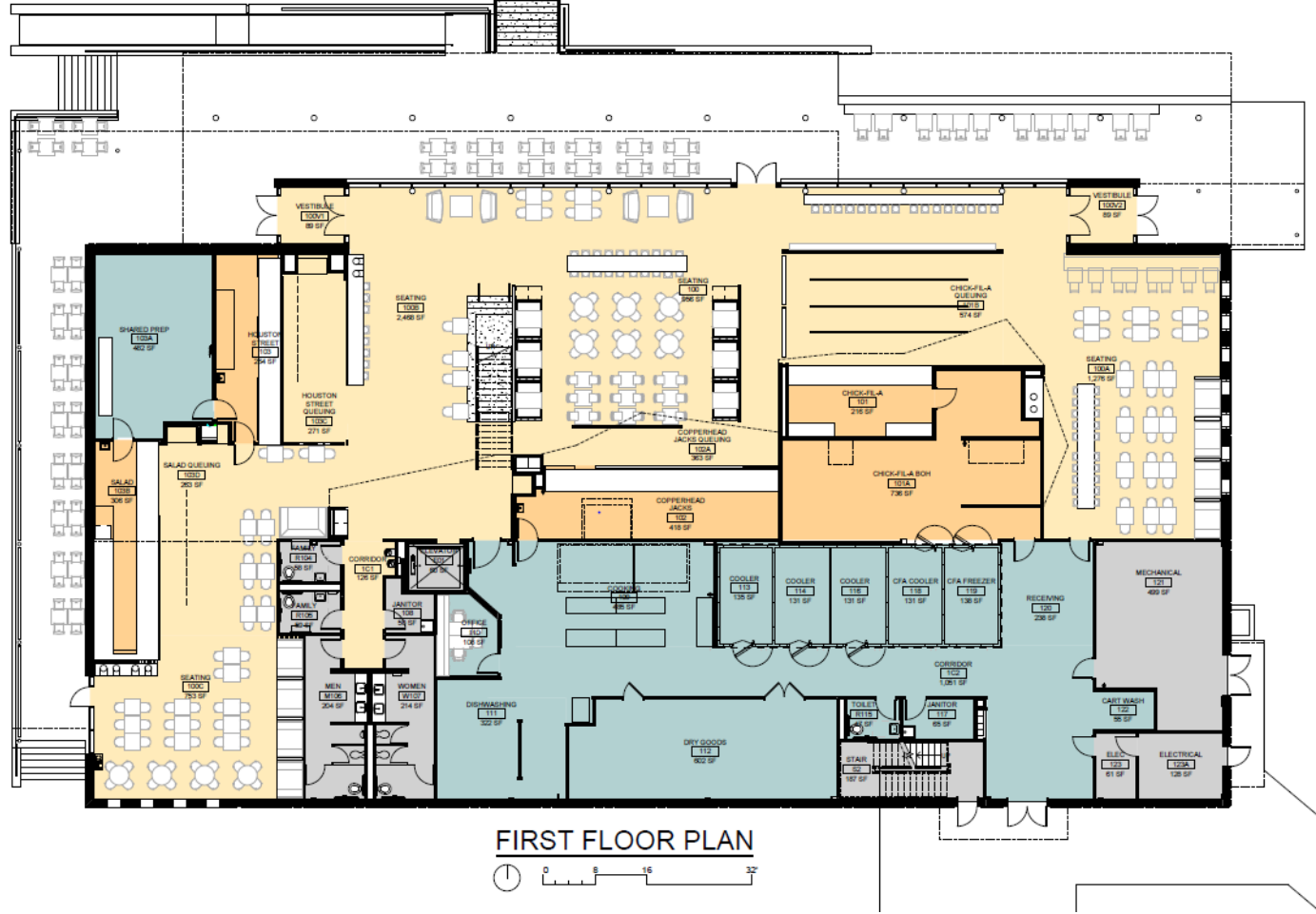
Site Location Map



Site Plan



Representative Floor Plan



- Space Legend**
- SEATING / CIRCULATION
 - FRONT OF HOUSE
 - ADMINISTRATION
 - BACK OF HOUSE
 - SERVICE / CORE

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Perspective



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