

**AGENDA ITEM BRIEFING**

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

**Subject:** Approval to Amend the FY 2021-FY 2025 Texas A&M University System Capital Plan to Add the TDEM Warehouse at RELLIS Project (Project No. 30-3338) with a Fiscal Year 2021 Start Date, Approval of the Project Scope and Budget, Appropriation for Pre-Construction and Construction Services, and Approval for Construction of the TDEM Warehouse at RELLIS Project for the Texas Division of Emergency Management

**Proposed Board Action:**

- (1) Amend the approved FY 2021-FY 2025 Texas A&M University System Capital Plan to add the TDEM Warehouse at RELLIS Project for the Texas Division of Emergency Management (TDEM) with an FY 2021 start date and a total planning amount of \$10,400,000.
- (2) Approve the project scope and budget.
- (3) Appropriate \$10,400,000 for preconstruction services, construction services and related project costs. This appropriation and the start of design are contingent upon the completion of a Program of Requirements scoped to the approved budget.
- (4) Approve construction of the TDEM Warehouse at RELLIS Project for TDEM to be built on the RELLIS campus.

**Funding/Budget Amount:**

<u>Funding Source</u>	<u>Budget Amount</u>	Average Estimated Annual <u>Debt Service</u>	Debt Service <u>Source</u>
Cash (Coronavirus Aid, Relief, and Economic Security [CARES] Act Funds)	\$5,200,000	N/A	N/A
Cash (Emergency Management Preparedness Grant – Supplemental [EMPG-S] Funds)	<u>\$5,200,000</u>	N/A	N/A
Total Project Funds	<u>\$10,400,000</u>		

**\* TDEM is considering financing the project with RFS debt proceeds on a short-term basis to facilitate timing of the use of federal and state sources to meet deadlines for the expenditure of funds.**

**Project Justification:**

In response to the COVID-19 Pandemic, TDEM has purchased and distributed personal protective equipment (PPE) to medical staff and first responders across the state. TDEM is currently using 470,000 square feet of borrowed storage for PPE on hand. TDEM needs conditioned storage space for PPE. Along with storage of PPE, during a response to hurricanes and other major disasters, TDEM supports a state staging area for buses and ambulances used to transport citizens of Texas out of harm's way and a base camp for first responders. In the past, this staging area and base camp was in San Antonio, Texas, on leased space. This space is no longer available to TDEM which leaves TDEM without suitable space for a staging area and base camp.

**Scope**

The facility will be an approximately 60,000 square-foot warehouse including 5,000 square feet of office space, a break room, restrooms and shower facilities. The foundation will be designed to support storage racks and 18 wheelers. The facility will be conditioned throughout to preserve the PPE.

**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 6 ("The A&M System, in adhering to the high standard of excellence and growth required in this strategic plan, will display prudent financial stewardship and sustainability.").

Agenda Item No. 3.5

**THE TEXAS A&M UNIVERSITY SYSTEM**  
**FACILITIES PLANNING AND CONSTRUCTION**  
Office of the Deputy Chancellor and Chief Financial Officer  
October 19, 2020

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

Subject: Approval to Amend the FY 2021-FY 2025 Texas A&M University System Capital Plan to add the TDEM Warehouse at RELLIS Project (Project No. 30-3338) with a Fiscal Year 2021 Start Date, Approval of the Project Scope and Budget, Appropriation for Pre-Construction and Construction Services, and Approval for Construction of the TDEM Warehouse at RELLIS Project for the Texas Division of Emergency Management

I recommend adoption of the following minute order:

**“The request to amend the FY 2021-FY 2025 Texas A&M University System Capital Plan to add the TDEM Warehouse at RELLIS Project for the Texas Division of Emergency Management with an FY 2021 start date and a total planning amount of \$10,400,000 is approved.**

**The project scope along with a project budget of \$10,400,000 for the TDEM Warehouse at RELLIS Project is approved.**

**The amount of \$5,200,000 is appropriated from Account No. 30-490041, 2020 EMPG-S Warehouse, and the amount of \$5,200,000 is appropriated from Account No. 30-480133, OOG Coronavirus Relief Fund Warehouse, for preconstruction, construction services and related project costs. This appropriation is contingent upon the completion of a Program of Requirements scoped to the approved budget. If needed, the Board authorizes the appropriation of Revenue Financing System Debt Proceeds for a short term period to facilitate timing of the use of federal and state sources to meet deadlines for the expenditure of funds.**

**The TDEM Warehouse at RELLIS Project, Texas Division of Emergency Management, Bryan, 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 the Participants, on whose behalf the debt is issued, possess the financial capacity to satisfy their Direct Obligations.”**

Respectfully submitted,

**[ORIGINAL SIGNED BY]**

Billy Hamilton  
Deputy Chancellor and  
Chief Financial Officer

**Approval Recommended:**

**[ORIGINAL SIGNED BY]**

John Sharp  
Chancellor

**Approved for Legal Sufficiency:**

**[ORIGINAL SIGNED BY]**

Ray Bonilla  
General Counsel

**[ORIGINAL SIGNED BY]**

Phillip Ray  
Vice Chancellor for Business Affairs

**[ORIGINAL SIGNED BY]**

W. Nim Kidd  
Vice Chancellor for Disaster and Emergency Services  
Texas Division of Emergency Management

<b>TDEM WAREHOUSE AT RELLIS</b>	<b>PROJECT BUDGET</b>
<b>TEXAS DIVISION OF EMERGENCY MANAGEMENT</b>	
<b>PROJECT NO. 30-3338</b>	

1. Construction .....	\$8,152,000
2. Project Contingency .....	408,000
3. Program of Requirements.....	0
4. Pre-Construction Services .....	645,000
5. Commissioning Services .....	30,000
6. Construction Testing .....	175,000
7. Campus Services & Technology .....	197,000
8. Furnishings .....	400,000
9. Equipment .....	100,000
10. Other Project Costs.....	17,000
11. FPC Management .....	<u>276,000</u>
12. TOTAL ESTIMATED COST OF PROJECT .....	<u>\$10,400,000</u>

1. BOR Approval to Include in Capital Plan .....November 12, 2020
2. BOR Approval for Construction.....November 12, 2020
3. Issue DB Request for Qualifications (RFQ) .....November 24, 2020
4. Receive DB RFQ Response ..... December 8, 2020
5. Shortlist DB Firms ..... December 15, 2020
6. Issue DB RFP to Shortlist..... December 17, 2020
7. Receive DB Pricing..... January 5, 2021
8. Select DB Firm ..... January 8, 2021
9. Chancellor Approval of DB Rank Order ..... February 2, 2021
10. Execute DB Agreement ..... February 23, 2021
11. DB Notice to Proceed/Programming Kick-Off..... February 25, 2021
12. Complete Program of Requirements ..... March 25, 2021
13. DB Notice to Proceed/Design Kick-Off ..... March 29, 2021
14. Complete Schematic Design ..... April 29, 2021
15. Receive GMP from DB..... May 13, 2021
16. Issue Construction Notice to Proceed ..... May 27, 2021
17. Submit THECB Application for Review ..... May 27, 2021
18. Complete Design Development..... June 3, 2021
19. Complete Construction Documents ..... July 9, 2021
20. Substantial Completion..... May 27, 2022
21. Owner Occupancy..... July 11, 2022