

AGENDA ITEM BRIEFING

Submitted by: Michael K. Young, President
Texas A&M University

Subject: Approval to Amend the FY 2021 – FY 2025 Texas A&M University System Capital Plan to Add the Heep Laboratory Building Renovation Project with a Fiscal Year 2021 Start Date and Approval of the Project Scope and Budget, Appropriation for the Pre-Construction Services of the Heep Laboratory Building Renovation Project at Texas A&M University (Project No. 2019-07199)

Proposed Board Action:

- (1) Amend the approved FY 2021 – FY 2025 Texas A&M University System Capital Plan to add the Heep Laboratory Building Renovation Project with an FY 2021 start date and a total planning amount of \$9,700,000.
- (2) Approve the project scope and budget.
- (3) Appropriate \$970,000 for pre-construction services and related project costs.

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)	<u>\$9,700,000</u>	N/A	N/A
Total Project Funds	<u>\$9,700,000</u>		

Project Justification:

Currently there is no “flex” space (i.e., space not assigned to specific units/functions that can be used for temporary functional use) for laboratories in biology research and other similar disciplines. This project is intended to fill this significant requirement on the Texas A&M University campus. Temporary or “flex” space is needed when:

- Existing laboratories are renovated
- New buildings/facilities are constructed in the same location as existing facilities
- New faculty/researchers are hired and awaiting their new laboratory preparation

The Heep Laboratory Building has the potential of accommodating this flex space need. This project will outline the user needs to be accommodated and the implementation requirements to accommodate them.

Scope:

This “base project” consists of renovating the entire first and second floors of the building representing approximately 26,550 square feet of space. Within this renovation, there is approximately 17,550 square feet of user space consisting of the following:

Research Work Areas

- 21 research lab modules
- Miscellaneous lab space

Research Support Areas

- 80° freezer rooms
- Autoclave rooms
- Tissue culture/microscope rooms
- Cold room
- Ice maker / storage space
- General storage / washer & dryer
- Chemical waste storage

Vivarium

- Animal holding / work room
- Feed / bedding storage
- Waste storage
- Procedure Rooms

Office Areas

- Lab manager office
- Staff/researcher offices
- 30-person conference room w/kitchenette
- 12-person conference room

In addition to the user spaces listed above, the balance of the 26,550 square feet in the “base project” would also:

- Expand the mechanical rooms
- Replace MEP services from the basement origins to the service points throughout the renovation
- Construct new IT rooms
- Reconfigure/refresh the restrooms
- Enclose the stairwells as per building/fire code
- Upgrade elevator controls
- Refresh remaining existing interior finishes

Construction on this project is scheduled to start in August 2021, with substantial completion scheduled for August 2022. The total project budget is \$9,700,000.

Other Major Fiscal Impacts:

None.

Strategic Plan Imperative(s) this Item Advances:

Approval of this agenda item will advance the A&M System strategic imperative 4, enabling the A&M System to increase its prominence by building a robust and targeted research portfolio. Specifically, approval will encourage cross-institution and cross-discipline collaboration and support member institutions in research pursuits, including obtaining emerging research.

Agenda Item No. 3.3

TEXAS A&M UNIVERSITY

Office of the President

December 3, 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 Heep Laboratory Building Renovation Project with a Fiscal Year 2021 Start Date and Approval of the Project Scope and Budget and Appropriation for the Pre-Construction Services of the Heep Laboratory Building Renovation Project at Texas A&M University (Project No. 2019-07199)

I recommend adoption of the following minute order:

“The request to amend the FY2021 – FY2025 Texas A&M University Capital Plan to add the Heep Laboratory Building Renovation Project for Texas A&M University with an FY 2021 start date and a project budget of \$9,700,000 is approved.

The amount of \$970,000 is appropriated from Account No. 02-808865-Old Heep Renovation for pre-construction services and related project costs.”

Respectfully submitted,

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Michael K. Young
President

Approval Recommended:

[ORIGINAL SIGNED BY
Billy Hamilton FOR

John Sharp
Chancellor

Approved for Legal Sufficiency:

[ORIGINAL SIGNED BY

Ray Bonilla
General Counsel

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Billy Hamilton
Deputy Chancellor and
Chief Financial Officer

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Phillip Ray
Vice Chancellor for Business Affairs



Heep Laboratory Building Renovation

Texas A&M University

Project No. 2019-07199