

AGENDA ITEM BRIEFING

Submitted by: M. Katherine Banks, Ph.D., President
Texas A&M University

Subject: Approval of the Project Scope and Budget, Appropriation for Construction Services, and Approval for Construction for the HVAC System Walton Hall Project, Texas A&M University, College Station, Texas (SSC Project No. 2021-07629)

Background and Prior Actions:

The HVAC System Walton Hall Project was included as a proposed project on the FY 2021 – FY 2025 A&M System Capital Plan approved by the Board at the August 2020 meeting. Additional funding was added at the August 2021 meeting.

Proposed Board Action:

- (1) Approve the project scope and budget.
- (2) Appropriate \$7,848,823 for construction services and related project costs. \$945,245 was previously appropriated for pre-construction services.
- (3) Approve construction of the HVAC System Walton Hall 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>
Revenue Financing System Debt Proceeds	<u>\$8,794,068</u>	\$599,264	Housing Revenue
Total Project Funds	<u>\$8,794,068</u>		

Project Justification:

Originally constructed in 1931, Walton Hall is a four-story concrete structure consisting of 11 ramps, 162 rooms, shared bathrooms, study room, community kitchen, laundry room and common area/space. Total net assignable square footage is 33,663.

Each room is conditioned by an individual heat pump window unit. The stairwells and landings are not conditioned. The existing heating radiator in each room and all associated piping has reached the end of its useful life and is no longer functional. The existing heat pump window units do not provide adequate dehumidification which has led to ongoing mold and high humidity issues.

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Agenda Item Briefing

Any mold issues have been remediated when identified and any remaining mold found during the course of this project will also be remediated.

Scope:

This project will replace each individual room window unit and heating radiator with a Variable Refrigerant Flow (VRF) system complete with heat recovery and BACnet controls to provide energy efficient cooling, heating, and humidity control for each room. A humidistat will be incorporated into the system to implement a humidity control strategy at the room level. Each room will receive a wall mounted variable refrigerant flow (VRF) unit, digital thermostat with fan speed and temperature control for students to adjust room comfort within a set range. Conditioned outside air (OA) will be provided via a separate roof top unit to introduce OA to rooms, stairwells, and landings through new ductwork.

Direct Digital Control (DDC) will be incorporated into the new system and will be tied into the campus-wide control system for better energy management and control by Utilities and Energy Services (UES).

General construction will consist of the removal of the window units, heating radiators and all associated piping as well as the relocation of electrical service from window units to VRF equipment.

Construction on this project is scheduled to start in September 2022 with substantial completion scheduled for July 2023. The total project budget is \$8,794,068.

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 3, by providing students a more comfortable living and study space. Improving the quality of campus life will improve the educational experience for all residents.

Agenda Item No. 3.3

TEXAS A&M UNIVERSITY

Office of the President

July 1, 2022

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 HVAC System Walton Hall Project, Texas A&M University, College Station, Texas (SSC Project No. 2021-07629)

I recommend adoption of the following minute order:

“The project scope along with a project budget of \$8,794,068 for the HVAC System Walton Hall Project is approved.

The amount of \$7,848,823 is appropriated from Account No. 01-083540, Revenue Financing System Debt Proceeds (Housing Revenue), for construction services and related project costs.

The HVAC System Walton Hall 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

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

Respectfully submitted,

[ORIGINAL SIGNED BY]

M. Katherine Banks, Ph.D.
President

Approval Recommended:

**[ORIGINAL SIGNED BY
Billy Hamilton FOR]**

John Sharp
Chancellor

Approved for Legal Sufficiency:

[ORIGINAL SIGNED BY]

Ray Bonilla
General Counsel

[ORIGINAL SIGNED BY]

Billy Hamilton
Deputy Chancellor and
Chief Financial Officer

[ORIGINAL SIGNED BY]

Phillip Ray
Vice Chancellor for Business Affairs

HVAC SYSTEM WALTON HALL TEXAS A&M UNIVERSITY SSC PROJECT NO. 2021-07629	PROJECT BUDGET
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1.	Amount Available for Construction Contract.....	\$7,502,000
2.	Owner's Contingency	375,100
3.	Architectural/Engineering Fees	643,291
4.	SSC Project Management Fees	268,677
5.	SSC/Physical Plant Services	2,500
6.	Energy System Testing & Balancing	<u>2,500</u>
7.	TOTAL ESTIMATED COST OF PROJECT.....	<u>\$8,794,068</u>

1. BOR Approval to Include in Capital Plan August 2020
2. Issue A/E Request for Qualifications (RFQ) April 2021
3. RFQ Responses Due May 2021
4. Execute A/E Agreement July 2021
5. Complete Schematic Design September 2021
6. Complete Construction Documents April 15, 2022
7. Advertise for Competitive Sealed Proposals (CSP) May 13, 2022
8. Receive CSPs June 15, 2022
9. CSP Evaluation June 2022
10. BOR Approval for Construction August 10, 2022
11. Execute CSP Agreement August 30, 2022
12. Begin Construction September 2022
13. Substantial Completion July 31, 2023
14. Owner Occupancy August 1, 2023



HVAC System Walton Hall

Texas A&M University

SSC Project No. 2021-07629

**TEXAS A&M UNIVERSITY SYSTEM
REVENUE FINANCING SYSTEM
HVAC System Walton Hall
Housing Revenue**

Dates	Outstanding Principal	Principal Amount	Interest Amount	Annual Total	Coverage 1.15x
BONDS	8,885,000.00				
YEAR 1	8,685,000.00	200,000.00	399,825.00	599,825.00	689,798.75
YEAR 2	8,475,000.00	210,000.00	390,825.00	600,825.00	690,948.75
YEAR 3	8,260,000.00	215,000.00	381,375.00	596,375.00	685,831.25
YEAR 4	8,035,000.00	225,000.00	371,700.00	596,700.00	686,205.00
YEAR 5	7,800,000.00	235,000.00	361,575.00	596,575.00	686,061.25
YEAR 6	7,550,000.00	250,000.00	351,000.00	601,000.00	691,150.00
YEAR 7	7,290,000.00	260,000.00	339,750.00	599,750.00	689,712.50
YEAR 8	7,020,000.00	270,000.00	328,050.00	598,050.00	687,757.50
YEAR 9	6,735,000.00	285,000.00	315,900.00	600,900.00	691,035.00
YEAR 10	6,440,000.00	295,000.00	303,075.00	598,075.00	687,786.25
YEAR 11	6,130,000.00	310,000.00	289,800.00	599,800.00	689,770.00
YEAR 12	5,805,000.00	325,000.00	275,850.00	600,850.00	690,977.50
YEAR 13	5,465,000.00	340,000.00	261,225.00	601,225.00	691,408.75
YEAR 14	5,110,000.00	355,000.00	245,925.00	600,925.00	691,063.75
YEAR 15	4,740,000.00	370,000.00	229,950.00	599,950.00	689,942.50
YEAR 16	4,355,000.00	385,000.00	213,300.00	598,300.00	688,045.00
YEAR 17	3,950,000.00	405,000.00	195,975.00	600,975.00	691,121.25
YEAR 18	3,530,000.00	420,000.00	177,750.00	597,750.00	687,412.50
YEAR 19	3,090,000.00	440,000.00	158,850.00	598,850.00	688,677.50
YEAR 20	2,630,000.00	460,000.00	139,050.00	599,050.00	688,907.50
YEAR 21	2,150,000.00	480,000.00	118,350.00	598,350.00	688,102.50
YEAR 22	1,650,000.00	500,000.00	96,750.00	596,750.00	686,262.50
YEAR 23	1,125,000.00	525,000.00	74,250.00	599,250.00	689,137.50
YEAR 24	575,000.00	550,000.00	50,625.00	600,625.00	690,718.75
YEAR 25	-	575,000.00	25,875.00	600,875.00	691,006.25
		<u>\$ 8,885,000.00</u>	<u>\$ 6,096,600.00</u>	<u>\$ 14,981,600.00</u>	<u>\$ 17,228,840.00</u>

Estimated Issuance Costs of \$90,932 are included in this schedule.

Long-term rates are assumed to be 4.50%. Rates are subject to market change.

Prepared by the Office of the Treasurer - Treasury Services 06/16/2022

Rates are subject to market change. Amounts are preliminary estimates that will be revised at the time bonds are issued.

AGENDA ITEM BRIEFING

Submitted by: Emily F. Cutrer, President
Texas A&M University-Texarkana

Subject: Approval to Amend the FY 2023-FY 2027 Texas A&M University System Capital Plan to Add the BLV HVAC Replacement Project for Texas A&M University-Texarkana with an FY 2023 Start Date (Project No.2022- TAMUT-214)

Proposed Board Action:

- (1) Amend the approved FY 2023-FY 2027 Texas A&M University System Capital Plan to add the BLV HVAC Replacement Project for Texas A&M University-Texarkana (A&M-Texarkana) with an FY 2023 start date and a total planning amount of \$6,200,000.
- (2) Appropriate \$620,000 for pre-construction services and related project costs.

Funding/Planning Amount:

<u>Funding Source</u>	<u>Planning Amount</u>	<u>Average Estimated Annual Debt Service</u>	<u>Debt Service Source</u>
CASH (Repair and Maintenance Reserves)	\$ 1,750,000	N/A	N/A
CASH (HEERF Lost Revenue Reserve)	\$ 1,500,000	N/A	N/A
CASH (HEERF SIP/Institutional)	\$ 2,000,000	N/A	N/A
CASH (Designated Reserves)	<u>\$ 950,000</u>	N/A	N/A
Total Project Cost	<u>\$6,200,000</u>		

Project Justification:

The current heating, ventilation, and air conditioning (HVAC) system in the A&M-Texarkana Bringle Lake Village dormitory has been in service for over 13 years and a study of the system has