

**AGENDA ITEM BRIEFING**

**Submitted by:** Mark A. Welsh III, Interim President  
Texas A&M University

**Subject:** Approval of the Project Scope and Budget, Appropriation for Construction Services, and Approval for Construction for the Interior Finishes Renovations Dunn Hall Phase II Project, Texas A&M University, College Station, Texas (SSC Project No. 2022-07999)

**Background and Prior Actions:**

The Interior Finishes Renovations Dunn Hall Phase II Project was included as an approved project on the FY 2024 – FY 2028 Texas A&M University System Capital Plan approved by the Board at the August 2023 meeting.

**Proposed Board Action:**

- (1) Approve the project scope and budget.
- (2) Appropriate \$6,252,849 for construction services and related project costs. \$694,760 has been previously appropriated to this project.
- (3) Approve construction of the Interior Finishes Renovations Dunn Hall Phase II 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 (Housing Revenue)	<u>\$6,947,609</u>	N/A	N/A
Total Project Funds	<u>\$6,947,609</u>		

**Project Justification:**

Originally constructed in 1972, Dunn Hall is a four-story concrete structure consisting of 240 student rooms, 120 shared bathrooms, study rooms, and common areas/spaces. Total net assignable square footage is 67,280.

The existing interior finishes have reached the end of their useful life. Room finishes, bathroom finishes, bathroom fixtures, and common area finishes which include study rooms, former typing

Agenda Item No. 3.9  
Agenda Item Briefing

rooms and drafting rooms need replacement and updates. Due to the change in use of some rooms, technology upgrades and room door upgrades need to be included along with the finish upgrades. Privacy partitions, sinks, shower bottoms, and plumbing fixtures need constant maintenance and repair. Interior metal closet doors are failing and parts are no longer available. The flooring in student rooms and common areas needs replacing. A full paint of the entire building interior is needed. Additionally, it is required by the Texas Department of Licensing and Regulation (TDLR) that a portion of the student rooms, student bathrooms, laundry rooms, community toilets, drinking fountains, and community kitchen be accessible.

**Scope:**

Phase II interior finishes will address a range of room and common area finishes, the majority being on the 1st and 2nd floors of Dunn Hall including resident rooms, large and small study rooms, community lounges, community bathrooms, and laundry rooms. Also to be addressed are the majority of the TDLR requirements.

General construction will consist of the removal of flooring, room doors, blinds, metal closets, all bathroom fixtures, and shower stalls. Installation of new finishes, new interior signage, electrical outlets, light switches, and blinds. Patching and painting of all interior walls and ceilings will be included.

Construction on this project is scheduled to start in December 2023 with substantial completion scheduled for July 2024. The total project budget is \$6,947,609.

**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 (A&M System) strategic imperative 3: “Our students will leave the A&M System as responsible and engaged citizens prepared for successful careers in an increasingly global economy.” Specifically, this project will provide students with a more comfortable living and study space. Improving the quality of campus life will improve the educational experience for all residents.

Agenda Item No. 3.9

**TEXAS A&M UNIVERSITY**

Office of the President

September 26, 2023

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 Interior Finishes Renovations Dunn Hall Phase II Project, Texas A&M University, College Station, Texas (SSC Project No. 2022-07999)

I recommend adoption of the following minute order:

**“The project scope along with a project budget of \$6,947,609 for the Interior Finishes Renovations Dunn Hall Phase II Project is approved.**

**The amount of \$6,252,849 is appropriated from Account No. 02-808818, Capital Renewal/DM Housing, for construction services and related project costs.**

**The Interior Finishes Renovations Dunn Hall Phase II Project, Texas A&M University, College Station, Texas, is approved for construction.”**

Respectfully submitted,

**[ORIGINAL SIGNED BY]**

Mark A. Welsh III  
Interim President

**Approval Recommended:**

**[ORIGINAL SIGNED BY]**

John Sharp  
Chancellor

**[ORIGINAL SIGNED BY]**

Billy Hamilton  
Deputy Chancellor and  
Chief Financial Officer

**[ORIGINAL SIGNED BY]**

Phillip Ray  
Vice Chancellor for Business Affairs

**Approved for Legal Sufficiency:**

**[ORIGINAL SIGNED BY]**

Ray Bonilla  
General Counsel

<b>INTERIOR FINISHES RENO DUNN HALL PH II</b>	<b>PROJECT BUDGET</b>
<b>TEXAS A&amp;M UNIVERSITY</b>	
<b>SSC PROJECT NO. 2022-07999</b>	

1. Amount Available for Construction Contract .....	\$5,484,000
2. Owner's Contingency .....	613,240
3. Architectural/Engineering Fees .....	548,000
4. SSC Project Management Fees .....	202,369
5. Campus Services .....	25,000
6. Other Services .....	<u>75,000</u>
7. TOTAL ESTIMATED COST OF PROJECT .....	<u>\$6,947,609</u>

1. BOR Approval to Include in Capital Plan ..... May 2020
2. Receive Best Value Authorization..... April 2021
3. Execute A/E Agreement ..... January 2023
4. Complete Construction Documents ..... June 2023
5. Advertise for Competitive Sealed Proposals (CSPs) ..... June 2023
6. CSP Evaluation ..... August 2023
7. BOR Approval for Construction .....November 9, 2023
8. Issue Construction Notice to Proceed ..... December 2023
9. Begin Construction ..... May 2024
10. Substantial Completion ..... July 2024
11. Owner Occupancy ..... August 2024



## Interior Finishes Renovations Dunn Hall Phase II

Texas A&M University

SSC Project No. 2022-07999