

AGENDA ITEM BRIEFING

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

Subject: Approval of the Project Scope and Budget, Appropriation for Construction Services, and Approval for Construction for the Davis-Gary Hall HVAC Renovations Project, Texas A&M University, College Station, Texas (Project No. 2023-06092)

Background and Prior Actions:

The Davis-Gary Hall HVAC Renovations Project was included as a proposed project on the FY 2024 – FY 2028 Texas A&M University System Capital Plan approved by the Board at the August 2023 meeting with an FY 2024 start date and a planning amount of \$9,218,500.

Proposed Board Action:

- (1) Approve the project scope and budget.
- (2) Appropriate \$8,296,650 for construction services and related project costs. \$921,850 has been previously appropriated to this project.
- (3) Approve construction of the Davis-Gary Hall HVAC Renovations 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>\$9,218,500</u>	\$677,194	Housing Revenue
Total Project Funds	<u>\$9,218,500</u>		

Project Justification:

Davis-Gary Hall was designed by Alfred C. Finn Architects in 1940 and built in 1942. Designated as a Level 3 Heritage Campus Building, Davis-Gary Hall has served Texas A&M as a student dormitory throughout its history. The original design did not include provision for air conditioning, but over the years, has been updated to include the current HVAC system. The latest system was installed in 1987.

Except for modifications to the group toilet rooms performed during the summer of 2018 and partial piping replacement performed during the summer of 2022, the remaining HVAC systems installed during the 1987 renovation project have reached the end of their useful life and require replacement.

Scope:

The scope of this project will include the removal and replacement of both building pumps and all chilled water and heating water piping from the 1987 renovation (except for the piping already replaced as part of projects in 2018 and 2022). Fan coil units in each dorm room will be replaced and a new pre-treated outside air system will be provided to supply fresh air to the dorm rooms and common areas throughout the building (except for the group restrooms, which were addressed in the 2018 renovation). Direct Digital Controls will be required for all new equipment and will be tied into the campus-wide control system for energy management by Texas A&M Utilities and Energy Services. Limited architectural finish repairs are anticipated in support of new piping and equipment replacements. No other significant architectural work is expected.

Construction on this project is scheduled to start in December 2024 with substantial completion scheduled for August 2025. The total project budget is \$9,218,500.

Other Major Fiscal Impacts:

None.

Strategic Plan Imperative(s) this Item Advances:

The Davis-Gary Hall HVAC Renovation Project supports 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 of all residents. In support of imperative 6, this project displays prudent financial stewardship and sustainability. By replacing aging systems within the building, long-term costs to the university will be minimized and the useful life of the building will be extended.

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TEXAS A&M UNIVERSITY

Office of the President

September 30, 2024

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 Davis-Gary Hall HVAC Renovations Project, Texas A&M University, College Station, Texas (Project No. 2023-06092)

I recommend adoption of the following minute order:

“The project scope along with a project budget of \$9,218,500 for the Davis-Gary Hall HVAC Renovations Project is approved.

The amount of \$8,296,650 is appropriated from Account No. 01-083540, Revenue Financing System Debt Proceeds (Housing Revenue), for construction services and related project costs.

The Davis-Gary Hall HVAC Renovations 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

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

Respectfully submitted,

[ORIGINAL SIGNED BY]

Mark A. Welsh III
President

Approval Recommended:

[ORIGINAL SIGNED BY]

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

DAVIS-GARY HALL HVAC RENOVATIONS TEXAS A&M UNIVERSITY PROJECT NO. 2023-06092	PROJECT BUDGET
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1. Construction	\$7,350,000
2. Project Contingency	735,000
3. Program of Requirements.....	0
4. Pre-Construction Services	735,000
5. Commissioning.....	75,000
6. Construction Testing	5,000
7. Campus Services & Technology	10,000
8. Furnishings	0
9. Equipment	0
10. Other Project Costs.....	40,000
11. Project Management & Inspection	<u>\$268,500</u>
12. TOTAL ESTIMATED COST OF PROJECT	<u>\$9,218,500</u>

1. BOR Approval to Include in Capital Plan August 17, 2023
2. Issue A/E RFQ September 5, 2023
3. Receive A/E RFQ Responses..... September 26, 2023
4. Shortlist A/E FirmsOctober 3, 2023
5. Interview A/E ShortlistOctober 10, 2023
6. Execute A/E AgreementOctober 20, 2023
7. A/E Design Kick-Off.....October 23, 2023
8. Complete Schematic Design January 31, 2024
9. Complete Design Development March 27, 2024
10. Complete Construction Documents May 14, 2024
11. Advertise for CSP June 6, 2024
12. Receive CSP ResponseJuly 17, 2024
13. CSP EvaluationOctober 17, 2024
14. BOR Approval for ConstructionNovember 7, 2024
15. Begin Construction December 2024
16. Commencement of Demolition and Construction May 2025
17. Substantial Completion August 2025
18. Owner Occupancy August 2025



Davis-Gary Hall HVAC Renovations

Texas A&M University

Project No. 2023-06092

**TEXAS A&M UNIVERSITY
REVENUE FINANCING SYSTEM
Davis-Gary Hall HVAC Renovations
Housing Revenue**

Dates	Outstanding Principal	Principal Amount	Interest Amount	Annual Total	Coverage 1.15x
BONDS	9,310,000.00				
YEAR 1	9,120,000.00	190,000.00	488,775.00	678,775.00	780,591.25
YEAR 2	8,925,000.00	195,000.00	478,800.00	673,800.00	774,870.00
YEAR 3	8,715,000.00	210,000.00	468,562.50	678,562.50	780,346.88
YEAR 4	8,495,000.00	220,000.00	457,537.50	677,537.50	779,168.13
YEAR 5	8,265,000.00	230,000.00	445,987.50	675,987.50	777,385.63
YEAR 6	8,020,000.00	245,000.00	433,912.50	678,912.50	780,749.38
YEAR 7	7,765,000.00	255,000.00	421,050.00	676,050.00	777,457.50
YEAR 8	7,495,000.00	270,000.00	407,662.50	677,662.50	779,311.88
YEAR 9	7,210,000.00	285,000.00	393,487.50	678,487.50	780,260.63
YEAR 10	6,910,000.00	300,000.00	378,525.00	678,525.00	780,303.75
YEAR 11	6,595,000.00	315,000.00	362,775.00	677,775.00	779,441.25
YEAR 12	6,265,000.00	330,000.00	346,237.50	676,237.50	777,673.13
YEAR 13	5,915,000.00	350,000.00	328,912.50	678,912.50	780,749.38
YEAR 14	5,550,000.00	365,000.00	310,537.50	675,537.50	776,868.13
YEAR 15	5,165,000.00	385,000.00	291,375.00	676,375.00	777,831.25
YEAR 16	4,760,000.00	405,000.00	271,162.50	676,162.50	777,586.88
YEAR 17	4,335,000.00	425,000.00	249,900.00	674,900.00	776,135.00
YEAR 18	3,885,000.00	450,000.00	227,587.50	677,587.50	779,225.63
YEAR 19	3,410,000.00	475,000.00	203,962.50	678,962.50	780,806.88
YEAR 20	2,910,000.00	500,000.00	179,025.00	679,025.00	780,878.75
YEAR 21	2,385,000.00	525,000.00	152,775.00	677,775.00	779,441.25
YEAR 22	1,835,000.00	550,000.00	125,212.50	675,212.50	776,494.38
YEAR 23	1,255,000.00	580,000.00	96,337.50	676,337.50	777,788.13
YEAR 24	645,000.00	610,000.00	65,887.50	675,887.50	777,270.63
YEAR 25	-	645,000.00	33,862.50	678,862.50	780,691.88
		<u>\$ 9,310,000.00</u>	<u>\$ 7,619,850.00</u>	<u>\$ 16,929,850.00</u>	<u>\$ 19,469,327.58</u>

Estimated issuance costs and rounding of \$91,500 are included in this schedule.
Long-term rates are assumed to be 5.25%. Rates are subject to market change.
Prepared by the Office of the Treasurer - Treasury Services 08/29/2024

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