

THE UNIVERSITY of TEXAS SYSTEM OFFICE of FACILITIES PLANNING and CONSTRUCTION

Nine Universities, Six Health Institutions, Unlimited Possibilities.

302-997 Student Housing Phase VII (UTD)

The University of Texas at Dallas

Executive Summary Report

Project Description

The new Residence Hall Phase VII is for lower division and international students and therefore will have finishes and architectural design reflecting a more cost effective option. The proposed 400 bed residence hall will consist of student apartments in one-bedroom, two-bedroom and 4-bedroom configurations with internal corridors. Supporting functions will consist of study/team areas located on each floor and entry level functions of reception, administration, laundry, computer lounge, and multipurpose room. The approximately 127,000 gross square foot building is expected to be five stories with wood frame with brick cladding. The estimated Total Project Cost is \$33.5M. Exterior amenities included in the project will consist of a surface parking lot, bike racks, mailbox structure and various patio seating areas.



Project Information

Project Status:	Active
Project Delivery Method:	Construction Manager at Risk
CIP Project Type:	New
Gross and Assignable Square Feet:	GSF: 127,500 ASF: 79,000
"44 Initiative: Project:	No
Phase and Estimated % Complete:	Design - 43%
OFPC RPM, SPM, PM, RCM, IM:	Salcher, Lund, Templin, Yauger, Connally
Architecture Firm:	KSQ Architects
Construction Firm:	Hill & Wilkinson General Contractors

Project Budget

Construction Services:	\$ 26,120,000	at \$ 205 / GSF
Total Project Cost:	\$ 33,500,000	at \$ 263 / GSF

Project Funding

Revenue Financing System Bonds	\$ 33,500,000
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Project Schedule

BOR/Chancellor DD Approval	05/12/2016
Issue NTP - Construction	05/18/2016
Achieve Substantial Completion	07/18/2017
Achieve Operational Occupancy	08/18/2017

Project Remarks

50%CDs issued 5/18/16 on schedule. This showed the project being \$231K (0.88%) over budget. Project Contingency will be shifted to cover this.
50% CD Cost Reconciliation scheduled for 5/21/16.
Source of power, storm sewer and water for the site resolved but installation commitment has not been achieved and this could negatively impact the schedule.
3 major members of KSQ's team have left. Project Principal David Short hired replacement for the project manager.
NTP has been issued, SWPPP BMP's are in place, early site work is ongoing.
Building pad preparation completed.
Contractor is negotiating 3-way agreement with the City of Richardson for tie-in of storm, sanitary and water distribution systems.

Board Approvals

BOR CIP approval scheduled for February 2016
BOR DD approval scheduled for May 2016