

### Project Description and Scope

**T**HE INTERDISCIPLINARY RESEARCH BUILDING FOR the University of Texas at El Paso will provide a variety of flexible spaces to enable students and faculty to engage in collaborative research and projects. Spaces within the new facility should be responsive to current and future needs, and promote adaptability and collegial interaction. This plan, when successfully implemented, will provide 150,000 gross square feet to accommodate a variety of needs and types of interdisciplinary research programs. As proposed by the University of Texas at El Paso Committee Members, all spaces to be included in the building program will fall into one of the six following categories:

- Core Research Facilities
  - Vivarium
  - Imaging Suite (General)
  - Imaging Suite (Specialized)
  - Core Laboratory Support Spaces
  - Visualization Suite
  - Human Subjects Research
  - Collaborative Work Spaces
- Research Labs
  - Open Wet Labs
  - Open Dry Labs
  - Small Dry Labs
- Meeting / Conference / Display Spaces
  - Auditorium / Presentation Space
  - Symposium Pre-Function Area
  - Storage
  - Medium Conference Room
  - Gallery Space
- Gathering Spaces
  - Lobby / Atrium
  - Cafe / Food Venue / Seating
  - Break Area / Galley

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- Office Spaces
  - Research Offices
  - Center / Storefront / Visitor Center
  - Building Offices
- Building Support Spaces

As currently programmed, the building totals approximately 90,430 assignable square feet (ASF). Non-assignable spaces shall account for approximately 40% of the building. Although the location and square footages of shell spaces have not yet been determined at the time of publication of this document, the final design of the building shall allow shell spaces for flexibility and adaptability for future use. To the extent the design of the building allows, shell spaces are preferred to be an entire floor(s). The ultimate goal is to pursue an architectural design that will promote experiential movement throughout the building to inspire interaction and innovation, while incorporating sustainability principles in the design and construction of the building.

## Preliminary Project Cost

The total project cost (TPC) for this project is \$85,000,000. The TPC includes a construction cost limitation (CCL) of \$61,200,000. The remainder of the budget will be utilized for items including, but not limited to, fees, furnishings, equipment, miscellaneous expenses and contingencies. Thermal Plant upgrades and the expansion to the existing infrastructure are expected to be included in the preliminary total project cost, though this will be decided and managed by the institution. The TPC and the CCL may increase as the project moves forward and unaccounted items are added. Any additional costs will be handled as shell spaces and finished out as alternates, or any other similar bidding strategy up to a CCL of \$72,000,000 and a TPC of \$100,000,000.

## Project Schedule

The schedule which follows is preliminary and will be adjusted as the project moves further through the design process and as the construction drawings are developed. Items which may affect the schedule include programmatic, budget and/or site constraints which may require spaces to be either added or value engineered out of the project or additional site information to be gathered and analyzed. The expected roles and participation from the planning committee is defined in detail in Chapter 10, Project Schedule. Major phases and milestones of the project schedule are as follows:

- Programming Phase 12/15/2015
  - Programming Workshop #1 01/19/2016
  - Programming Workshop #2 02/09/2016
  - Landscape Programming Session #1 03/09/2016
  - Landscape Programming Session #2 03/31/2016
  - Programming Wkshop #3 Review Draft Program 04/18/2016
  - Issue 95% Draft Program Document 05/05/2016
  - Issue Final Program 06/24/2016
- Thermal Plant 02/11/2016
  - Complete 50% CD 09/02/2016
  - Submit 95% CD 10/21/2016
  - Issue 100% CD 11/07/2016
- Schematic Design Phase 04/18/2016
  - SD Workshop #1- Organizational Concepts 06/07/2016
  - SD Workshop #2- Design Concepts 07/06/2016

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□ SD Workshop #3- Design Selection	07/27/2016
□ 95% SD Package Submittal	08/26/2016
□ SD Approval	09/16/2016
■ BOD Development	04/19/2016
□ Submit SD BOD	09/12/2016
□ Submit DD BOD	01/30/2016
■ Construction Manager at Risk Selection Phase	04/19/2016
□ CMR RFP Interviews	07/19/2016
□ CMR Selected	07/19/2016
□ OFPC/CMR Executes Agreement	08/05/2016
■ OPR Development	04/18/2016
□ Submit OPR Draft #1 to OFPC	05/16/2016
□ Submit OPR Draft #2 to OFPC	06/30/2016
□ Submit Final OPR for Execution	07/28/2016
■ Design Development Phase	09/19/2016
□ DD Workshop #1	10/03/2016
□ DD Workshop #2	11/01/2016
□ Approve TPC/DD- BOR Chancellor	11/10/2016
□ UTEP/OFPC 50% DD Review	10/31/2016
□ 95% Design Development	01/05/2017
■ Construction Documents Phase	01/27/2017
□ 50% CD Package Development	01/27/2017
□ 95% CD Package	06/08/2017
□ Issue 100% Construction Documents	06/30/2017
■ Construction Phase	03/09/2017
□ Substantial Completion	03/08/2019
□ Owner Move-In	05/06/2019

## Project Location

The proposed location for the Interdisciplinary Research Building is just west of the Undergraduate Learning Center (Building #99) and south of the University Bookstore (Building #215) on the University of Texas at El Paso campus located at 500 West University Avenue. The demolition of an existing building on the project site was recently completed to allow for construction of the new facility. The project location, which is located on West University Avenue, offers a great amount of vehicular and pedestrian access, as well as proximity to parking facilities. The closest surface parking area is located west of the proposed project site, across from Sun Bowl Drive. The nearest parking garage is just north of the University Bookstore. Also located near the project site are the Chihuahuan Desert Gardens. These gardens are located between the Centennial Museum (Building #21) and the Undergraduate Learning Center. The gardens feature over 600 species of native plants from the Greater Chihuahuan Desert Region. The proposed building shall incorporate a design that encourages interaction and engagement with exterior spaces and adjacent buildings to include Kelly Hall (Building #50). The map below illustrates the location of the project site within the campus of the University of Texas at El Paso.



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