



*Managing Metamorphosis,
Building for Change*





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Building for Change*



Session: 100209

Date: Thursday October 2, 2014

Time: 2:00 pm – 3:00 pm





*Managing Metamorphosis,
Building for Change*



***Live Learn Environments – Changing the Student
Experience on a Fast Growth Campus***

Presented by:

- **Matt Grief – UT Dallas Assoc. Vice President for Student Affairs**
- **Kelly Kinnard – UT Dallas Director of Physical Plant Services**
- **Steve Camp – Hill & Wilkinson Executive VP for Institutional Projects**
- **Dan Arrowood – HKS Sr. VP / Associate Principal**





Managing Metamorphosis, Building for Change



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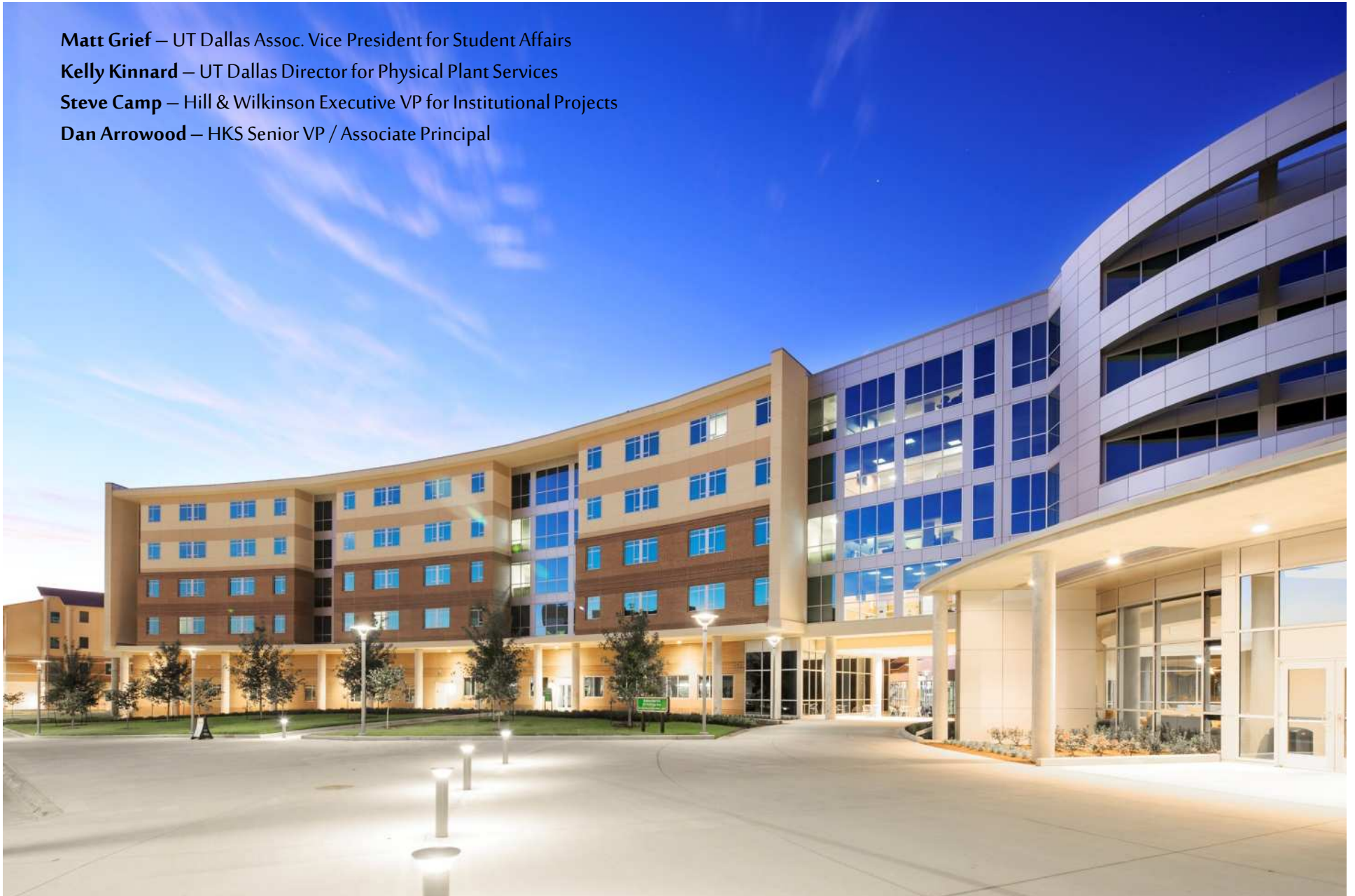
Live Learn Environments — Changing the Student Experience on a Fast Growth Campus

Matt Grief — UT Dallas Assoc. Vice President for Student Affairs

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1960's

... In the Beginning

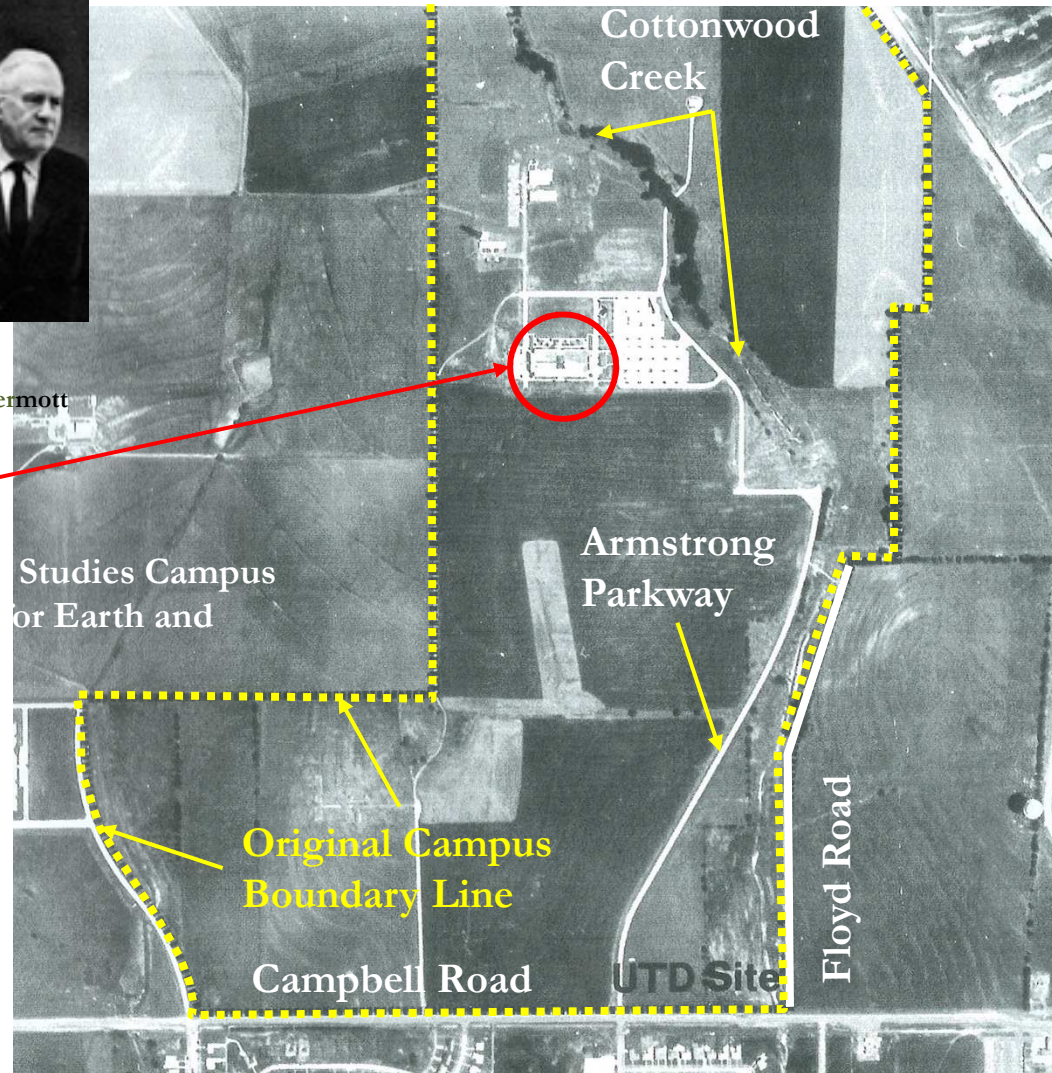


The TI Founders

Cecil Green, J. Erik Jonsson, Eugene McDermott
SCAS was Chartered in February 1961 and originally housed on the SMU Campus

The First Building on the Southwest Center for Advance Studies Campus for Earth and Planetary Science in 1964 is . . . "The Laboratory Planetary Science"

The building was designed by highly regarded Texas Architect O'Neil Ford.



1960's and 1970's

Laying the Foundation

Founders Building 1964 (OFord)

North Lab 1966 (Boerder)

Berkner Hall 1971 (HKS/O)

Jonsson Center 1972 (HKS/O)

Founders North 1972 (HKS/O)

CEP 1972 (HKS/O – B. Segall Consult. Engineers)

Green Hall 1972 (HKS/O)

Theater 1972 (HKS/O)

McDermott Library 1972 (HKS/O)

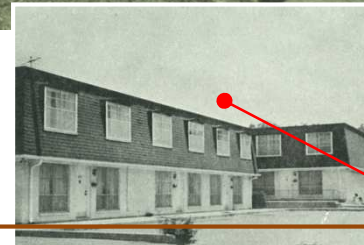
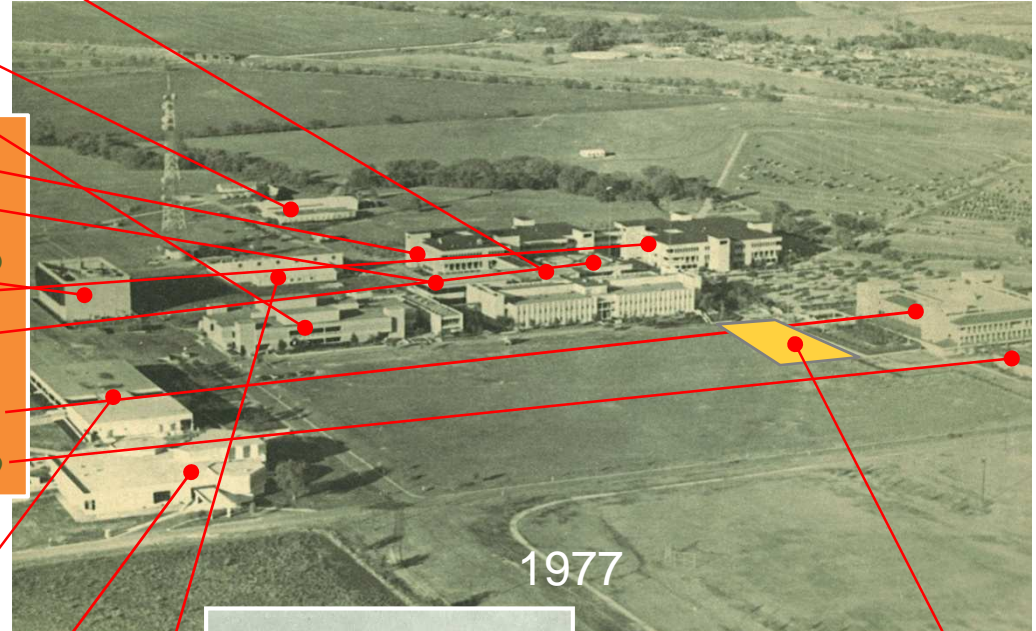
Physical Instruction 1972 (HKS/O)

Hoblitzelle Hall 1973 (F&S)

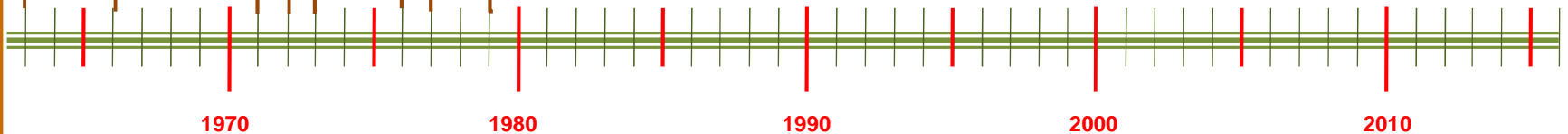
Conference Center 1976 (F&S)

Art Barn 1977 (F&S)

Early growth represented by heavy precast and “brutalist” concrete structures popular campus architecture during this period, infused with temporary metal buildings on the fringe.



Student Union 1979 (F&S)
Campus Housing 1979



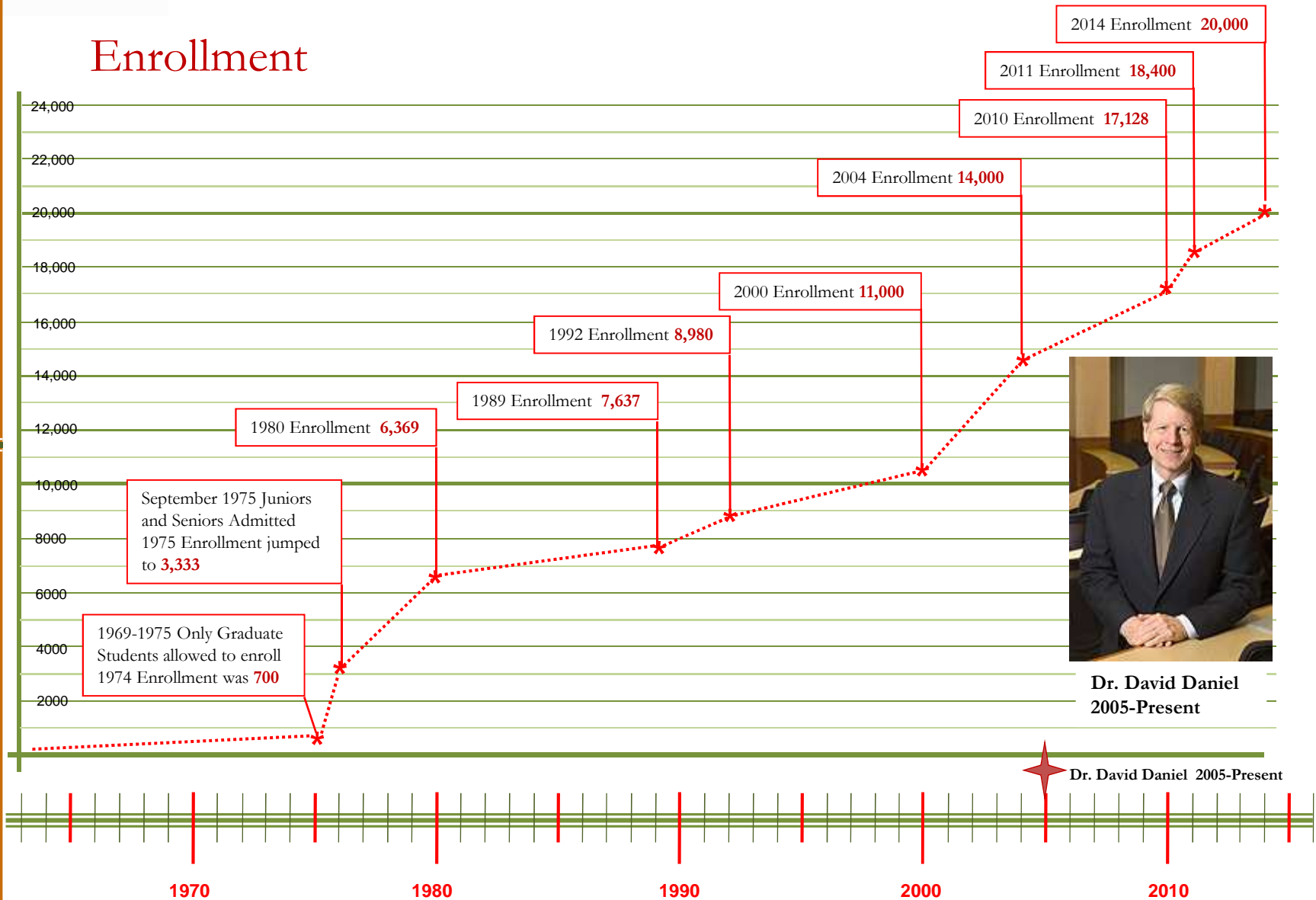
**Campus Site Development Plan 2010
(2030 View) Peter Walker Partners and
David Neuman**



UT System OFPC and UT Dallas Facility Management UT Dallas Campus Build-out



Enrollment





Student Housing Phase – 1-2009,
2-2011, 3-2012, 5-2013 Jacobs



MSET - 2010 Kell Munoz



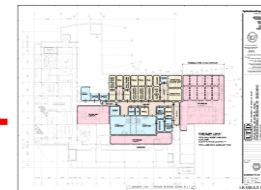
SSB – 2010 Peter Busby/P+W



CSBB – 2011 PSP (Larry Speck)



NSERL - 2006 PSP/ZGF
FM Compound IMF- 2006



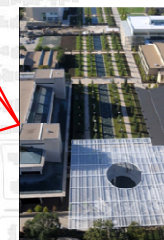
Vivarium - 2008 PSP/ZGF



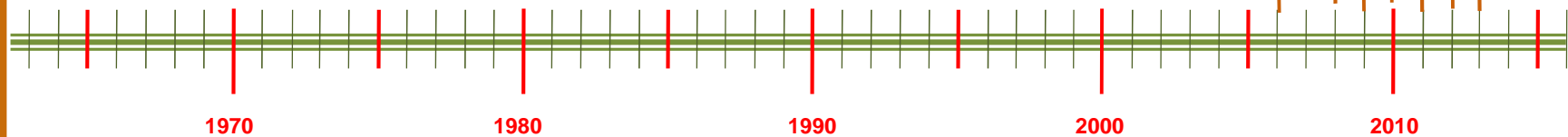
Dining Hall – 2009 Jacobs



Satellite Utility Plant
2012 EEA/Cotera Reed



CLEP Ph. 1 – 2010 PWP





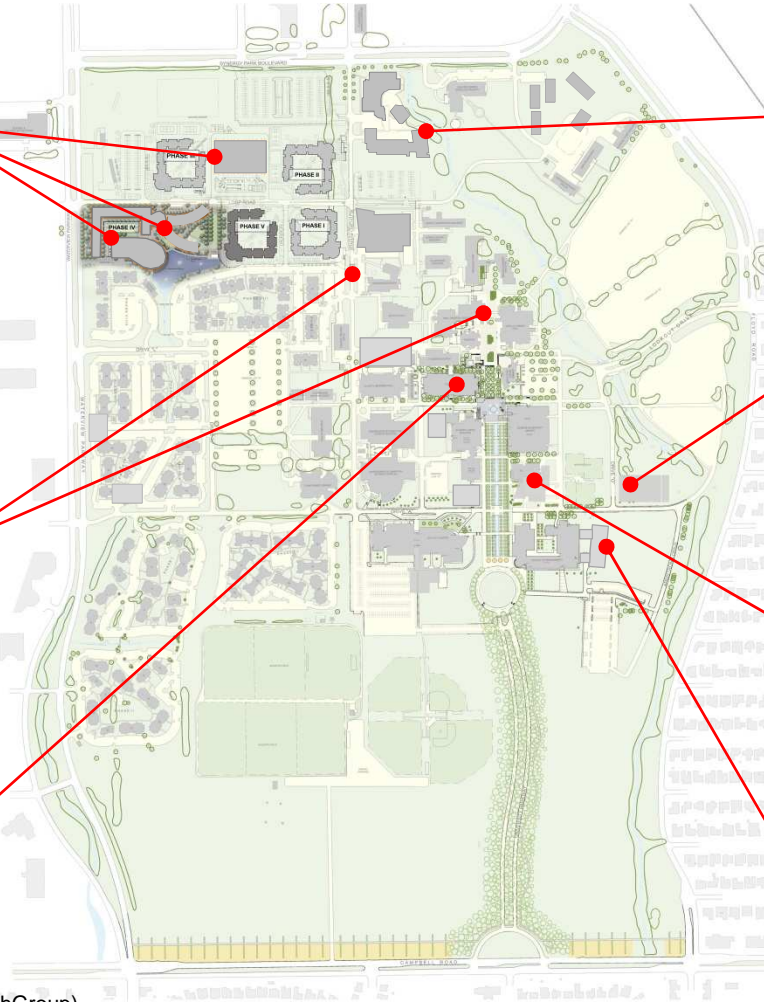
Student Housing Phase IV
2014 HKS (600 Beds, 800
Seat Dining, 25K GSF Activity
Center, 750 Car Parking Structure)



CLEP Phase II – 2014 PWP



Founders Renovations
2003, 2010, 2011, 2012 F&S (SmithGroup)



BSB – 2015 PSP/ZGF



PS Phase I - 2013 EEA/Cotera Reed



ATEC 2013 – VAI/Studios Architects



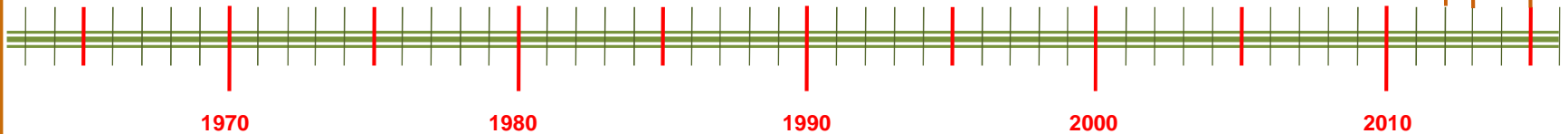
NJSOM Phase II
2014 – SHW/ Goody Clancy

2015

2014

2013

2012



Project Delivery Process / Physical Plant Overview









The University of Texas at Dallas
Student Housing Living Learning
Center, Phase IV

Office of Facilities
Planning and Construction
OFPC Project # 302-678



June 2014

Monthly Status Report

Schedule – Today's Meeting Date: 06/19/2014

Overall:

- The Schedule below is the **Baseline Schedule dated 08/04/2013**
- 337** Calendar Days into the **366** Calendar Day Schedule = **92.1%**
- Planned Total Float 21 Days – Actual Remaining Float **0** Days

Drill pour piers Res Hall (RH)	07/17/13	08/06/13	08/06/13	08/19/13
Grade beams and pier caps RH	07/24/13	08/13/13	08/13/13	09/11/13
Install UG plumbing/electrical RH	07/31/13	08/20/13	08/20/13	09/13/13
Build West Wing Stair Tower RH	07/31/13	08/27/13	08/27/13	10/02/13
Form and pour conc. Cols.RH	08/05/13	08/30/13	09/23/13	09/25/13
Place SOG RH	08/07/13	09/04/13	09/19/13	09/21/13
Build East Wing Stair Tower RH	08/14/13	08/27/13	10/07/13	11/07/13
Pour Podium Deck RH	08/16/13	09/20/13	10/10/13	10/12/13
Build Lvl 2 Wood Framing/Deck RH	08/28/13	09/11/13	10/14/13	10/31/13
Build Lvl 3 Wood Framing/Deck RH	09/12/13	09/25/13	10/28/13	11/08/13
Build Lvl 4 Wood Framing/Deck RH	09/26/13	10/11/13	11/20/13	11/20/13
Rough-in MEP Overhead Lvl 2 RH	10/01/13	11/11/13	12/02/13	01/07/14
Install Exterior Windows WW RH	10/21/13	11/15/13	02/21/14	02/20/14
Build Lvl 5 Wood Framing/Roof RH	10/24/13	11/13/13	01/23/14	01/30/14
Install Masonry Skin WW RH	11/04/13	01/06/14	02/26/14	02/21/14
Install Metal Pan Stairs RH	11/07/13	01/09/14	01/27/14	02/01/14
Roofing RH	11/08/13	12/09/13	02/13/14	02/14/14
Install HVAC Equipment RH	11/14/13	12/13/13	12/13/13	12/15/13
Install Main Elect. Panels and Gear RH	11/15/13	12/16/13	12/30/13	01/08/14
Install Exterior Windows EW RH	11/25/13	12/10/13	03/20/14	
Install Masonry Skin EW RH	12/11/13	01/13/14	03/24/14	
Install Exterior Windows-Connector RH	12/11/13	01/20/14	04/03/14	
Drill Piers R&DH	07/17/13	08/07/13	08/07/13	08/17/13
Install Underslab MEP Utilities R&DH	07/31/13	08/27/13	08/27/13	11/04/13
Pour Grade Beams R&DH	08/14/13	09/04/13	09/04/13	09/11/13
Pour Foundation Walls R&DH	08/19/13	09/09/13	09/19/13	10/01/13
Build Gymnasium CMU Walls R&DH	08/26/13	09/16/13	10/15/13	10/31/13
Place Dining SOG R&DH	09/20/13	10/10/13	10/10/13	11/09/13
Place Gymnasium SOG R&DH	10/11/13	10/18/13	09/17/13	09/17/13
Erect Structural Stl. And Decking R&DH	10/11/13	11/21/13	12/10/13	01/11/14
Pour Stub Walls & Place Rec SOG R&DH	10/21/13	11/08/13	11/08/13	11/01/13
Build Rec CMU Walls R&DH	11/11/13	11/26/13	11/27/13	12/30/13
Erect Gym & Rec Steel/Decking R&DH	11/27/13	12/19/13	12/16/13	12/13/13
Complete Structural Steel	12/19/13		01/20/14	01/20/14
Place Lvl 2 & Stair Conc at Rec Cntr R&DH	12/20/13	12/30/13	12/05/13	12/20/13
Install Roofing R&DH	01/06/14	02/14/14	02/01/14	01/30/14
Dry-in (all but Area 5)		01/08/14	02/26/14	03/03/14
GO - NO GO - DECISION ... GO			03/01/14	2/20/2014
Offsite Electrical Service In-Place		01/28/14	03/21/14	
Permanent Power-on		02/11/14	03/28/14	
Turn-on Air		03/04/14	04/15/14	
Substantial Completion	07/11/14	07/11/14	07/11/14	



Aerial Perspective

H&W Planned Activities – Mar/Apr.

- Finish or be very close with glazing.
- Start Metal Panels
- Start T&B
- Start flooring VCT and Quarry tile
- Start H&W pre-punch in residence west wing
- Start A/E Punch list walk 4/14/14.

Critical Issue ●
Growing Issue ◆
Concerned ◇
Complete/+ ♦



East Elevation viewed north of Loop Road

Project Construction Safety

- 514,210 Manhours worked (3/17/14)
- Safety continues to be closely watched

Project HUB Status

- Construction phase HUB Goal = 21.1%
- Actual HUB% current Buy-out = 23.0%

Project Issues Concerns

Issues/Concerns/Good Job		
LM	CM	LM = Last Meeting CM = Current Meeting
◆	◆	Ongoing cooperation of all Teams
◆	◆	Drawing/Submittal Reviews and Approvals are dictating the pace of construction (H&W)
◆	◆	Completeness of the Issue for Construction set of documents (H&W)
◆	◆	Current situation with project buy-out. Final Accounting to buy-out alternatives.
◆	◆	Clear understanding of different materials used on SH IV from first 4. (UTD)
◆	◆	Understand Housing drives schedule. (UTD)
◆	◆	Critical Concern over remaining funds to cover the H&W proposed \$ 1050,000+ Change Order. (OFPC)
●	●	SAFETY
◆	◆	ON Schedule except area 5 (OFPC)
●	◆	Finish Selections - ALL needed NOW!
◆	◆	Stucco Band Resolution
●	●	Schedule Status - ONCOR - Power ON
●	◆	Dining Hall Furniture

Budget

Overall

- Construction Contract On budget, (CMAR)
- NTP 07/16/13 Buy-out 99% complete, roughly \$100K savings

Payments

- A/E Fees, \$2,891,172.00 or **83.31%** of current appropriation of \$3,470,460.00. Construction gross billing, \$38,720,070.00 or **72.71%** of CMAR Construction Contract of \$53,250,000.00 in addition to \$55,000.00 or **100%** of pre-construction fees...



The University of Texas at Dallas
**Student Housing Living Learning
Center, Phase IV**

Office of Facilities
Planning and Construction
OFPC Project # 302-678



June 2014

Monthly Status Report

Performance Schedule Scorecard – Mini Milestone Schedules

Mini-Milestone Schedule	Adjusted Target Dates 02/20/14				Hit Target				Missed Target			
Notice to Proceed (NTP)	07/17/13											
Piers and Grade Beams Complete RH	09/11/13											
SOG Complete RH SOG Complete R&DH	10/10/13	10/25/13										
Pour Podium Deck RH	10/10/13											
Wood Framing/Deck RH Lvl 2, 3, 4, 5	10/24/13	10/28/13	11/13/13	12/18/13								
Drill Piers R&DH	08/17/13											
Place SOG R&DH Dining Hall, Gym	09/17/13											
Install Roofing R&DH	02/02/14											
Complete Structural Steel	01/20/14											
Dry-in	02/26/14	03/03/14A										
Power-on, Air-on	03/28/14	04/15/14	ONCOR Issues									
Substantial Completion	07/11/14											

Safety Scorecard

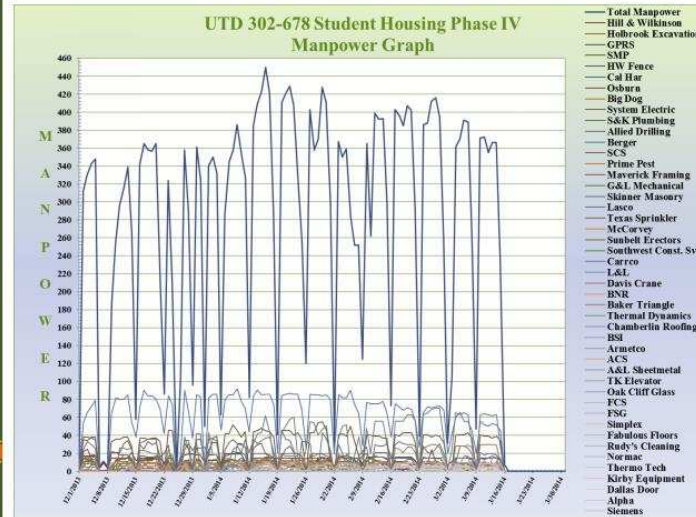
Performance Factor	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14
ROCIIP Deficiency	0	13	4-Injuries	2A/68/10C + 21	1-Injury	1A/68/5C							
STEP Eligibility	NTP/NE-1	NE-3	NE-2	NE-3	Y	NE-3	Y						
LEGEND:	Y- Yes Eligible	NE-1 Lack of Entries	NE-2 Exceeds Injuries	NE-3 Exceeds Deficiencies	NE-4 Late M/H Submission	NE-5 GL Claims Submission	NE-6 Missed PSC Call						

Cash Flow Scorecard

302-678 Student Housing Living Learning Center Phase IV - Target Monthly Cash Flow Expenditures

Date	Projected Monthly Gross Billing*	Projected Cumulative Billing	Actual Monthly Gross Billing	Actual Cumulative Gross Billing	DELTA Cumulative Gross Billing	Comments
Jul. 2013	\$719,000	\$719,000	\$848,862	\$848,862	\$129,862	
Aug. 2013	\$1,597,500	\$2,316,500	\$2,514,789	\$3,363,651	\$1,047,151	
Sep. 2013	\$3,461,250	\$5,777,750	\$3,384,200	\$6,747,851	\$970,101	
Oct. 2013	\$4,686,000	\$10,463,750	\$5,771,847	\$12,519,698	\$2,055,948	
Nov. 2013	\$6,643,250	\$17,107,000	\$7,701,383	\$20,221,081	\$3,114,081	
Dec. 2013	\$7,049,750	\$24,156,750	\$7,819,774	\$28,040,855	\$3,884,105	
Jan. 2014	\$7,316,000	\$31,472,750	\$5,451,719	\$33,492,574	\$2,019,824	
Feb. 2014	\$7,429,000	\$38,901,750	\$5,227,496	\$38,720,070	(\$181,680)	
Mar. 2014	\$6,709,500	\$45,611,250				
Apr. 2014	\$3,780,750	\$49,392,000				
May 2014	\$2,170,250	\$51,562,250				
Jun. 2014	\$1,424,750	\$52,987,000				
Jul. 2014	\$263,000	\$53,250,000				
Legend		Positive (+) Delta		Positive (+) Delta		* Gross Billing Includes Retainage and Excludes Pre-Construction Services
		Negative (-) Delta		Negative (-) Delta		

Daily Manpower (December 2013– January 2014)



Manpower Notes:

- Averaging between 380 and 450 total workers per day. Steady from a month ago. Peak 450.
- Lasco Drywall is running the largest crew averaging 70-80 workers per day.
- The remaining subs are running crews between 20 and 60 workers per day.
- The overall trend is steady since December.
- Crews have worked every weekend (Saturday and Sunday) for the past FIFTEEN weeks, averaging 60 to 120 workers on the weekends.
- Went from 428,100 Total manhours last month to 514,210 Total manhours this month, up roughly 86,110 manhours in 30 days.

Progress Photos

- Photos show Project Progress of Phase IV student housing project

Date 01/21/2014



Area 1 West Elevation

Date 02/17/2014



Area 9 - Dining Hall

Date 03/13/2014



Area 9 - Dining Hall



Area 5 - Steel Framing



Area 5 - Lobby Entrance



Area 5 - Lobby Entrance



The University of Texas at Dallas
**Student Housing Living Learning
Center, Phase IV**

Office of Facilities
Planning and Construction
OFPC Project # 302-678



June 2014

Monthly Status Report

Project Aerial Photos

- Aerial Photos showing Month-by-Month Progress

Housing Phase IV
January 3, 2014
170 Calendar Days
Into the Project



Housing Phase IV
February 5, 2014
203 Calendar Days
Into the Project



Housing Phase IV
March 17, 2014
244 Calendar Days
Into the Project





UTD THE UNIVERSITY OF TEXAS AT DALLAS

your **FRESHMAN YEAR EXPERIENCE** at UT DALLAS

LIVING LEARNING COMMUNITIES

Because learning does not take place exclusively in the classroom, UT Dallas offers incoming freshmen the opportunity to participate in one of our Living Learning Communities (LLC).

Living Learning Communities (LLC) are groups of freshmen who share common academic goals or interests. Students involved in these communities live in a designated LLC residence hall, enroll in community-specific courses together, and participate in group activities such as service projects and social events.

Living Learning Communities are:

- Arts and Technology
- Computer Science
- Engineering
- Management
- Pre-Health
- Social Sciences

All majors are welcome. You do not have to declare a major that matches your LLC; however, once you are placed in an LLC you will have to enroll in required courses.

Learn more at utdallas.edu/livinglearning.

Updated: April 22, 2014

SEARCH GO

The University of Texas at Dallas Home



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UT Dallas Housing

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2,307 likes

180 visits

ABOUT



955 UTD North Loop Rd
Richardson, Texas

(972) 883-7430

Open
Today 8:00am - 6:00pm

<http://www.utdallas.edu/housing>

PHOTOS



UT Dallas Housing

September 19

Yesterday was the ribbon cutting for our 5th and largest residence hall. Hill & Wilkinson, contractors assigned to build Residence Hall West, took aerial photographs Sept. 4 showing, for the first time, all five residence halls from the air.



Like · Comment · Share

UT Dallas, Robert J Koelling, Noreen Tsai and 56 others like this.



UT Dallas Housing

September 19

Please join us tonight at 9pm in the Residence Hall West Courtyard for a showing of Captain America: The Winter Soldier. Bring a blanket and friends and enjoy some popcorn, candy, and big-screen excitement!

Like · Comment



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Recent

2013

2012

2011



Interested in Being a UTD Peer Advisor?
University

Timeline About Photos Likes Events

PEOPLE

1,103 likes

ABOUT

For students who are interested in being a peer advisor.

PHOTOS



Interested in Being a UTD Peer Advisor? shared a link.

June 27 · 🌐

Residential Life has a limited number of openings for Peer Advisors for Fall 2014. If you are interested in applying to be a PA, follow the link below to learn more about the position and fill out an application!

<http://www.utdallas.edu/reslife/pa/>



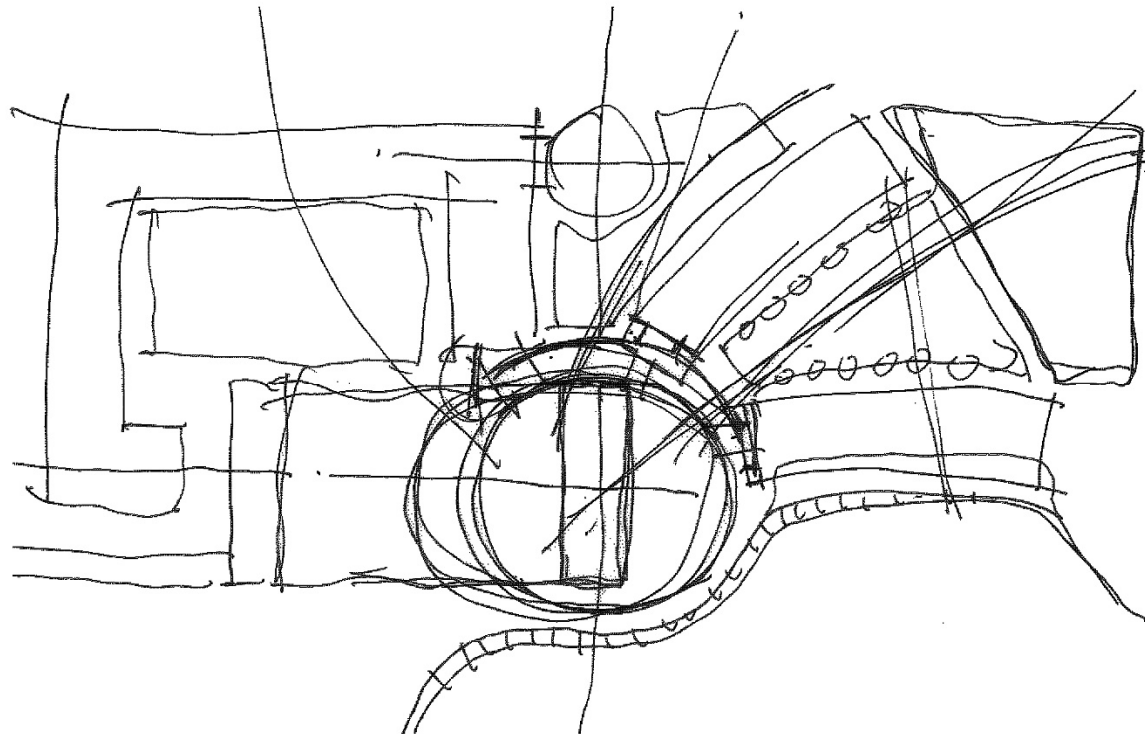
Peer Advisors - Residential Life - University Housing - UT Dallas
www.utdallas.edu

(PA) are UT Dallas student employees who live on campus and provide University Village residents with personal, academic and housing-related peer support.

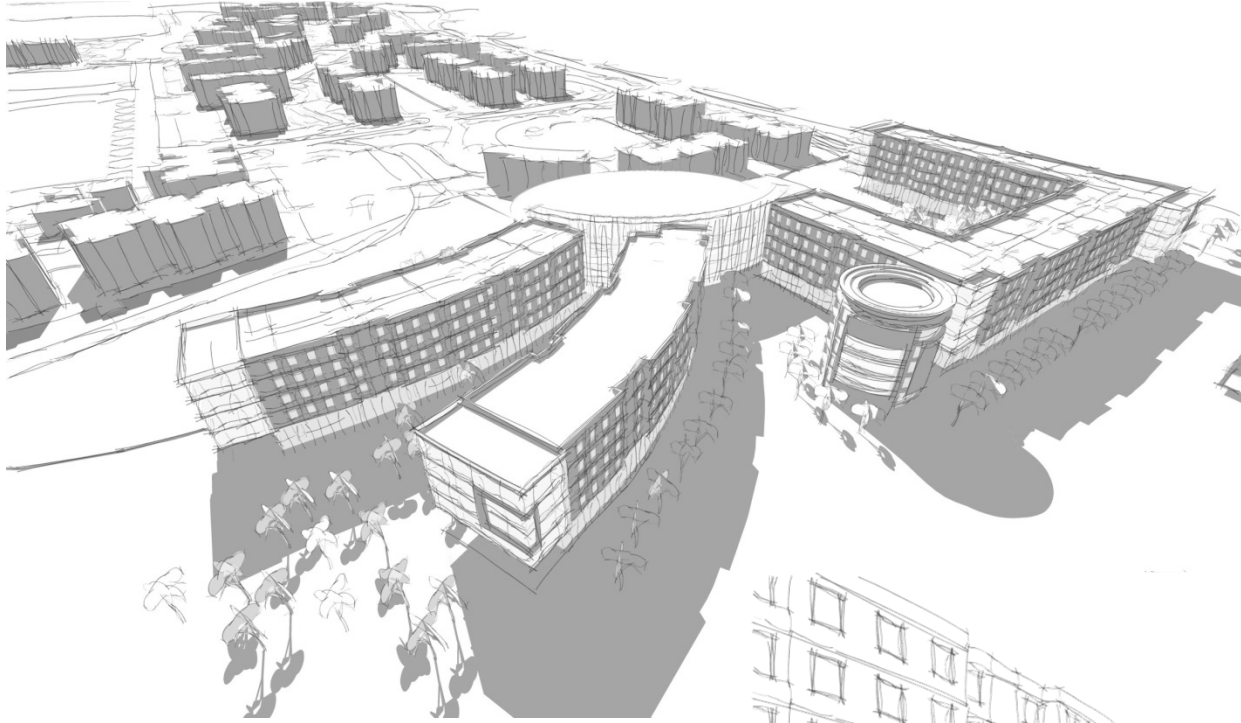
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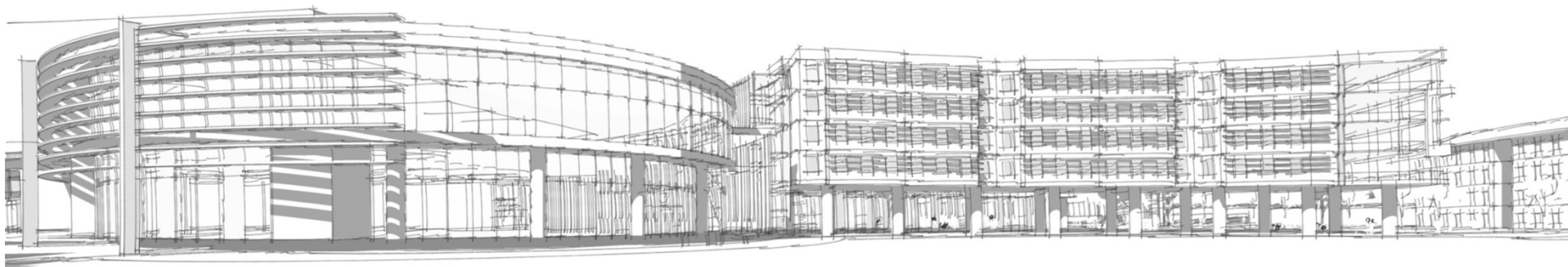
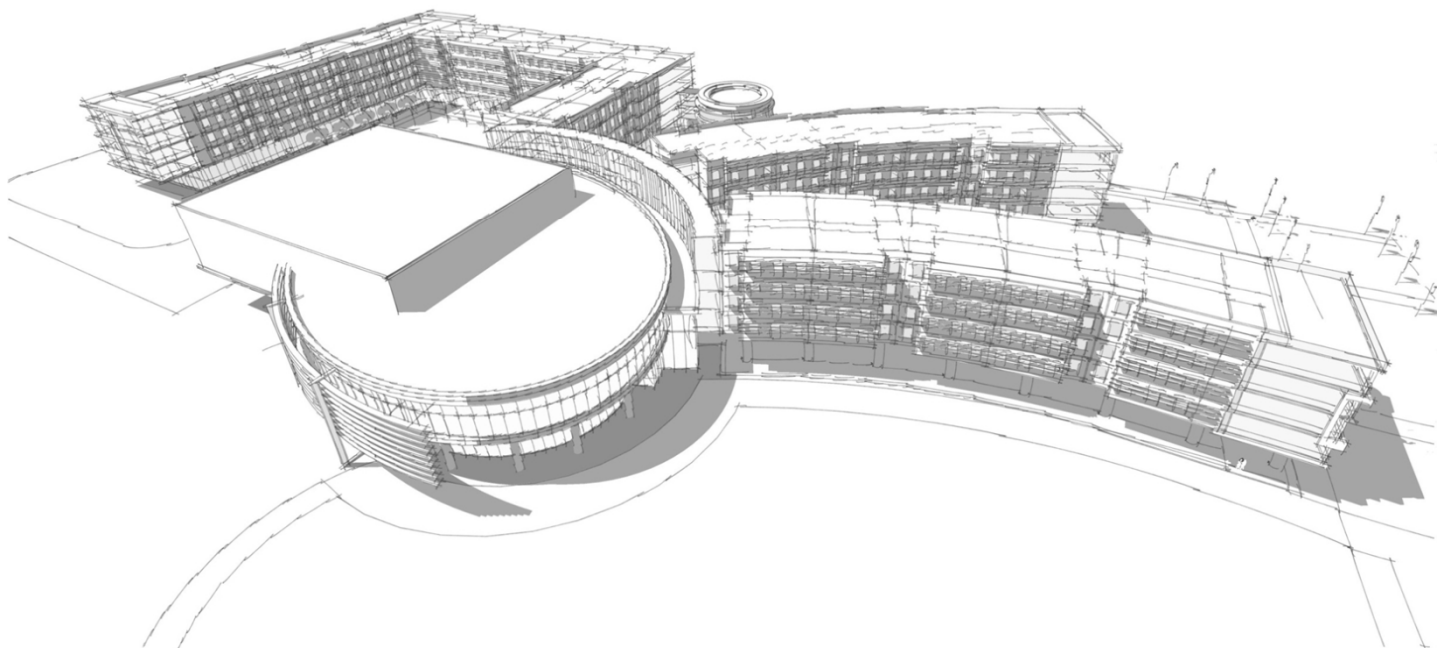
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BEAR CLAW































Construction Manager Overview



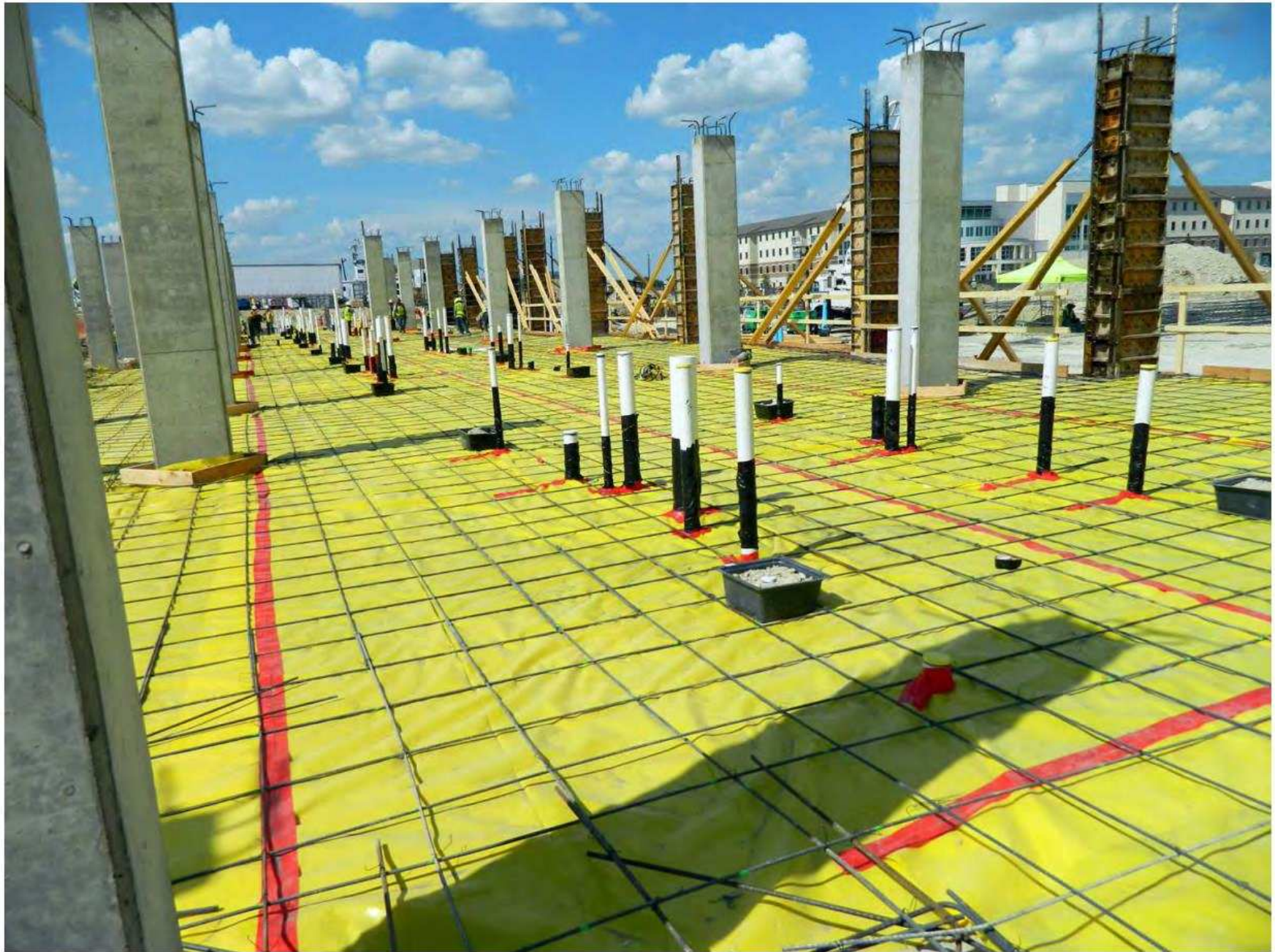
07/22/2013 SH4 - Construction Progress Photos (VY/OFPC)



07/22/2013 SH4 - Construction Progress Photos (VY/OFPC)



08/12/2013 SH4 - Construction Progress Photos (VY/OFPC)




08/12/2013 SH4 - Construction Progress Photos (VY/OFPC)



UTD Phase 4


Print #131002716
Date: 10/02/13
Lat/Lon: 32.989887 -96.753972

 Aerial Photography, Inc. 954-568-0484



UTD Phase 4


Print #131002717
Date: 10/02/13
Lat/Lon: 32.989887 -96.753972

 Aerial Photography, Inc. 954-568-0484



UTD Phase 4

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Lat/Lon: 32.989887 -96.753972

 Aerial Photography, Inc. 954-568-0484



UTD Phase 4

Print #131112840
Date: 11/12/13
Lat/Lon: 32.989887 -96.753972



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HILL & WILKINSON
GENERAL CONTRACTORS

UTD Phase 4

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HILL & WILKINSON
GENERAL CONTRACTORS

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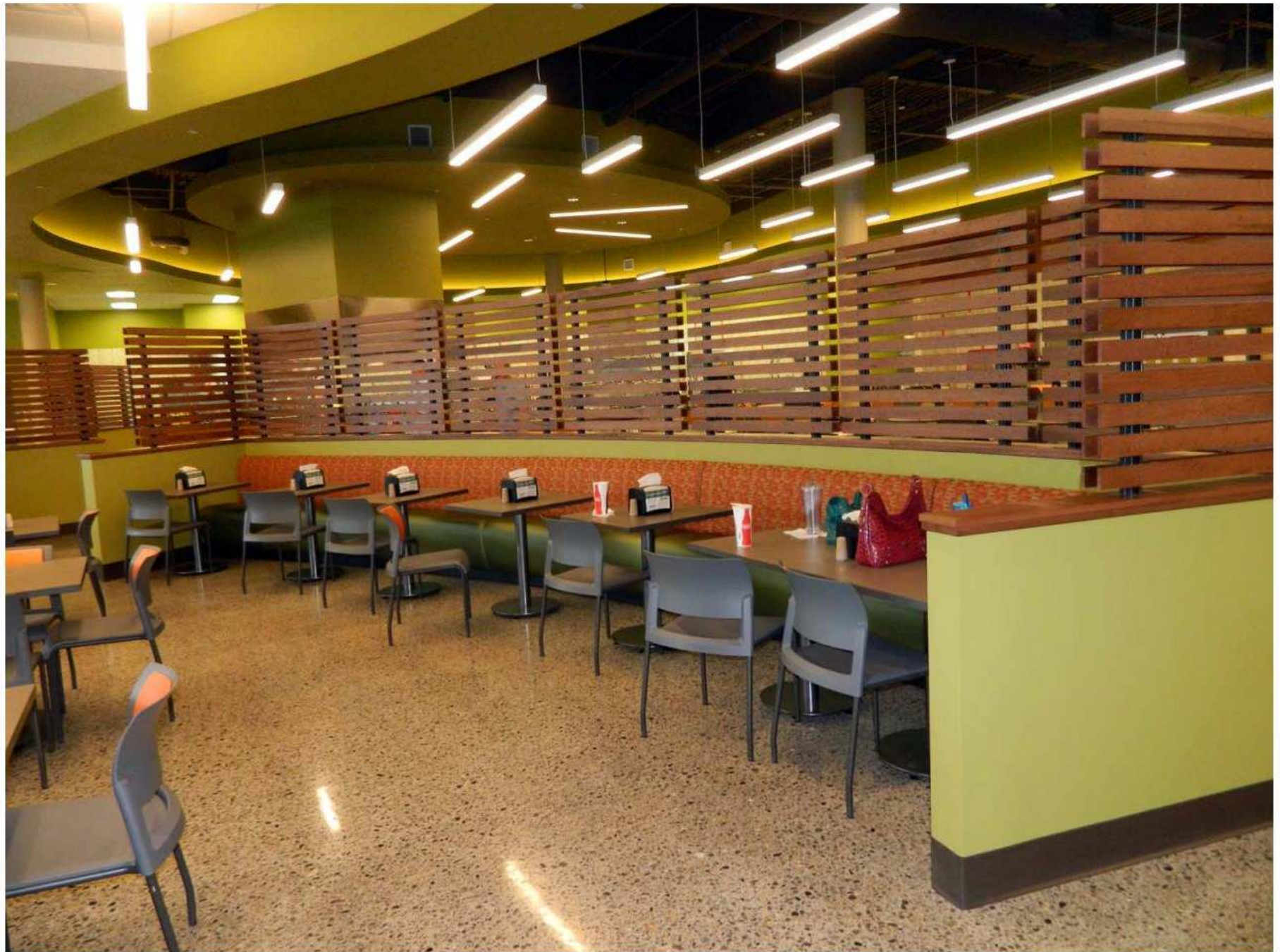




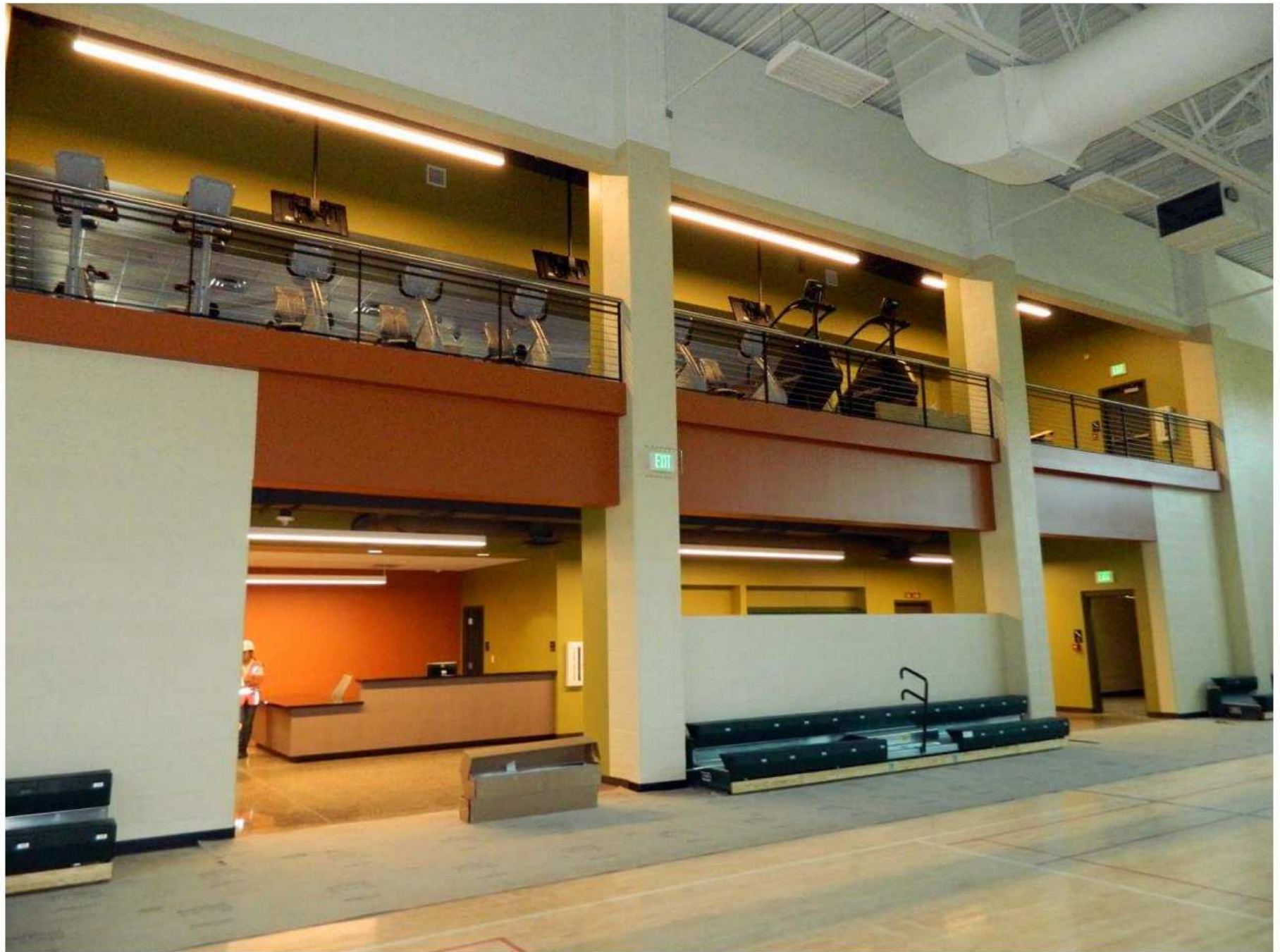


















Live Learn Environments — Changing the Student Experience on a Fast Growth Campus





*Managing Metamorphosis,
Building for Change*



Seminar Evaluation

We hope you enjoyed this session...

Please take a moment to complete the evaluation form.

Thank you!

