

# **Four Projects in North Texas**

Coordinated Planning, Programming & Design

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Vice Chancellor, Facilities Planning & Construction

University of North Texas System

# Four Projects in North Texas

## Interdisciplinary Research Building (IRB)

**Project Budget**

\$118,500,000

**Substantial Completion**

November 2018



## Student Learning & Success Center (SLSC)

**Project Budget**

\$63,000,000

**Substantial Completion**

March 2019



## College of Visual Arts & Design (CVAD)

**Project Budget**

\$70,000,000

**Substantial Completion**

December 2018

## Dallas Municipal Building (MUNI)

**Project Budget**

\$56,000,000

**Substantial Completion**

February 2019



# Presentation Outline

- Office of Facilities Planning & Construction Roles and Responsibilities
- Organizational and Management Challenges
- Direction and Approach
- Overview of the four projects
  - UNTHSC – Interdisciplinary Research Building (IRB)
  - UNT Denton – College of Visual Art and Design (CVAD)
  - UNT Dallas – Student Learning and Success Center (SLSC)
  - UNTD College of Law – Dallas Municipal Building (MUNI)
- Wrap-up and Lessons Learned

# UNT System OFPC Organization and Responsibilities

- Master Planning
- Project Programming
- Project Management
  - Procurement
  - Contract Administration
- For all major capital projects in our 3 campus system



# Organizational and Management Challenges

- Procurement Process
  - Revised Vendor Selection Process
  - Coordination of Multiple Concurrent Solicitations
  - HUB Outreach
- Staffing Plan
  - Planning Division Capacity
  - Construction Team Approach – PM/CM Pairing
  - Hiring and Training of project management staff
  - Program & Design Contract Types and scope
  - Revision of A/E & CMAR Agreements

## Direction and Approach

- Team Master Calendar
  - Procurement coordination across projects
  - Meetings across all projects
- Contracts administration process improvements
- Single procurement for Programming and A/E services
- Reliance on early project scoping work and plans
- Early convening of Executive, Steering, and Resource committees
- Careful program and Careful review of all design deliverables
- Reliance on Campus Master Plans

## Direction and Approach



# Interdisciplinary Research Building

*UNT Health Science Center*

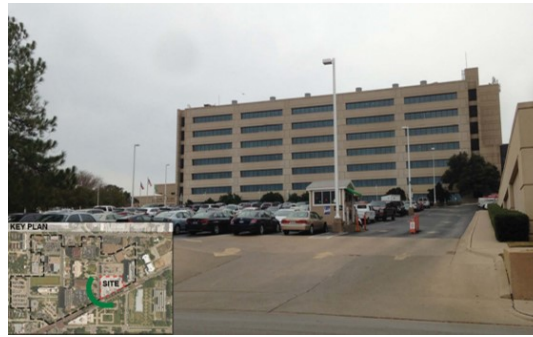
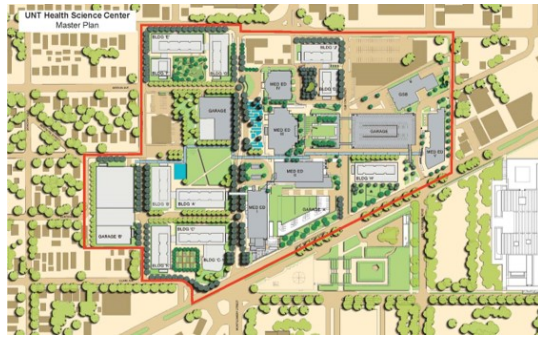




# Interdisciplinary Research Building

*UNT Health Science Center*

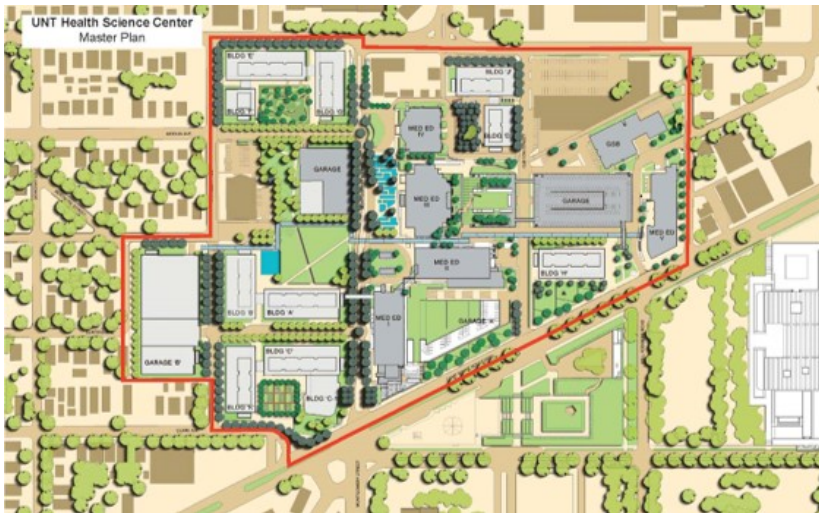
## Design Context



# Interdisciplinary Research Building

*UNT Health Science Center*

## Master Plan Vision



# Interdisciplinary Research Building

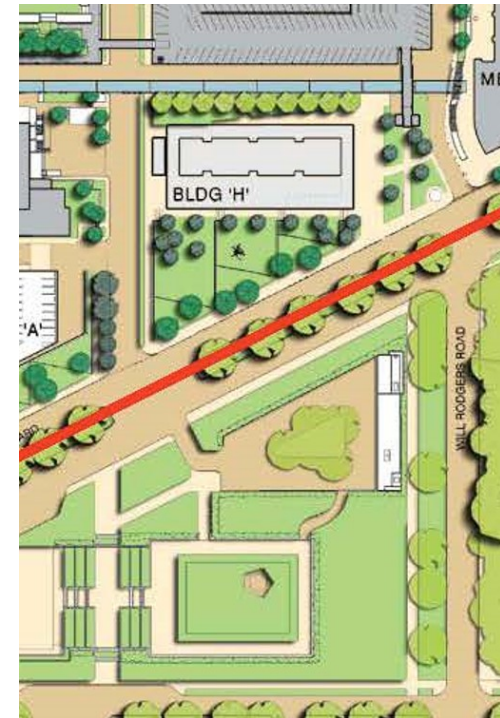
*UNT Health Science Center*

## Project Need

- State's fastest-growing health science center
- Existing facilities lacking in wet lab space
- Existing facilities lacking interdisciplinary research space
- Enhance competitiveness for grants, technology transfer, and business community collaboration

## TRB Project Request

- 150,000 GSF, multi-story interdisciplinary building with space for:
  - Research laboratories and education space
  - Teaching labs and learning spaces
  - Institute of Cancer Research
  - Cardiovascular Research Institute
  - Texas Center for Health Disparities
  - Center for Community Health
  - Primary Care Research Institute

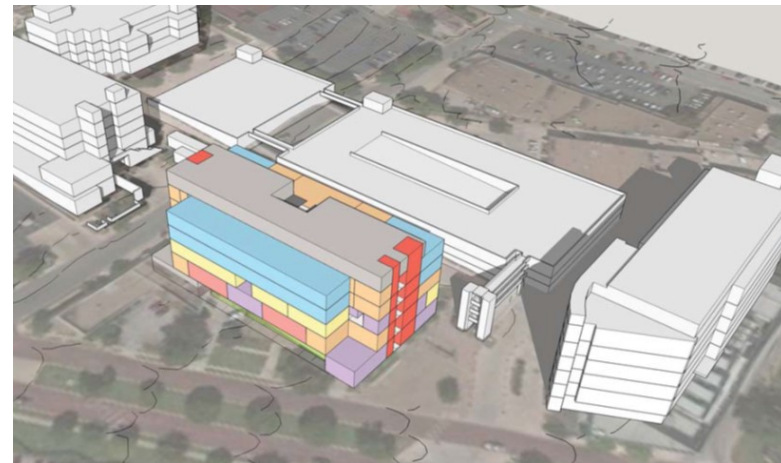
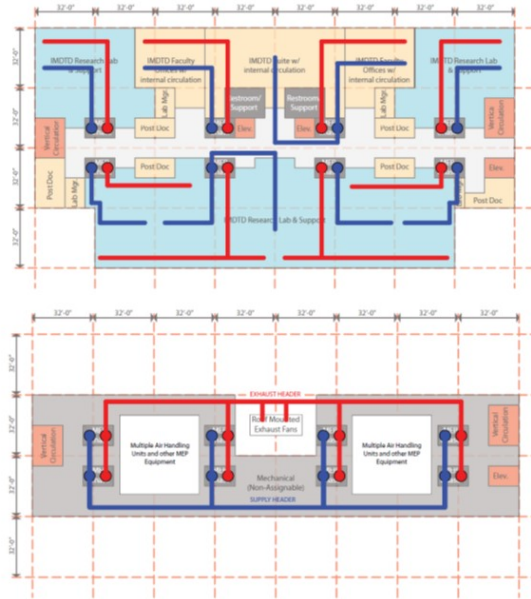




UNT Health Science Center

## Planning

- Modular Planning Approach



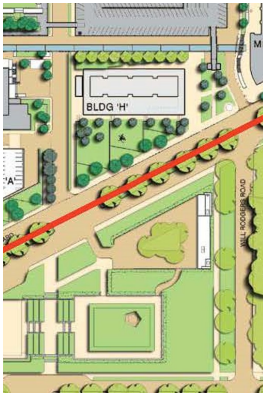


# Interdisciplinary Research Building

*UNT Health Science Center*

## Design

- Outdoor space and connection to Museum District



# Interdisciplinary Research Building

*UNT Health Science Center*

## Medical School Change



Original Plan



Modification for Medical School

# Interdisciplinary Research Building

*UNT Health Science Center*

	Original CIP Status	Current Status
Size (GSF)	170,850 sf	172,922 sf
Budget	\$121,000,000	\$118,500,000
Programming	July 2015	October 2015
Design	August 2016	October 2016
Substantial Completion	December 2018	November 2018





# College of Visual Arts and Design

*University of North Texas*

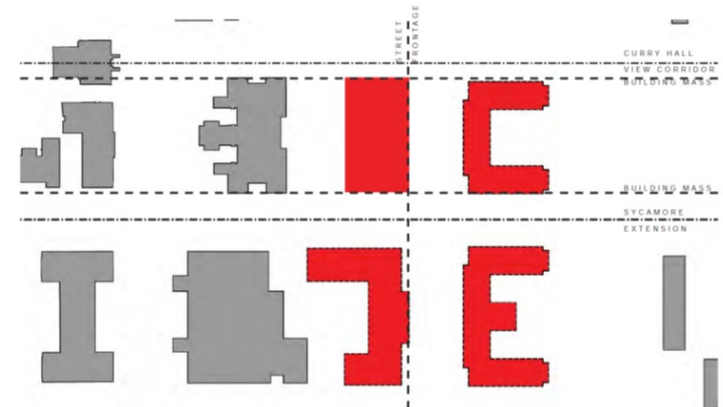
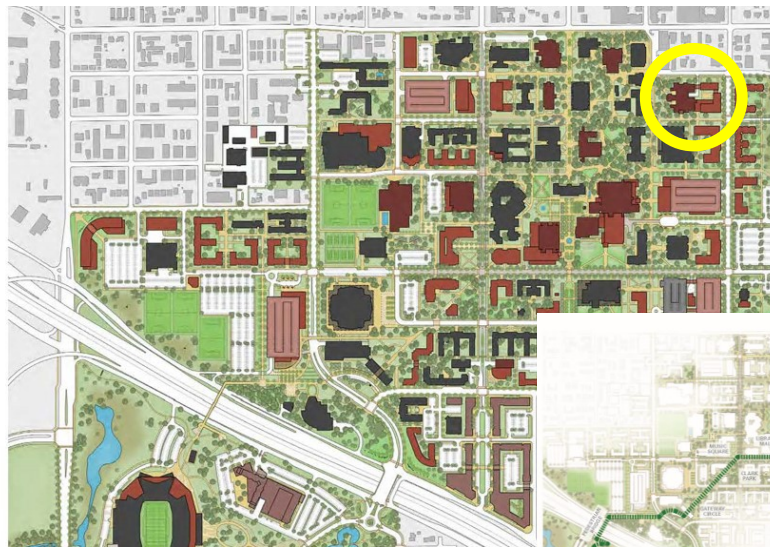




# College of Visual Arts and Design

*University of North Texas*

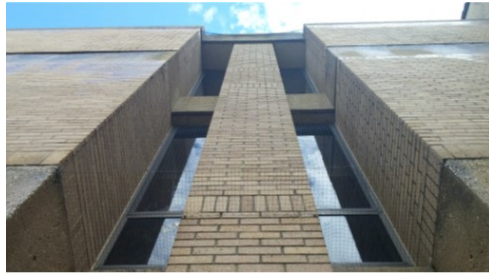
## Master Plan Vision



# College of Visual Arts and Design

*University of North Texas*

## Campus Context



# College of Visual Arts and Design

*University of North Texas*

## **Project Need**

- Address net deficit in educational space for college
- Reduce or eliminate restricted enrollment requirements due to space deficits
- Improve teaching effectiveness
- Unite programs and departments in one facility

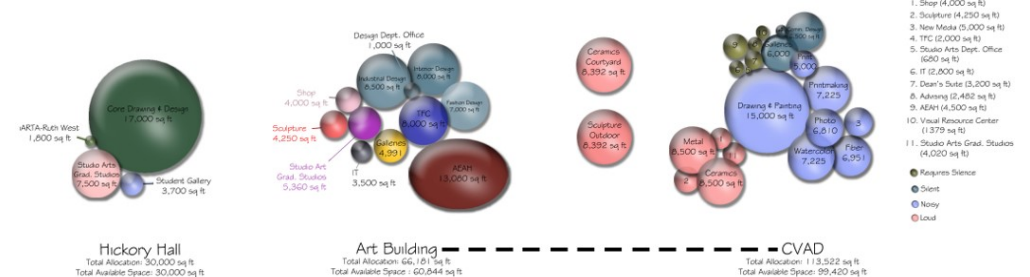
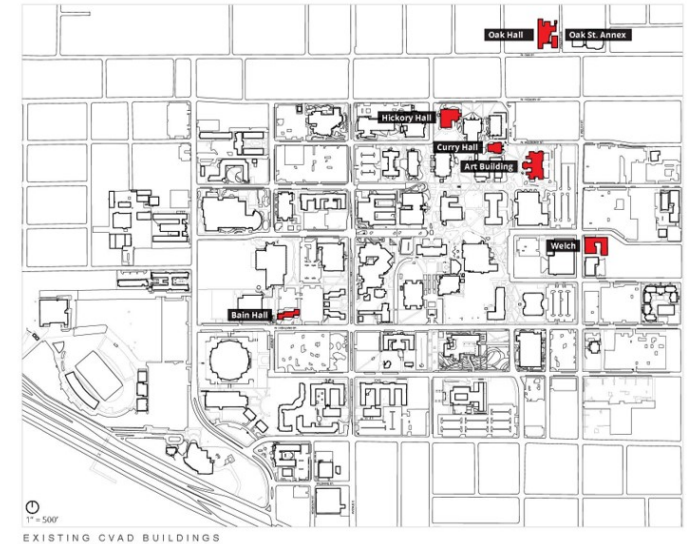
## **TRB Project Request**

- 165,000 GSF and renovate the existing Art Building
- Multi-story masonry building
- Classrooms, lecture halls, 3D graphics and visualization labs, study areas, seminar rooms, multimedia-equipped classrooms, art galleries, student exhibition spaces, and critique areas
- Advanced graduate student studios, administrative offices, meeting rooms, and informal work areas

University of North Texas

## Planning Approach

- Unification of College space – room for growth
- New Vision – The Family table
- Enrollment studies on growing and shrinking departments
- Renovation of existing Art Building
- Detailed Space Program

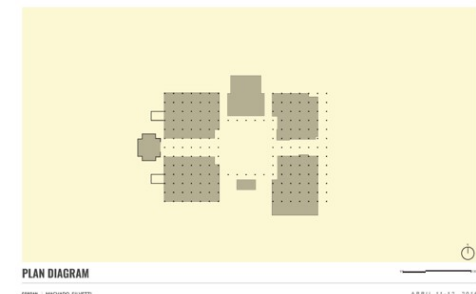
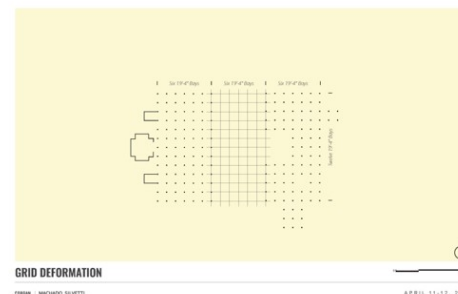
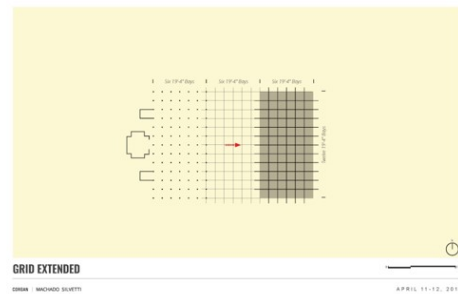
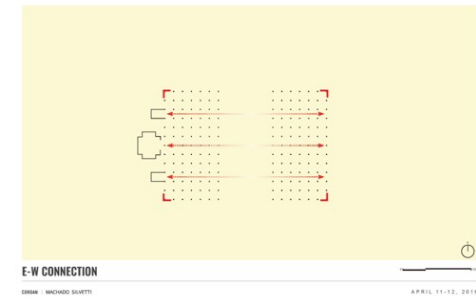
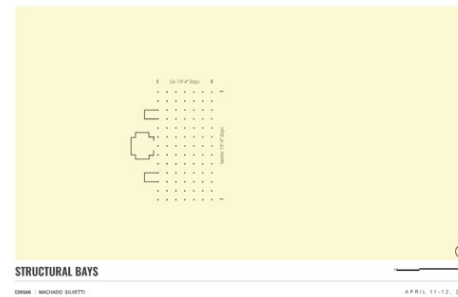
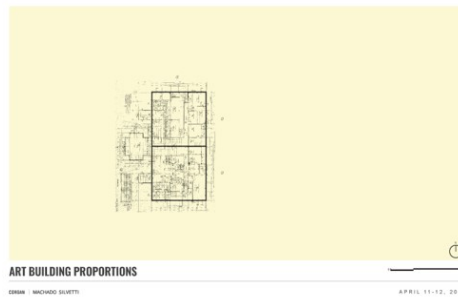




# College of Visual Arts and Design

*University of North Texas*

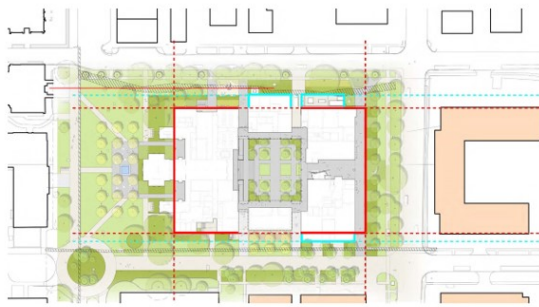
## Design



# College of Visual Arts and Design

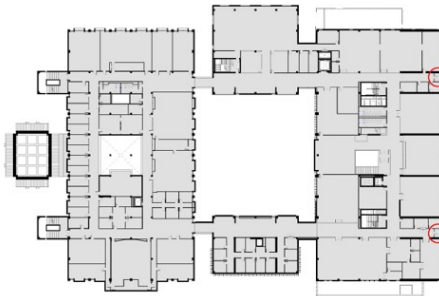
*University of North Texas*

## Design



CORREIA | MACHADO SILVEI

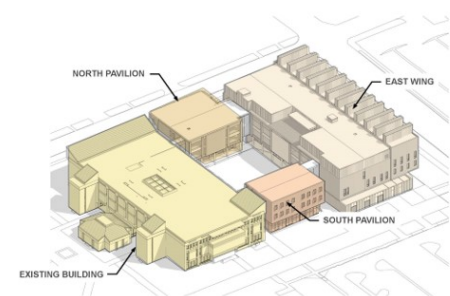
NOVEMBER 7, 2016



BALCONIES

CORREIA | MACHADO SILVEI

NOVEMBER 7, 2016



THREE VARIATIONS ON A THEME

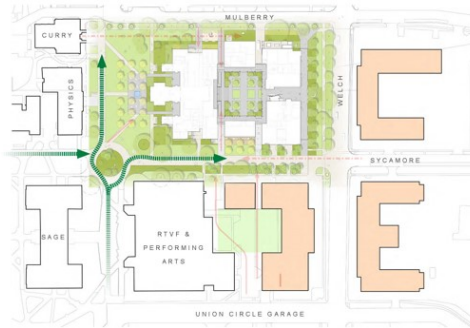
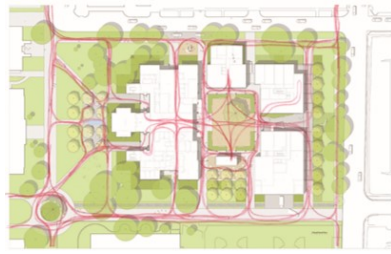
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# College of Visual Arts and Design

*University of North Texas*

## Central Path Integration



ADJACENT BUILDINGS

CORREX | MACHADO SILVEI

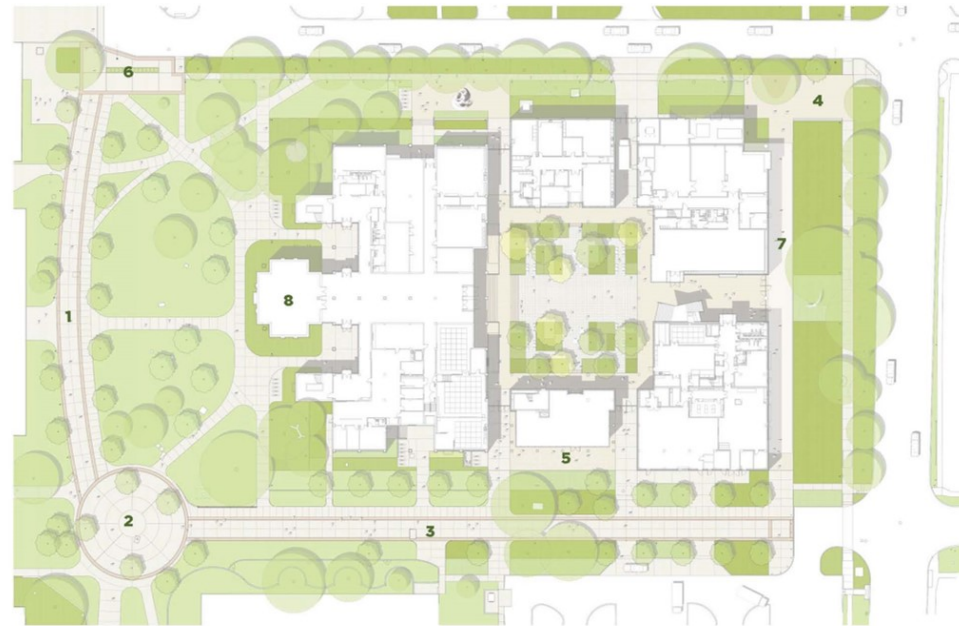
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# College of Visual Arts and Design

*University of North Texas*

## Central Path Integration



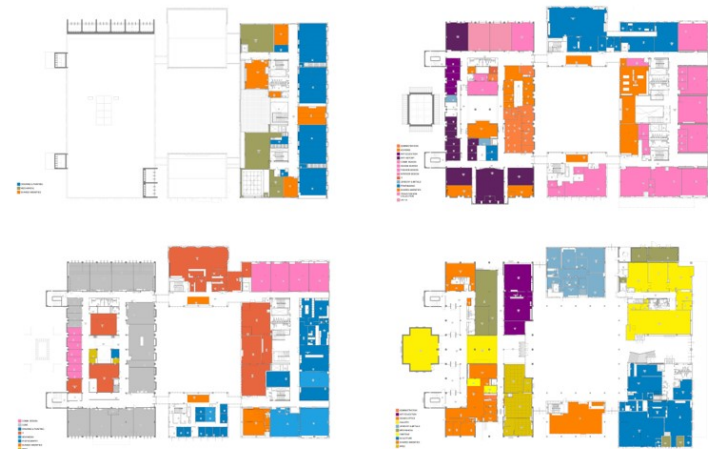
# College of Visual Arts and Design

*University of North Texas*

## Program Changes in Design



Original Program



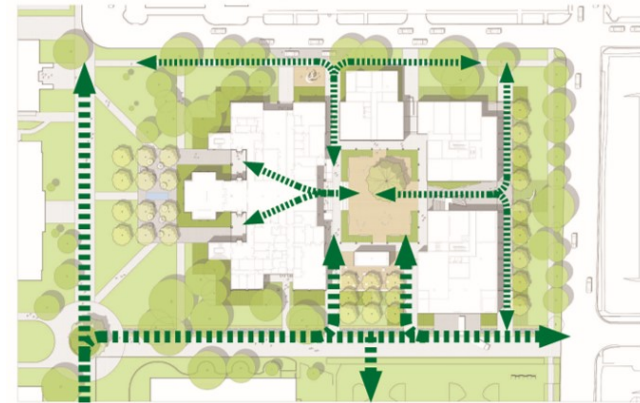
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# College of Visual Arts and Design

*University of North Texas*

## Design



# College of Visual Arts and Design

*University of North Texas*

	Original CIP Status	Current Status
Size (GSF)	145,000	
Budget	\$70,000,000	\$70,000,000
Programming	December 2015	July 2016
Design	December 2016	June 2107
Substantial Completion	June 2018	July 18/Dec. 18







# Student Learning and Success Center

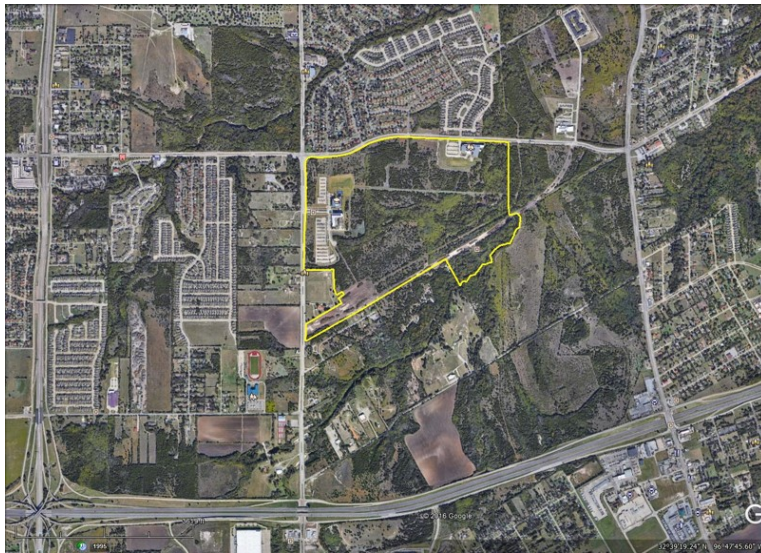
*UNT Dallas*



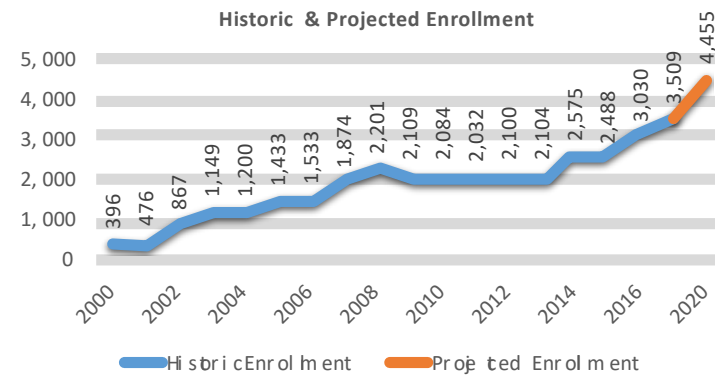
# Student Learning & Success Center

UNT Dallas

## Campus Context



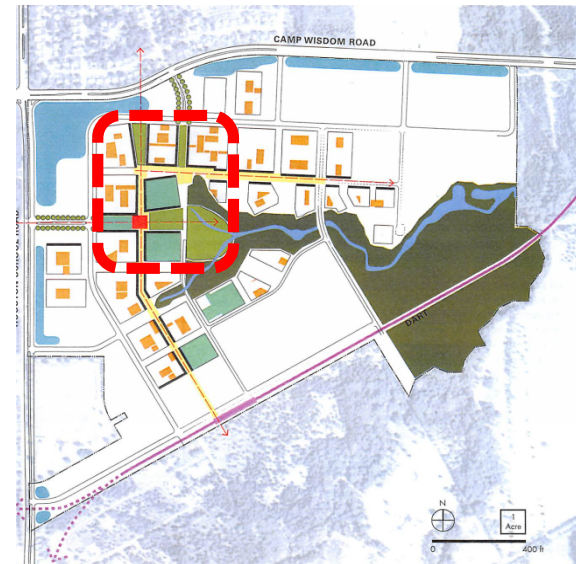
- Founded 2000 as Dallas extension program
- Independent University status granted in 2009
- 245 acres at Camp Wisdom and University Hills Boulevard
- Only regionally accredited, public university in the City of Dallas
- Fall 2017 enrollment over 3,500
  - 27 undergraduate program
  - 8 graduate programs
  - 5 Academic schools



# Student Learning & Success Center

*UNT Dallas*

## Master Plan



# Student Learning & Success Center

*UNT Dallas*

## Public Transportation/DART Link



ASSOCIATION OF UNIVERSITY ARCHITECTS  
**AUNPHL2018**

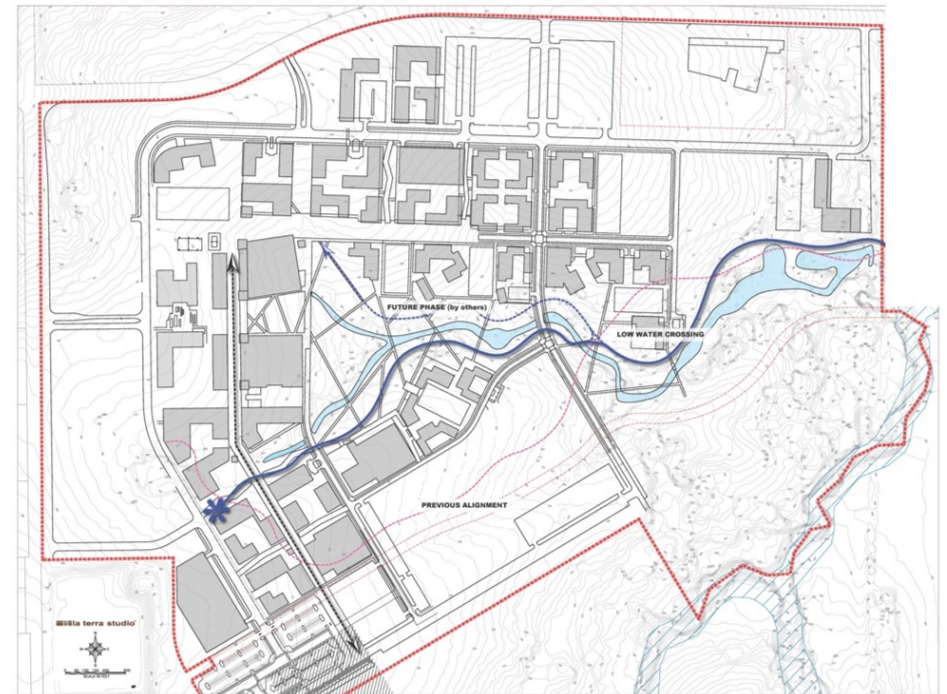




# Student Learning & Success Center

UNT Dallas

## City Trail



# Student Learning & Success Center

*UNT Dallas*

## Master Plan Buildout



# Student Learning & Success Center

*UNT Dallas*

## Project Need

- Need for multi-purpose facility for continued campus growth
- Address need for student center spaces for learning and community
- Space for large gatherings such as graduation

## TRB Project Request

- Building to include space for the following:
  - Knowledge Commons
  - Student Access and Success
  - University Archives
  - Student Support Services including writing lab, tutoring, and study skills
  - Auditorium/Conference Space



# Student Learning & Success Center

*UNT Dallas*

## Planning Approach

- A building that is Student-Centric
- A building that supports Student Life
- A building that unifies the campus
- A building where technology is ubiquitous

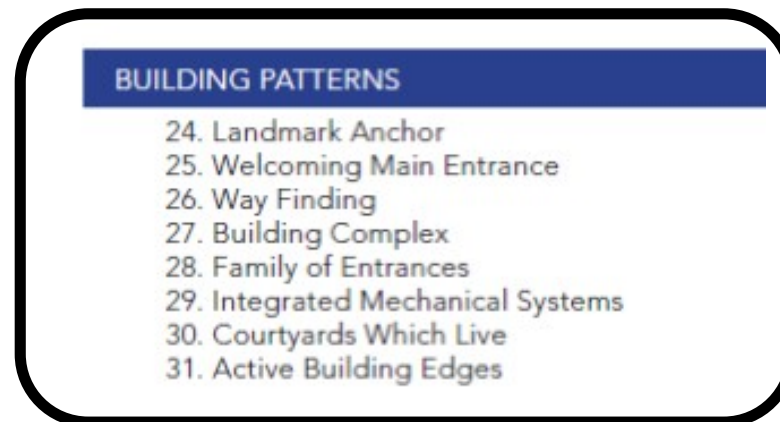


# Student Learning & Success Center

UNT Dallas

## Program

- Specifying character and qualitative aspects through Pattern Language



Space Summary | [Project Pattern Language](#)

### STUDENT LEARNING & SUCCESS

1. Knowledge Commons
2. Student Service Center
3. Campus Hall
4. Community Face
5. The Living Room of the University
6. Broadcast Room on Display
7. Strategic Teaching & Learning Center
8. Sandbox Experimental Technology
9. Dispersed Technology
10. Makerspace
11. Variety of Student Spaces
12. Work Landscape
13. Graceful Growth
14. Quiet Caves
15. Zen Views of the Downtown
16. Sky Top Reading Room
17. Presidential Suite
18. A Place to Call Home
19. Secure Student Storage
20. Exercise & Bathing Suite
21. Interior and Exterior Vistas
22. Working Cafe
23. Sound of Water

### BUILDING PATTERNS

- 24. Landmark Anchor
- 25. Welcoming Main Entrance
- 26. Way Finding
- 27. Building Complex
- 28. Family of Entrances
- 29. Integrated Mechanical Systems
- 30. Courtyards Which Live
- 31. Active Building Edges

### SITE PATTERNS

- 32. Promenade
- 33. Arcades
- 34. Sunny Place
- 35. A Place in the Shade
- 36. Tree Places
- 37. Positive Outdoor Space
- 38. Food in the Plaza
- 39. Hierarchy of Outdoor Space
- 40. Entrance Transition
- 41. Purposeful Connections to Parking

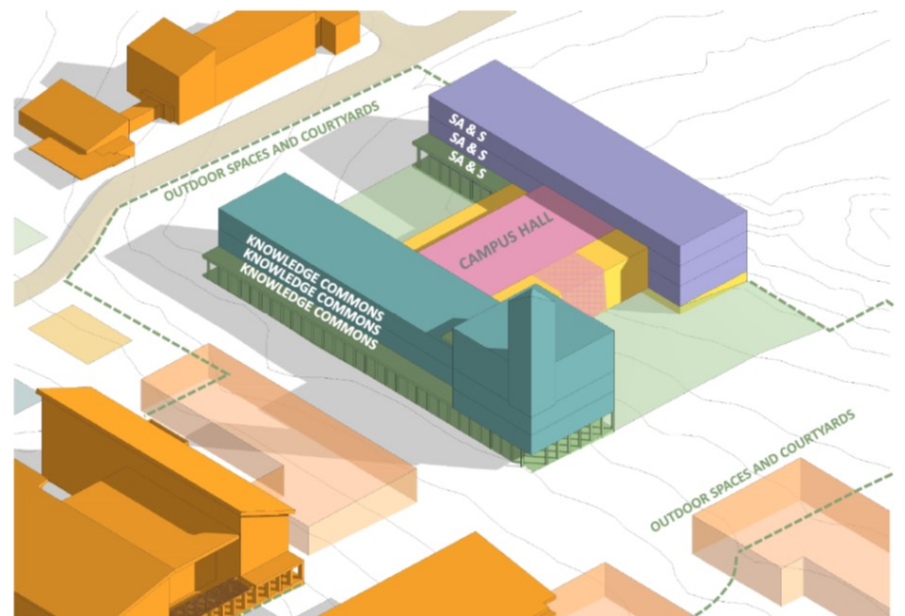


# Student Learning & Success Center

*UNT Dallas*

## Program Massing

- Building Complex
- Site Development Zone



# Student Learning & Success Center

*UNT Dallas*

## Master Plan & Program



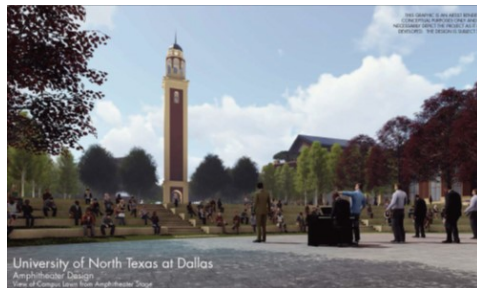
ASSOCIATION OF UNIVERSITY ARCHITECTS  
**AUNPHL2018**



# Student Learning & Success Center

*UNT Dallas*

## Amphitheater

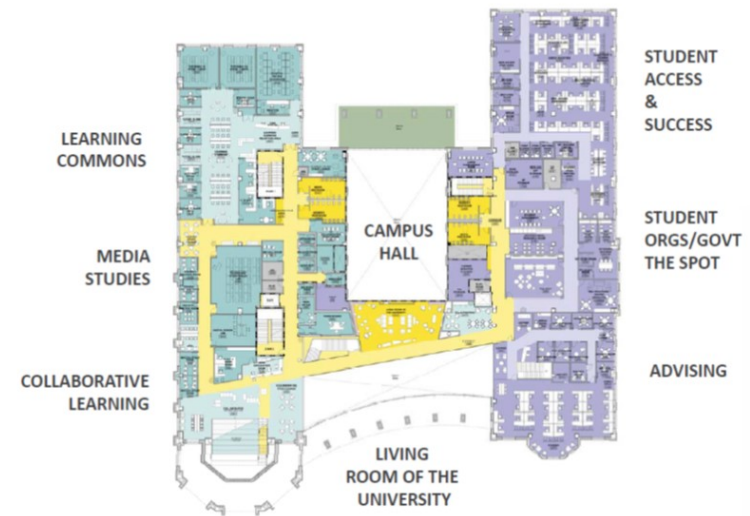
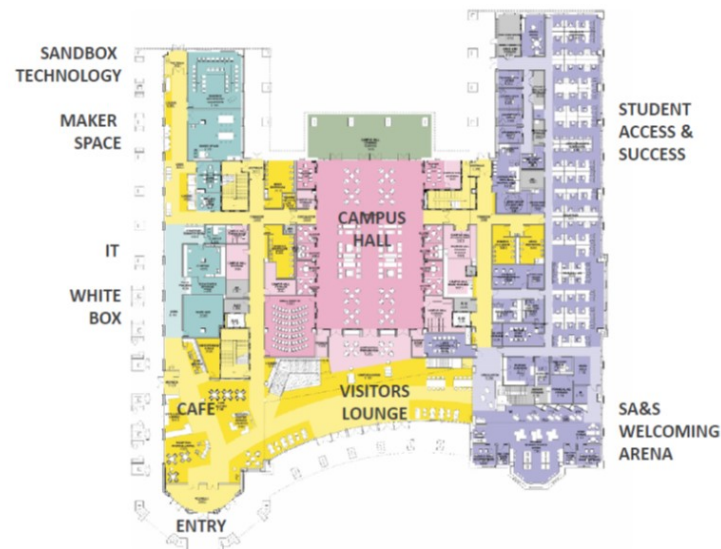




# Student Learning & Success Center

UNT Dallas

## Design



# Student Learning & Success Center

*UNT Dallas*

## Campus Promenade



# Student Learning & Success Center

*UNT Dallas*

	Original CIP Status	Current Status
Size (GSF)	153,000 sf	129,300 sf
Budget	\$63,000,000	\$63,000,000
Programming	January 2016	July 2016
Design	December 2016	June 2017
Substantial Completion	June 2018	March 2019



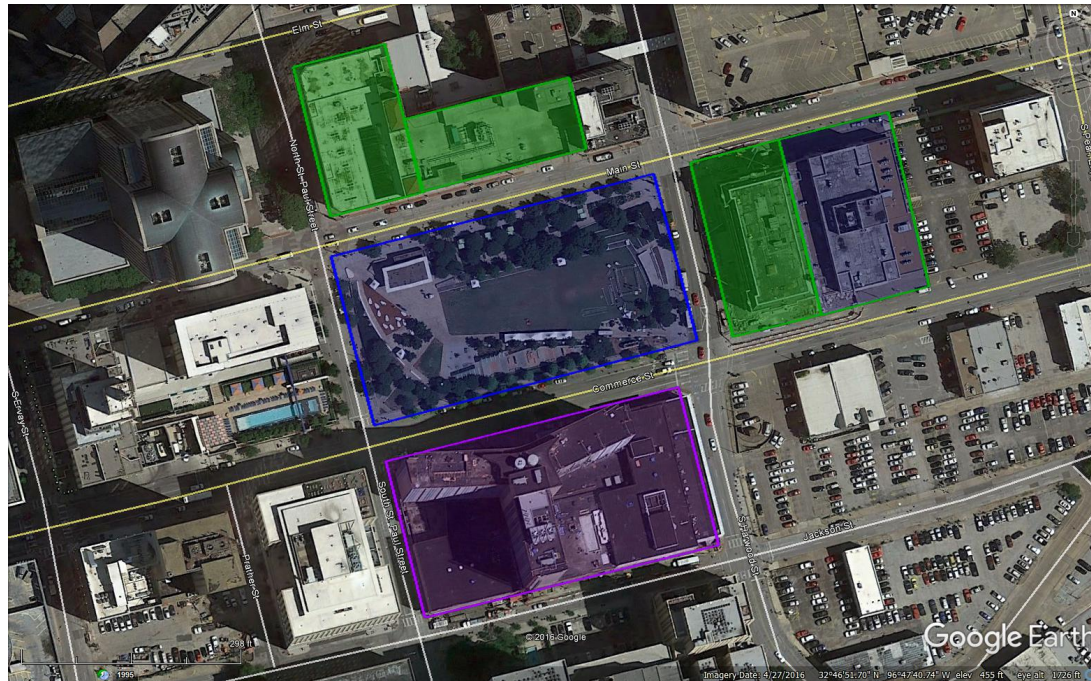




**Dallas Municipal Building**  
Historic Rehabilitation  
*UNT Dallas College of Law*

# Dallas Municipal Building

*UNT Dallas College of Law*



## UNT Property

- 1901 Main (UNTS)
- 1900 Elm (Apartments)
- 106 S Harwood (COL)



## Dallas Property/UNT Option

- 2014 Main (Annex)



## Dallas Property

- Main Street Gardens



## Private

- 1914 Commerce (Statler)
- 1954 Commerce (Library)



# Dallas Municipal Building

*UNT Dallas College of Law*

## Main Street Gardens

- 2 acre urban park located at east end of Downtown Dallas
- Developed by the City of Dallas, completed in 2009
- \$19M from the 2003 & 2006 City of Dallas Bond Programs
- Operated by Downtown Dallas Inc.
- Urban Design Award, Greater Dallas Planning Council
- Anchor and front yard for the redevelopment of Downtown Historic District





# Dallas Municipal Building

*UNT Dallas College of Law*

- UNT Dallas & UNT System Presence
- UNT System purchased former Titcher-Goettinger Department Store buildings in 2008 (1900 Elm and 1901 Main)
- 1901 Main previously owned and renovated by Dallas County Community College District and operated as the Universities Center at Dallas
- \$29M renovation by UNT System completed in 2013
- 171,000 GSF
- Houses UNT System offices
- Temporary home to UNT Dallas College of Law
- Continues to house Universities Center at Dallas
- Connected to 1901 Elm – 127 apartment units (renovated in 1997)



# Dallas Municipal Building

*UNT Dallas College of Law*

## Law School Vision

- Committed to broaden access to an affordable legal education
- Graduate students who have a full range of practice related competencies
- Provide the best possible educational environment for learning the law and developing professional identity
- Advance the career and professional goals of our students
- Improve access to justice for underserved legal needs
- Be a valuable partner in civic engagement with the City of Dallas and the North Texas region.

# Dallas Municipal Building

*UNT Dallas College of Law*

## Project Context

- Property Transfer – Commitment & Execution
- Texas Historic Commission





# Dallas Municipal Building

*UNT Dallas College of Law*

## Building Background

- 1914 Beaux Arts Building
- Dallas City Hall, 1914 – 1978
- Dallas Police Headquarters, 1978 – 2003
- Dallas Municipal Courts, 2003 – 2013
- Location of fatal shooting of Lee Harvey Oswald by Jack Ruby, 1963
  - Periods of Significance: 1914 & 1963



# Dallas Municipal Building

*UNT Dallas College of Law*

## Project Need

- Permanent location for UNT Dallas College of Law
- Need for additional classroom, instructional and clinic space

## TRB Project Request

- Renovation that will accommodate 500 students for day and evening classes
- Flexible classroom, instructional space
- On-site clinic resource center
- Faculty and Administrative offices
- Student Organization Space

# Dallas Municipal Building

*UNT Dallas College of Law*

## Planning Approach

- Building for the Future; Honoring the Past
- ABA Accreditation Standards
- Block Scheduling and Curriculum Committee
- Texas Historical Commission
  - Historic Preservation Issues
  - Exhibit Space

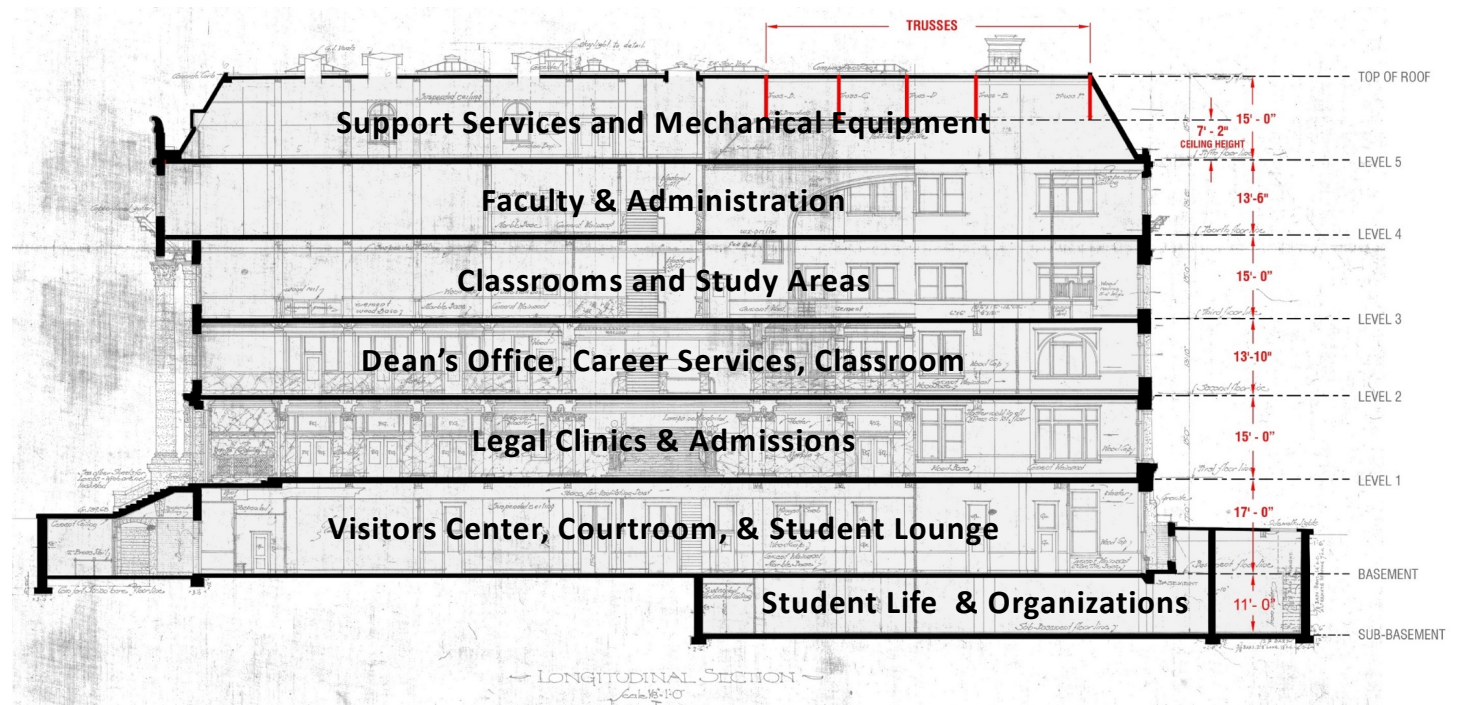




# Dallas Municipal Building

UNT Dallas College of Law

## Design



# Dallas Municipal Building

*UNT Dallas College of Law*

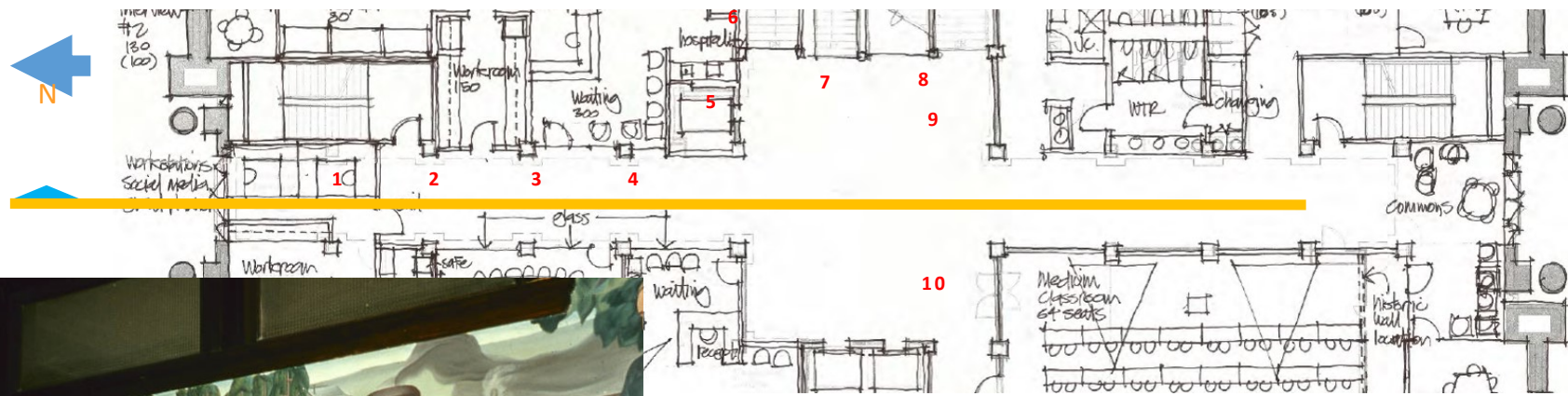
## Historic Highlights

- 1914 Details
- Grand Staircase
- 1930s WPA Murals
- Events of 1963



# Dallas Municipal Building

UNT Dallas College of Law



4



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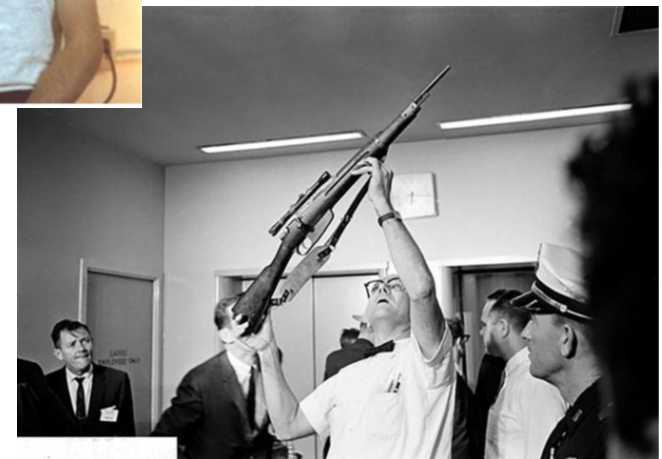
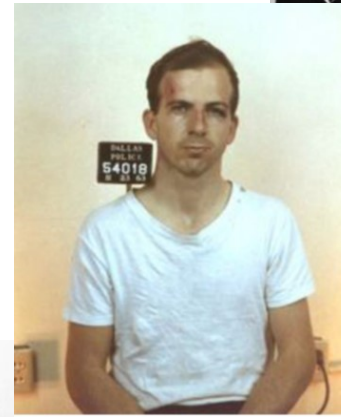


# Dallas Municipal Building

*UNT Dallas College of Law*

## Historic Highlights

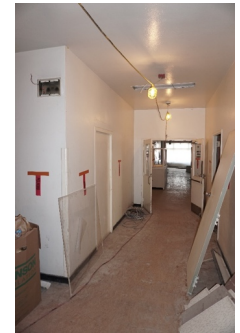
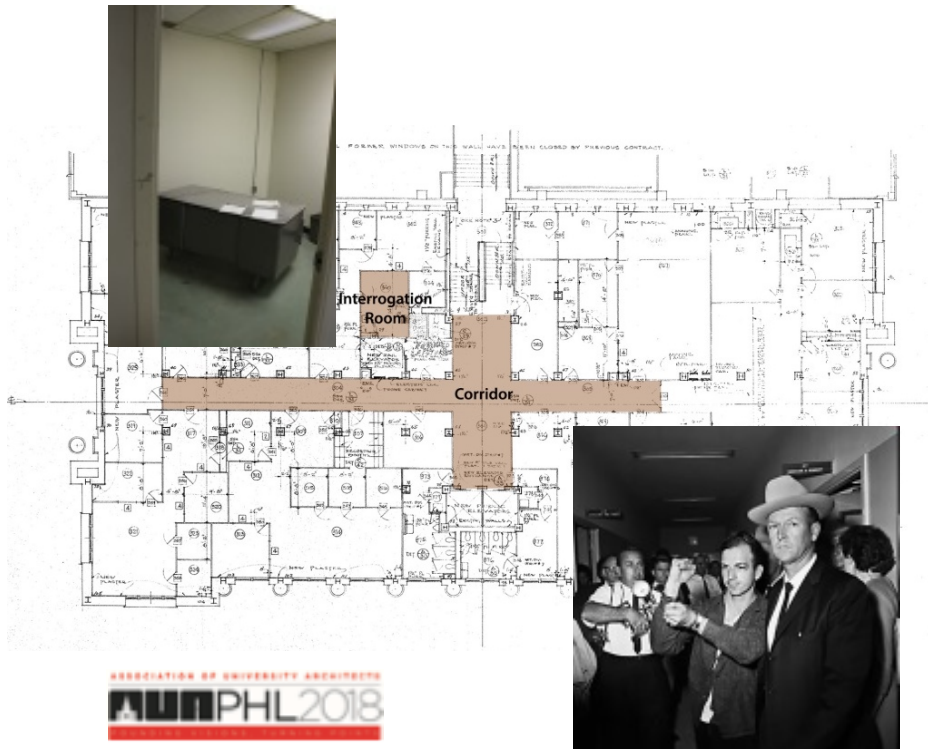
- Events related to 1963 period of significance located throughout building



# Dallas Municipal Building

*UNT Dallas College of Law*

## Historic Elements - Third Floor Corridor



# Dallas Municipal Building

*UNT Dallas College of Law*

## Historic Elements - Third Floor Corridor





UNT Dallas College of Law

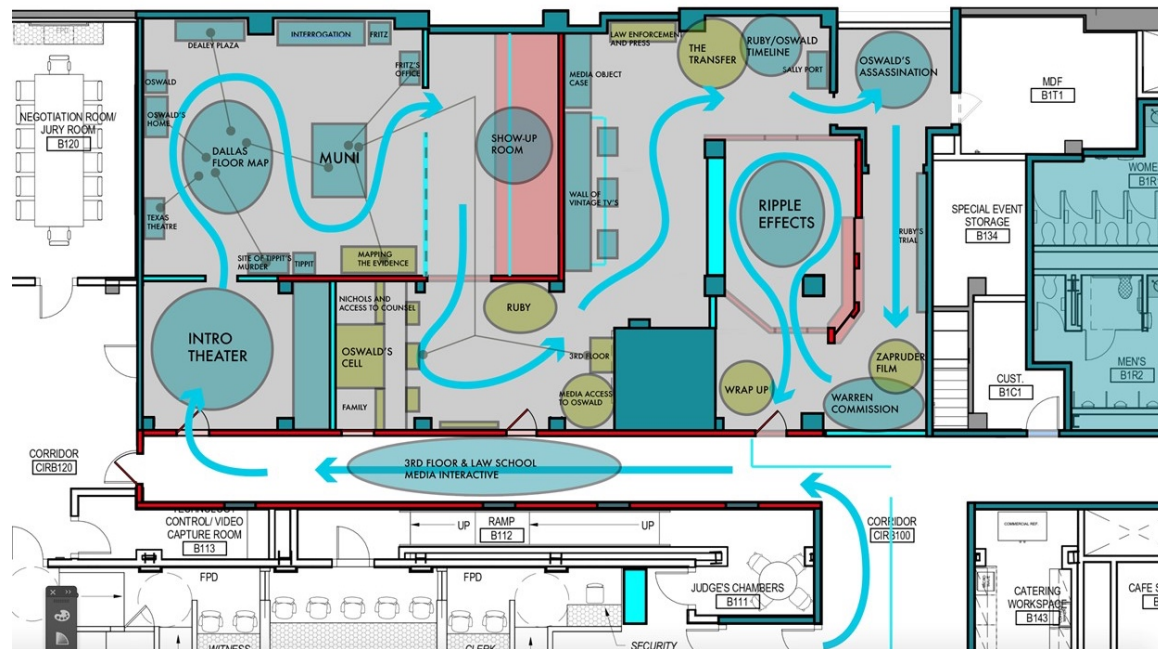
## Basement Exhibit Space



# Dallas Municipal Building

*UNT Dallas College of Law*

## Exhibit Concept



# Dallas Municipal Building

*UNT Dallas College of Law*

	Original CIP Status	Current Status
Size (GSF)	107,000 sf	107,000 sf
Budget	\$56,000,000	\$56,000,000
Programming	November 2015	June 2016
Design	December 2016	April 2017
Substantial Completion	August 2019	February 2019





## Wrap Up and Lessons Learned

- Reliance on Current Master Plan
- Adaptive Project Management
- Effective Communication
- Response to Changing Demands
- Effective Leadership

## Dedicated Team and Effective Leadership

