

THE TEXAS A&M UNIVERSITY SYSTEM
WEST TEXAS A&M UNIVERSITY

Proposed Tuition Revenue Bond Project: Life Safety Compliance and Education Building Renovation

Total Project Cost: \$65,750,000

Requested Funds: \$65,750,000

Estimated Annual Debt Service Request: \$5,296,462

Project Description: West Texas A&M University is over a century old. Routine and deferred maintenance items are taken care of by the University when funding is available. However, we now have a third component that is telling the University and the State that buildings are no longer safe, yet they were built to safety codes.

- A 2015/2016 State Fire Marshal report, which covered 33 buildings on campus, focused on vertical penetrations and means of egress violations in **nine education related University buildings**. In addition, a major overhaul is needed for the Old Education (Old Ed) Building's life safety, structural and mechanical, electrical and plumbing systems, and complete renovation to meet current code compliance.
- The Old Ed Building will be home to WT's newest doctoral program (Ed.D. in Educational Leadership with a focus on rural school districts which anticipated an inaugural cohort of 15 but ended up having 30 students – from many rural counties within Texas) while incorporating research opportunities. This space would create a learning commons for graduate online/doctoral students that includes experimental / behavioral applied science research facilities and labs. The commons space will integrate applied research on campus, including those from the areas of psychology, business, criminal justice, behavioral economics, communication, social work, sociology and nursing. This renovated facility will have nuances of multiple disciplines and modes of teaching in mind. This facility will also be the hub for our national award winning and ranked online programs which will include online course design studios, faculty offices and enriched technology.
- This TRB request provides funding to cover the costs for non-conforming aspects of multiple campus buildings identified in a 2015/16 State Fire Marshal report. The code violations in the report were created by evolving building code updates for facilities that were code compliant at the time of their construction. Currently, they represent a form of deferred maintenance. As responsible stewards of state facilities and the students' and employees' safety must be considered, our goal is to update all campus facilities to be current-code compliant. With limited budget resources, we are seeking financial assistance to remedy these issues that are located in E&G facilities. This project is included in our 2018 Master Plan update and our long range academic plan – WT 125: *From the Panhandle to the World*.
- Need: **SAFETY**. As stated above, all buildings were code compliant when built or renovated (spanning from 1917 to 2006) and had passed multiple state fire inspections before 2015, however, the nine E&G facilities failed the inspection. WT engaged two architecture firms in 2016-17 to assess the “non-compliant conditions” and define the scope of work to bring the campus into current compliance. The TRB would cover the costs of correcting current for building egress issues and renovating the Old Ed building that needs considerable life safety and operational modifications to make it habitable.

External/Internal:

- This project has been discussed with our Representatives and Senator. They are on board and understand the issues and safety concerns.