Texas Facilities Commission Preliminary Fee Estimate

Supporting Documentation

The Administration requests Board authorization to negotiate and execute a Master Interagency Cooperation Contract with the Texas Facilities Commission (TFC) in an amount not to exceed $5 million. The agreement will strengthen the University's capacity to advance approved campus priorities through access to facilities planning, programming, design coordination, procurement support, and project management expertise.

The requested authorization will support various campus projects, with services determined by institutional priorities, available resources, and the requirements of each initiative. Individual written project authorizations will establish the scope, deliverables, schedule, compensation, reporting expectations, and maximum financial obligation.

To inform the Board's consideration, the Administration developed illustrative fee estimates for two potential assignments using the fee schedule incorporated into the University's existing Law School agreement with TFC.

Should the University engage TFC for University Towers restoration and oversight of the three new campus buildings, the preliminary fees would be:

Potential Assignment	**Preliminary Cost Base**	**Estimated Fee Rate**	**Estimated TFC Fee**
University Towers Restoration	$62,000,000	4.54%	$2,814,800
Catalyst, Nabrit Replacement, and Health and Wellness Buildings	$75,700,000 combined GMP	3.7215%	$2,817,200
Total Illustrative Fees			**$5,632,000**

These estimates apply the dormitory renovation category to University Towers and the new-construction classroom and other facilities category to the three new buildings. Rates were interpolated using the referenced schedule, with fees rounded to the nearest hundred dollars.

The University is awaiting TFC's proposals for both initiatives. Final fees remain subject to confirmation of the construction-cost base, facility classifications, and scope of services. The estimates illustrate the potential cost of these assignments; they neither commit the University to either assignment nor restrict the master agreement to these projects.

The requested authorization remains $5 million. Services will be authorized within the Board-approved limit, and any proposed commitment exceeding that authority will be submitted for further Board consideration.

Supporting Exhibit: Exhibit A — Facilities Design & Construction Lump Sum Project Management Fee Calculation Sheet, dated July 21, 2025, incorporated into the University's Law School agreement with TFC.

Exhibit A

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Facilities Design & Construction Lump Sum Project Management Fee Calculation Sheet

Date:	**21-Jul-25**
Project Number:	26-001-2578
Project Name:	TSU Thurgood Marshall School of Law

When total project cost falls between the tabular limits, the rate will be determined through direct interpolation.

Project Cost Range			Dormitories Garages Warehouses	Offices Classrooms, Deferred Maint. & Other	Medical Clinical Laboratories
New Construction					
Over	$	100,000,000	3.35%	3.60%	3.85%
Over	$	50,000,000	3.60%	3.85%	4.10%
Over	$	25,000,000	3.85%	4.10%	4.35%
Over	$	15,000,000	4.10%	4.35%	4.60%
Over	$	10,000,000	4.35%	4.60%	4.85%
Over	$	2,000,000	4.60%	4.85%	5.10%
Up to*	$	1,999,999	4.60%	4.85%	5.10%
Renovation and Renewal					
Over	$	100,000,000	4.35%	4.60%	4.85%
Over	$	50,000,000	4.60%	4.85%	5.10%
Over	$	25,000,000	4.85%	5.10%	5.35%
Over	$	15,000,000	5.10%	5.35%	5.60%
Over	$	10,000,000	5.35%	5.60%	5.85%
Over	$	2,000,000	5.60%	5.85%	6.10%
Up to*	$	1,999,999	5.60%	5.85%	6.10%

Fee Interpolation Formula

$$\text{PM Fee} = \left(\frac{\text{Project Cost - Lower \$ Range}}{\text{Upper \$ Range - Lower \$ Range}} \times (\text{\% for Upper \$ Range - \% for Lower \$ Range}) \right) + \text{\% for Lower \$ Range}$$

1	$ 10,000,000	Project Cost (expressed as dollars, e.g. 10,000,000)
2	$ 10,000,000	Upper Project Cost Range (expressed as dollars, e.g. 10,000,000) **
3	$ 2,000,000	Lower Project Cost Range (expressed as dollars, e.g. 10,000,000) **
4	4.60%	TFC Fee % for Upper Project Cost Range (expressed as a number, e.g. 3.00) ***
5	4.85%	TFC Fee % for Lower Project Cost Range (expressed as a number, e.g. 3.25) ***
6	4.60%	Resulting TFC Fee %
7	$ 460,000	Resulting TFC Lump Sum Project Management Fee - rounded to the nearest hundred dollars.

* The fee is applied as a fixed rate regardless of project cost and not interpolated.

** If the Project Cost is greater than the Upper Project Cost Range (> $100,000,000), enter "1" for the Upper Range and "0" for the Lower Range.

*** If the Project Cost is greater than the Upper Project Cost Range (> $100,000,000), enter the same percentages in both fields.