



TEXAS TECH UNIVERSITY SYSTEM™



Facilities Committee

Michael S. Molina

Vice Chancellor - Facilities Planning & Construction

August 6, 2015

Item 1a

Angelo State University

Acknowledge the Campus Condition Index Report and submission to the THECB

Michael S. Molina

ASU – 2014 Campus Condition Index Report

Deferred Maintenance				
Critical	Deferred	Planned	Adaptation	Total
\$ 0	\$ 0	\$ 9,331,400	\$ 1,533,802	\$ 10,865,202

	2013	2014
Educational and General Campus Condition Index Value (EGCCIV)	0.0000%	0.000%
Institution-Wide Campus Condition Index Value (IWCCIV)	0.1644%	0.000%

Texas Tech University

Acknowledge the Campus Condition Index Report and submission to the THECB

Michael S. Molina

TTU – 2014 Campus Condition Index Report

Deferred Maintenance				
Critical	Deferred	Planned	Adaptation	Total
\$ 0	\$ 8,328,564	\$ 24,625,337	\$ 28,272,882	\$ 61,226,783

	2013	2014
Educational and General Campus Condition Index Value (EGCCIV)	0.0020%	0.4360%
Institution-Wide Campus Condition Index Value (IWCCIV)	0.0018%	0.2593%

Texas Tech University Health Sciences Center

Acknowledge the Campus Condition Index Report and submission to the THECB

Michael S. Molina

TTUHSC – 2014 Campus Condition Index Report

Item 1c

Deferred Maintenance				
Critical	Deferred	Planned	Adaptation	Total
\$ 0	\$ 2,978,283	\$ 21,779,490	\$ 15,932,221	\$ 40,689,994

	2013	2014
Educational and General Campus Condition Index Value (EGCCIV)	0.1075%	0.1076%
Institution-Wide Campus Condition Index Value (IWCCIV)	0.2014%	0.1450%

Texas Tech University Health Science Center El Paso

Item 1d

Acknowledge the Campus Condition Index Report and submission to the THECB

Michael S. Molina

TTUHSC El Paso – 2014 Campus Condition Index Report

Item 1d

Deferred Maintenance				
Critical	Deferred	Planned	Adaptation	Total
\$ 0	\$ 844,025	\$ 4,654,867	\$ 4,199,807	\$ 9,698,699

	2013	2014
Educational and General Campus Condition Index Value (EGCCIV)	N/A	0.1079%
Institution-Wide Campus Condition Index Value (IWCCIV)	N/A	0.1520%

Angelo State University

Item 2

Approve establishment of a Stage I design budget for the new College of Health and Human Services building

Michael S. Molina



Stage I Design Budget Scope

- Item 2
- Stage I design services will provide for the solicitation and contracting of:
 - Design, Construction Manager Agent, and Construction partners,
 - Facility functional use programming,
 - Schematic design,
 - Pre-construction services,
 - Survey,
 - Geo-tech testing,
 - Site analysis,
 - Utility infrastructure analysis, and
 - Final package development for a full funding request.

Proposed Project Overview

- Construct an approximate 56,000 GSF building to the west side of the Vincent Building. Project to include:
 - Teaching laboratories,
 - High-tech interdisciplinary research laboratories,
 - Classrooms
 - 100-seat auditorium
 - Student study rooms
 - Centralized administrative suite,
 - Faculty and staff offices,
 - Public restrooms and support spaces
- Includes site and utility infrastructure work, landscape enhancements, and public art.
- The new facility will be designed to minimize any adverse impact to the site's environment.

Proposed Stage I Design Budget

Stage I Design Budget **\$ 797,195**

Pre-Construction Services	\$	88,137
Professional Services	\$	637,468
FF&E / Other Items	\$	0
Administrative Cost	\$	27,964
<i>Regents' Rules</i>	\$	18,684
<i>(FP&C - 2.4% of Stage I Design Budget)</i>		
Contingency	\$	24,942

Final GSF and SCHEDULE – TBD by the facility Programming process

Recommendation

- Authorize to establish a Stage I design budget of \$797,195 to provide programming, planning, and schematic design for the new College of Health and Human Services building project with a total project budget of \$26,360,000; award a design professional contract; award a Construction Manager Agent contract; and award a Construction Manager at Risk contract.
- The Stage I design budget will be funded through the Revenue Finance System (“RFS”) repaid with the Tuition Revenue Bond (“TRB”) Legislative appropriation. The project budget of \$26,360,000 is comprised of RFS funding of the 84th Texas Legislature’s Regular Session authorization of TRB (\$21,360,000) and cash gifts (\$5,000,000).

Texas Tech University

Approve establishment of a Stage I design budget for a new Research Building (ESB II)

Michael S. Molina



Stage I Design Budget Scope

Item 3

- Stage I design services will provide for the solicitation and contracting of:
 - Design, Construction Manager Agent, and Construction partners,
 - Facility functional use programming,
 - Schematic design,
 - Pre-construction services,
 - Survey,
 - Geo-tech testing,
 - Site analysis,
 - Utility infrastructure analysis, and
 - Final package development for a full funding request.

Proposed Project Overview

- Construct an approximate 150,000 GSF building to the west of the existing Experimental Sciences Building. Project to include:
 - Flexible, open, and modular high-tech interdisciplinary research laboratories,
 - Principal research investigator offices,
 - Laboratories for science disciplines,
 - Faculty/staff offices, and support spaces
- Space vacated in the Arts & Sciences buildings will be renovated for modern classrooms with state-of-the-art technology, and/or faculty offices.
- Site development provides opportunity to strengthen the campus master plan's pedestrian corridors.
- Also, included will be site utility infrastructure, landscape enhancements, and public art.

Proposed Stage I Design Budget

Stage I Design Budget \$ 2,217,364

Pre-Construction Services	\$	125,213
Professional Services	\$	1,862,310
FF&E / Other Items	\$	0
Administrative Cost	\$	104,730
<i>Regents' Rules</i>	\$	51,969
(FP&C - 2.4% of Stage I Design Budget)		
Contingency	\$	73,142

Final GSF and SCHEDULE – TBD by the facility Programming process

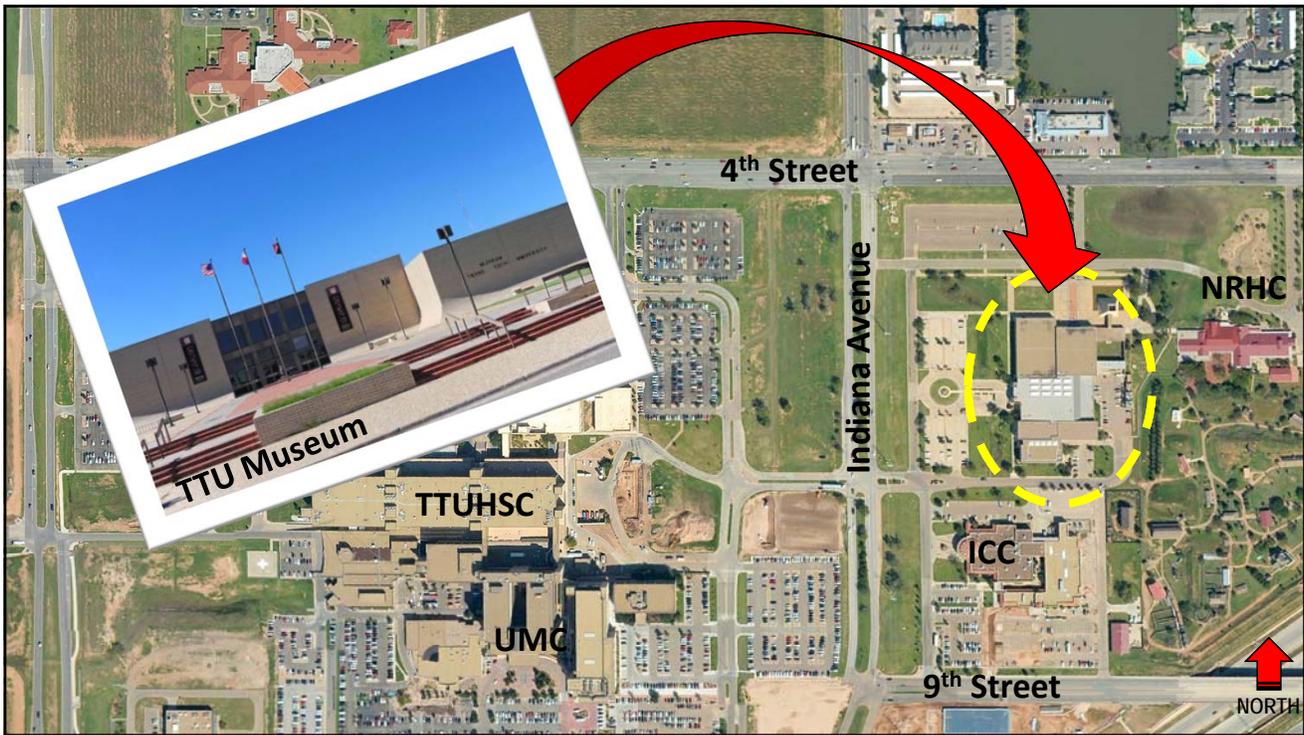
Recommendation

- Authorize to establish a Stage I design budget of \$2,217,364 to provide programming, planning, and schematic design for a new Research Building (Experimental Sciences Building II (“ESB II”) with a total project budget of \$77,000,000; award a design professional contract; award a Construction Manager Agent contract; and award a Construction Manager at Risk contract.
- The Stage I design budget will be funded through the Revenue Finance System (“RFS”) repaid with the Tuition Revenue Bond (“TRB”) Legislative appropriation. The project budget of \$77,000,000 is comprised of RFS funding of the 84th Texas Legislature’s Regular Session authorization of TRB (\$70,000,000) and RFS funding to be repaid by Higher Education Assistance Funds (“HEAF”) (\$7,000,000).

Texas Tech University

Approve a project to construct the Museum Life Safety Upgrade and Air Management Replacement

Michael S. Molina



Scope of Work

Item 4

- Provide fire suppression system and other life safety upgrades to the existing multi-story Museum building. Project to include:
 - Heating, ventilation and air conditioning (“HVAC”) components of the buildings’ infrastructure that support the life safety system,
 - Selective asbestos abatement,
 - Electrical systems, and affected interior finishes, as required,
 - Water utility infrastructure upgrades.
- Replacement of two air handlers in the basement.
- Comply with all applicable federal, state and local laws, regulations, and codes; thereby bringing the existing building into full compliance with current life safety codes.

Proposed Project Budget

Total Project Budget \$ 7,650,000

Construction	\$	5,998,228
Professional Services	\$	826,190
FF&E / Other Items	\$	1,000
Administrative Cost	\$	105,841
<i>Regents' Rules</i>	\$	149,837
(1% Public Art / 1% Landscape Enhancements)		
Contingency	\$	568,904

Schedule - TBD

Recommendation

- Authorize to proceed with a project to plan, design, and construct the Museum Life Safety Upgrade and Air Management Replacement with a total project budget of \$7,650,000; report the project to the Texas Higher Education Coordinating Board; complete the contract documents; and award a construction contract.
- The project will be funded through the Revenue Finance System ("RFS") repaid with future museum gift funds.

Texas Tech University

Approve budget increase for expanded scope to the United Supermarkets Arena renovations project

Michael S. Molina



Scope of Work

- Expanded scope to include renovation of additional 12,060 SF:
 - North and south event level corridor finishes,
 - Upgrade to the practice gym's finishes, and
 - New graphics in the practice gym

	Previously Approved Budget	Revised Budget
Project Budgets	\$ 5,050,000	\$ 5,313,624
Construction	\$ 3,730,000	\$ 3,919,034
Professional Services	\$ 363,000	\$ 443,000
FF&E	\$ 338,815	\$ 325,815
Administrative Cost	\$ 14,000	\$ 22,090
<i>Regents' Rules</i> *	\$ 241,844	\$ 252,970
Contingency	\$ 362,341	\$ 350,715

**Waived Board directed fees for landscape enhancement and public art*

Schedule

- Start Construction January 2015
- Substantial Completion November 2015
- Final Completion December 2015

Recommendation

- Increase the project budget for the United Supermarkets Arena Renovations by \$263,624 for a total project budget of \$5,313,624; waive the board directed fee for landscape enhancements and public art associated with this expanded scope of work; complete the contract documents; and amend the design-build contract.
- The budget increase will be funded with cash from Red Raider Club gifts.

Texas Tech University

Approve budget increase for expanded scope to the finish-out of the Jones AT&T Stadium East Building – Southeast First Floor project

Michael S. Molina

Jones AT&T Stadium East Building



Scope of Work

- Expanded scope includes renovation of the 4,547 GSF former Red Raider Locker Room retail store on the north end of the building's first floor to provide:
 - Administrative and staff offices
 - Conference rooms, and
 - Support spaces to house various members of the Athletic groups for Institutional Development, Red Raider Club, and Athletic Administration

	Previously Approved Budget	Revised Budget
Project Budgets	\$ 1,650,000	\$ 2,518,066
Construction	\$ 1,008,303	\$ 1,569,426
Professional Services	\$ 168,910	\$ 245,745
FF&E	\$ 229,076	\$ 409,779
Administrative Cost	\$ 32,275	\$ 56,950
<i>Regents' Rules</i> *	\$ 0	\$ 0
Contingency	\$ 211,436	\$ 236,166

**Waived Board directed fees for landscape enhancement and public art*

Recommendation

- Authorize to increase the project budget for the finish-out of the Jones AT&T Stadium East Building-Southeast First Floor project by \$868,066 for a total project budget of \$2,518,066; waive the board directed fees for landscape enhancements and public art associated with this expanded scope of work; complete the contract documents; and amend the construction contract.
- The budget increase will be funded with cash from Red Raider Club gifts and auxiliary funds.

Texas Tech University

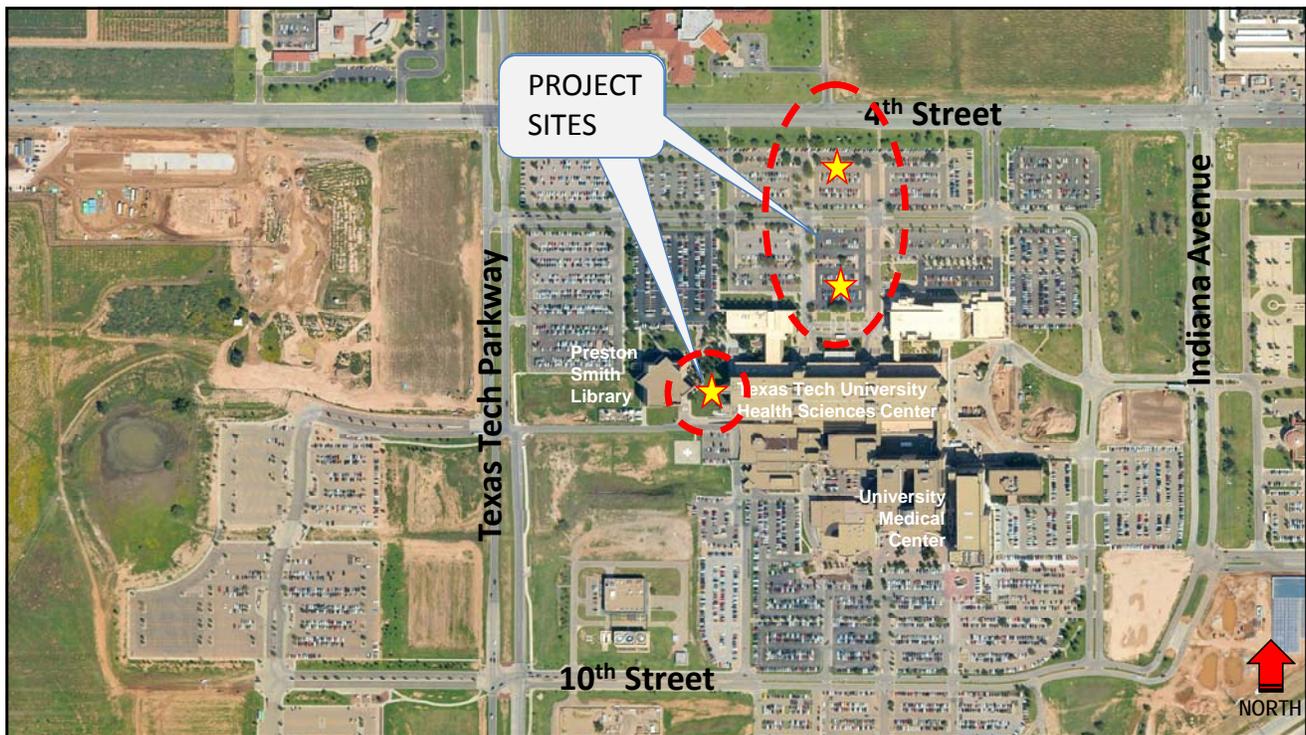
Approve amendment to lease agreement

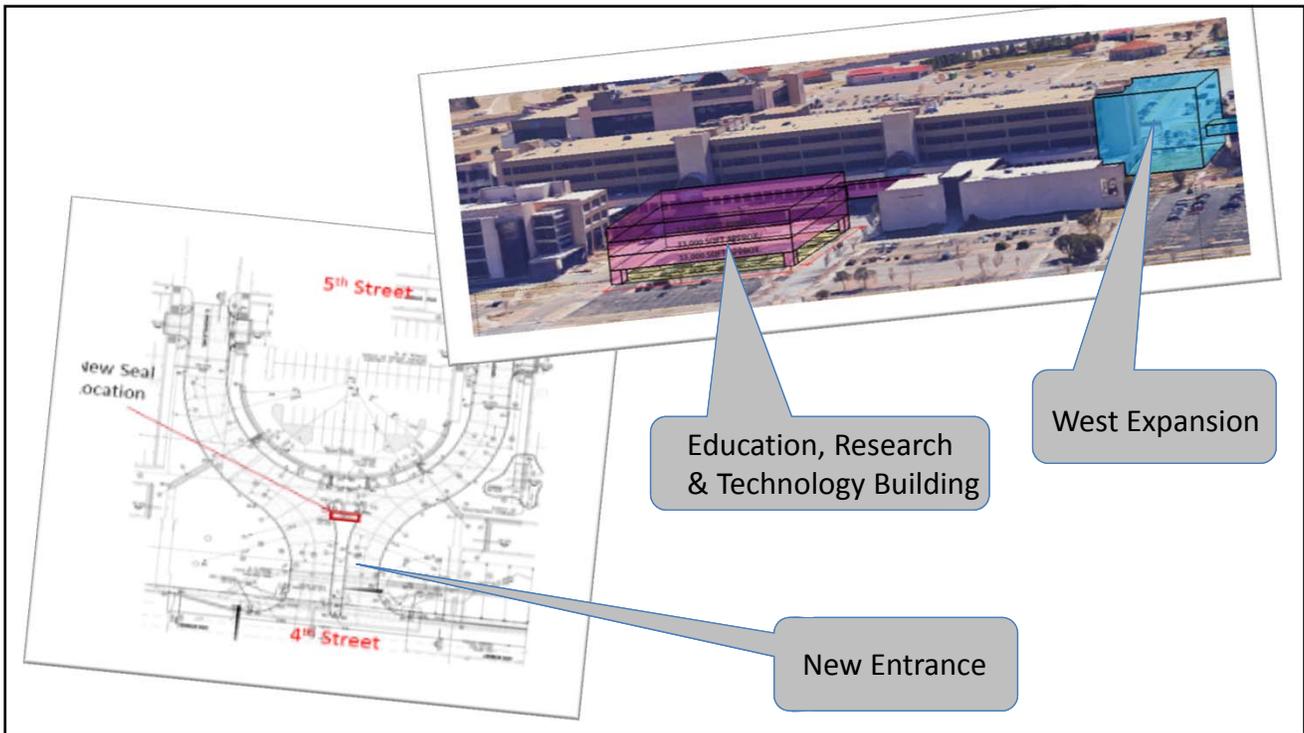
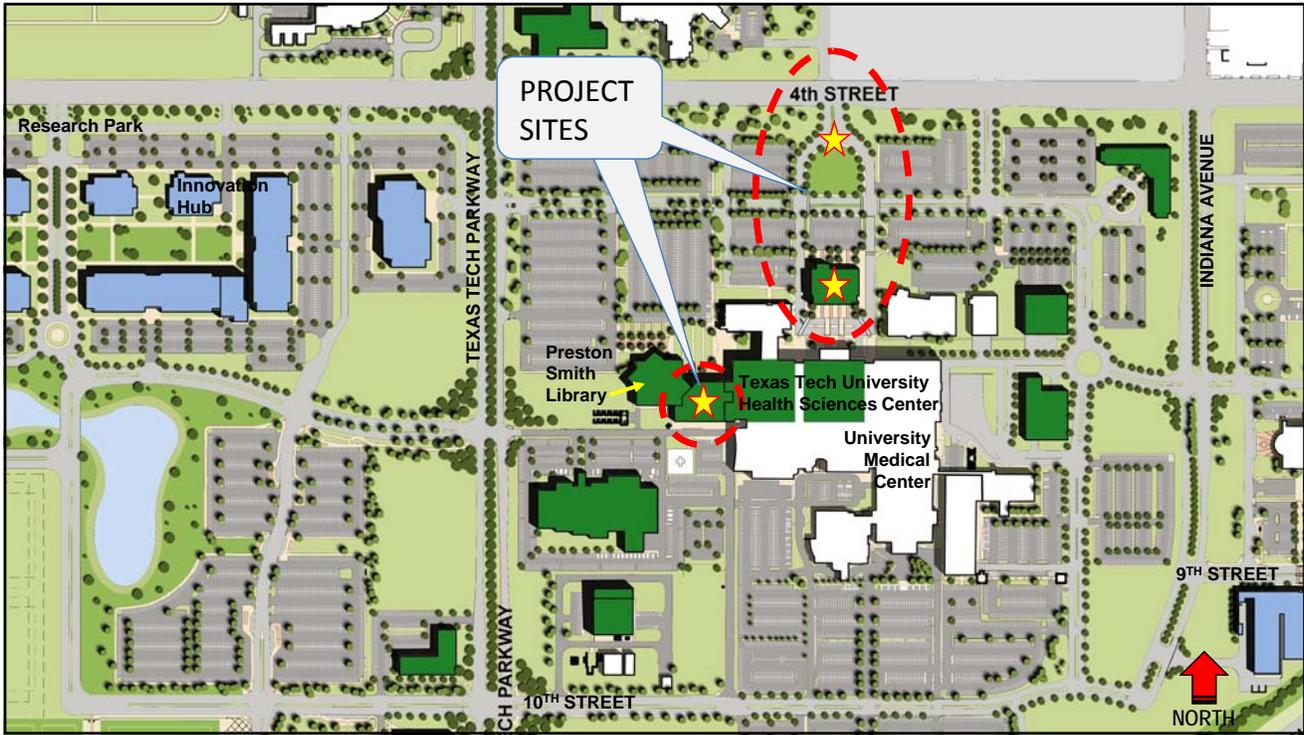
Noel Sloan

Texas Tech University Health Science Center

Approve establishment of a Stage I design budget for the Lubbock Expansion project

Michael S. Molina





Stage I Design Budget Scope

- Stage I design services will provide for the solicitation and contracting of:
 - Design, Construction Manager Agent, and Construction partners,
 - Facility functional use programming,
 - Schematic design,
 - Pre-construction services,
 - Survey,
 - Geo-tech testing,
 - Site analysis,
 - Utility infrastructure analysis, and
 - Final package development for a full funding request.

Proposed Project Overview

- Construct two facilities approximately 100,000 GSF each and provide a new boulevard entrance off 4th Street.
- Education, Research & Technology Building to include:
 - State-of-the-art research laboratories,
 - Translational research facilities,
 - Classrooms,
 - Conferencing areas,
 - Faculty and staff offices and support space,
 - New technology and equipment, and
 - Related infrastructure upgrades.

Proposed Project Overview (cont.)

- West Expansion to include
 - Gross anatomy lab
 - State-of-the-art research laboratories,
 - Classrooms,
 - Conferencing areas,
 - Faculty and staff offices and support space,
 - Physical connection to the Preston Smith Medical Library at the basement and second floor levels.
 - Related infrastructure upgrades.

Proposed Project Overview (cont.)

- New 4th Street Boulevard Entrance to include
 - Formal front door entrance to the TTUHSC campus
 - Additional ingress and egress to the campus at a signalized intersection
 - Address the campus long-range master plan vision
- Projects to include site and utility infrastructure work, landscape enhancements, and public art.

Proposed Stage I Design Budget

<u>Stage I Design Budget</u>	\$	<u>2,403,613</u>
Pre-Construction Services	\$	146,120
Professional Services	\$	2,035,360
FF&E / Other Items	\$	0
Administrative Cost	\$	89,067
<i>Regents' Rules</i>	\$	56,335
(FP&C - 2.4% of the Stage I Design Budget)		
Contingency	\$	76,731

Final GSF and SCHEDULE – TBD by the facility Programming process

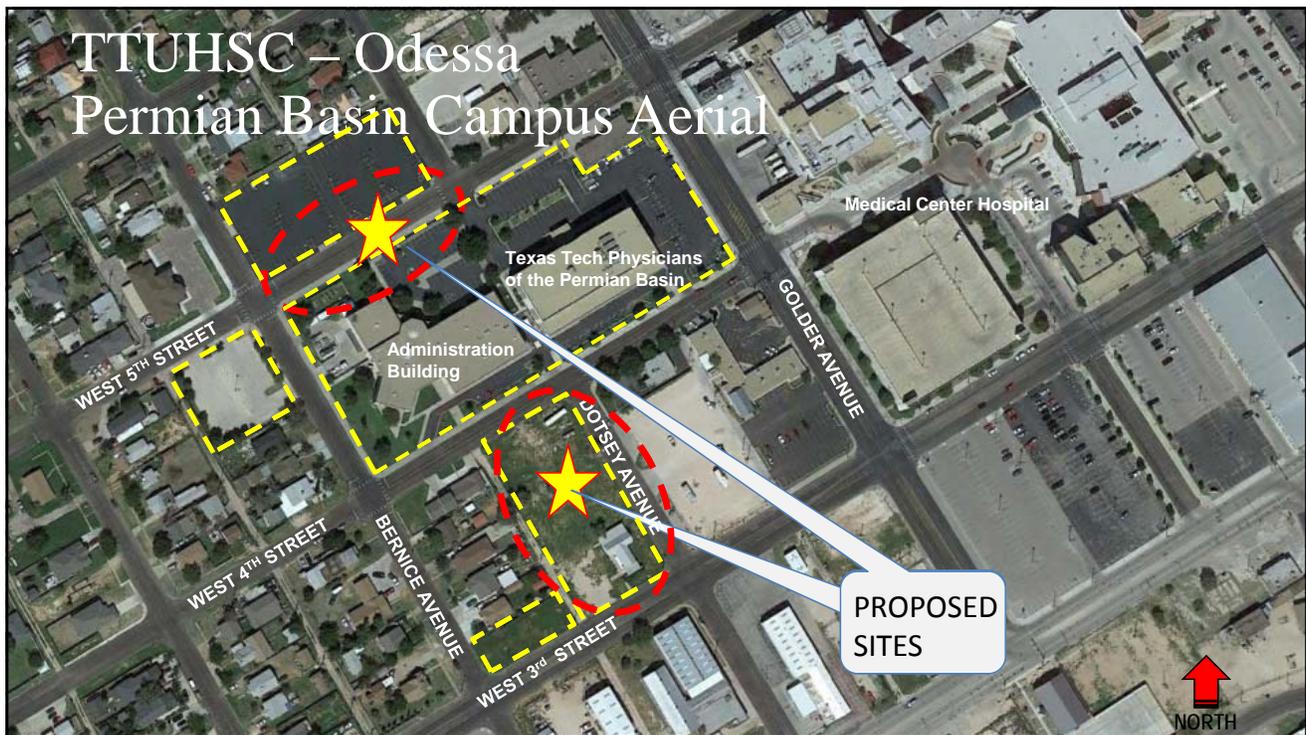
Recommendation

- Authorize to establish a Stage I design budget of \$2,403,613 to provide programming, planning, and schematic design for Expansion of the TTUHSC Lubbock campus with a total project budget of \$83,700,000; award a design professional contract; award a Construction Manager Agent contract; and award a Construction Manager at Risk contract.
- The Stage I design budget will be funded through the Revenue Finance System ("RFS") repaid with the Tuition Revenue Bond ("TRB") Legislative appropriation. The project budget of \$83,700,000 is comprised of RFS funding of the 84th Texas Legislature's Regular Session authorization of TRB (\$60,264,000) and Unexpended Plant Funds cash (\$23,436,000).

Texas Tech University Health Science Center

Approve establishment of a Stage I design budget for a new Permian Basin Academic Facility on the Odessa campus

Michael S. Molina



Stage I Design Budget Scope

- Stage I design services will provide for the solicitation and contracting of:
 - Design, Construction Manager Agent, and Construction partners,
 - Facility functional use programming,
 - Schematic design,
 - Pre-construction services,
 - Survey,
 - Geo-tech testing,
 - Site analysis,
 - Utility infrastructure analysis, and
 - Final package development for a full funding request.

Proposed Project Overview

- Construct an approximate 54,000 GSF building. Project to include:
 - Classrooms and Class Labs,
 - Lecture halls,
 - Research laboratories,
 - Conference rooms,
 - Faculty/staff offices and support spaces,
 - HealthNet distance learning capabilities
- Includes site and utility infrastructure work, landscape enhancements, and public art.

Proposed Stage I Design Budget

Stage I Design Budget \$ 552,665

Pre-Construction Services	\$	34,960
Professional Services	\$	459,318
FF&E / Other Items	\$	0
Administrative Cost	\$	28,347
<i>Regents' Rules</i>	\$	12,953
<i>(FP&C - 2.4% of the Stage I Design Budget)</i>		
Contingency	\$	17,087

Final GSF and SCHEDULE – TBD by the facility Programming process

Recommendation

- Authorize to establish a Stage I design budget of \$552,665 to provide programming, planning, and schematic design for a new Permian Basin Academic Facility on the Odessa campus with a total project budget of \$19,800,000; award a design professional contract; award a Construction Manager Agent contract; and award a Construction Manager at Risk contract.
- The Stage I design budget will be funded through the Revenue Finance System (“RFS”) repaid with the Tuition Revenue Bond (“TRB”) Legislative appropriation. The project budget of \$19,800,000 is comprised of RFS funding of the 84th Texas Legislature’s Regular Session authorization of TRB (\$14,256,000) and Unexpended Plant Funds cash (\$5,544,000).

Texas Tech University Health Science Center

Approve establishment of a Stage I design budget for the new Panhandle Clinical Simulation Center on the Amarillo campus

Michael S. Molina



Stage I Design Budget Scope

- Stage I design services will provide for the solicitation and contracting of:
 - Design and construction partner contract amendments,
 - Facility functional use programming,
 - Schematic design,
 - Pre-construction services,
 - Survey,
 - Geo-tech testing,
 - Site analysis,
 - Utility infrastructure analysis, and
 - Final package development for a full funding request.

Proposed Project Overview

- Construct an approximate 21,000 GSF building. Project to include:
 - Clinical simulation rooms to teach medical/nursing school students,
 - State-of-the-art computer/software system for the in-patient, simulation and observation rooms,
 - Classrooms and Class Labs,
 - Use of computerized mannequins with clinical scenarios for mastery of invasive procedures,
 - Faculty/staff offices and support spaces
- Includes site and utility infrastructure work, parking, landscape enhancements, and public art.

Proposed Stage I Design Budget

Stage I Design Budget \$ 279,805

Pre-Construction Services	\$ 33,285
Professional Services	\$ 216,013
FF&E / Other Items	\$ 0
Administrative Cost	\$ 22,481
<i>Regents' Rules</i>	\$ 0
Contingency	\$ 8,026

Previous expended \$209,000 for site analysis feasibility

Final GSF and SCHEDULE – TBD by the facility Programming process

Recommendation

- Authorize to establish a Stage I design budget of \$279,805 to provide programming, planning, and schematic design for the new Panhandle Clinical Simulation Center on the Amarillo Campus with a total project budget of \$9,750,000; amend the design professional contract; and amend the Construction Manager at Risk contract.
- The Stage I design budget will be funded through the Revenue Finance System (“RFS”) repaid with the Tuition Revenue Bond (“TRB”) Legislative appropriation. The project budget of \$9,750,000 is comprised of RFS funding of the 84th Texas Legislature’s Regular Session authorization of TRB (\$5,715,000), Higher Education Assistance Funds (“HEAF”) (\$3,400,000), and Unexpended Plant Funds cash (\$635,000).

Item 11

Texas Tech University Health Science Center

Authorize the long-term lease at the TTUHSC
Permian Basin Campus

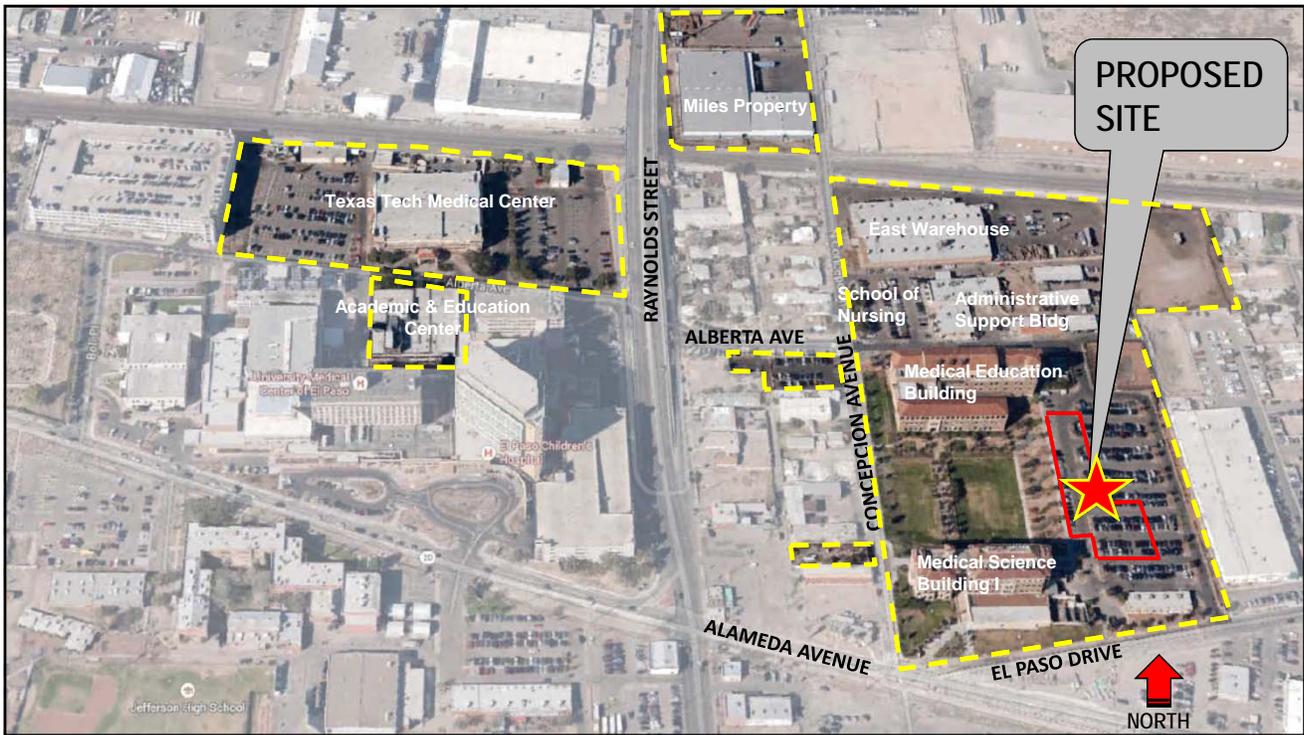
Elmo Cavin

Item 12

Texas Tech University Health Science Center
El Paso

Approve establishment of a Stage I design
budget for the new Medical Sciences
Building II on the El Paso Campus

Michael S. Molina



Stage I Design Budget Scope

Item 12

- Stage I design services will provide for the solicitation and contracting of:
 - Design, Construction Manager Agent, and Construction partners,
 - Facility functional use programming,
 - Schematic design,
 - Pre-construction services,
 - Survey,
 - Geo-tech testing,
 - Site analysis,
 - Utility infrastructure analysis, and
 - Final package development for a full funding request.

Proposed Project Overview

- Construct an approximate 227,000 GSF building to include:
 - Complex research laboratories,
 - Classrooms and Class Labs,
 - Lecture halls,
 - Vivarium facilities,
 - Faculty/researcher and staff offices
- Includes site and utility infrastructure work, replacement parking, landscape enhancements, and public art.

Proposed Stage I Design Budget

Stage I Design Budget	\$ 2,412,064
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Pre-Construction Services	\$ 147,170
Professional Services	\$ 2,019,315
FF&E / Other Items	\$ 0
Administrative Cost	\$ 109,506
<i>Regents' Rules</i>	\$ 56,533
(FP&C - 2.4% of the Stage I Design Budget)	
Contingency	\$ 79,540

Final GSF and SCHEDULE – TBD by the facility Programming process

Recommendation

- Authorize to establish a Stage I design budget of \$2,412,064 to provide programming, planning, and schematic design for the new Medical Sciences Building II on the El Paso campus with total project budget of \$84,400,000; award a design professional contract; award a Construction Manager Agent contract; and award a Construction Manager at Risk contract.
- The Stage I design budget will be funded through the Revenue Finance System ("RFS") repaid with the Tuition Revenue Bond ("TRB") Legislative appropriation. The project budget of \$84,400,000 is comprised of RFS funding of the 84th Texas Legislature's Regular Session authorization of TRB (\$75,520,000), and RFS financing to be repaid by the El Paso's Medical Practice Income Plan ("MPIP") funds cash or gift (\$8,880,000).

Texas Tech University

Report on the new Residence Hall project

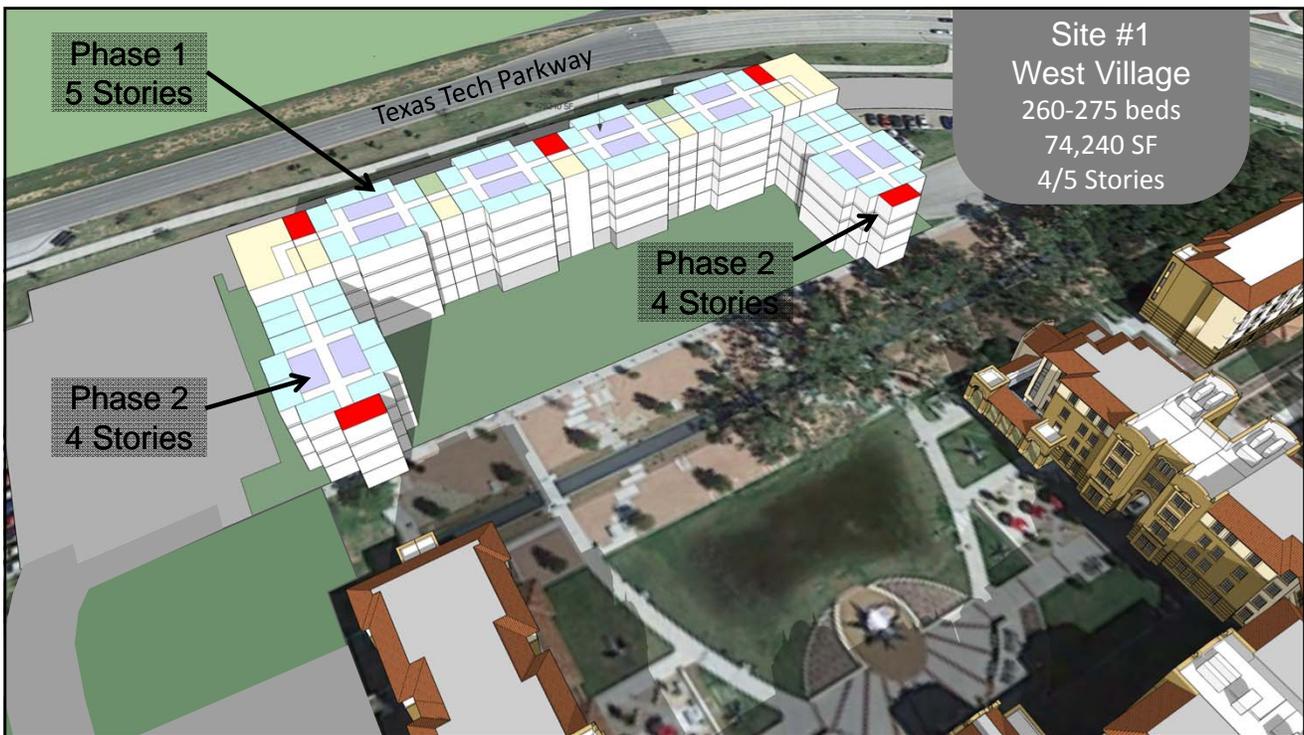
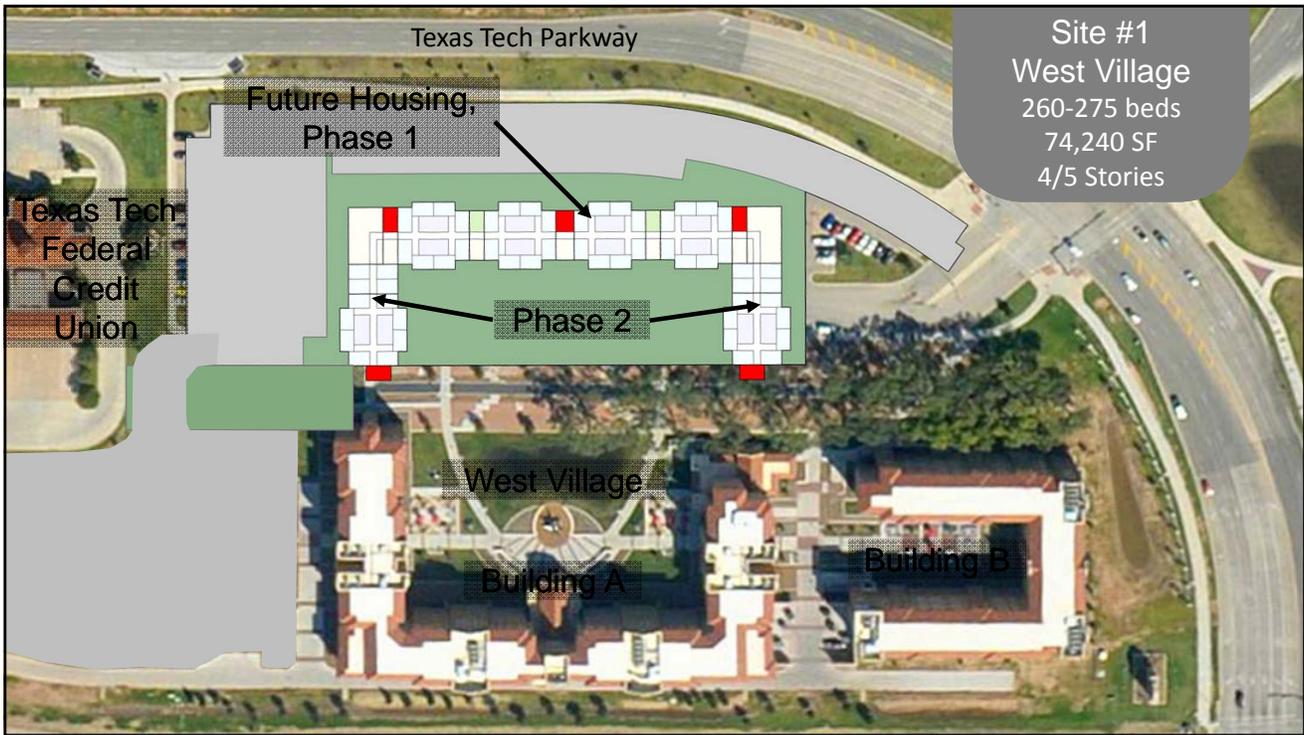
Michael S. Molina

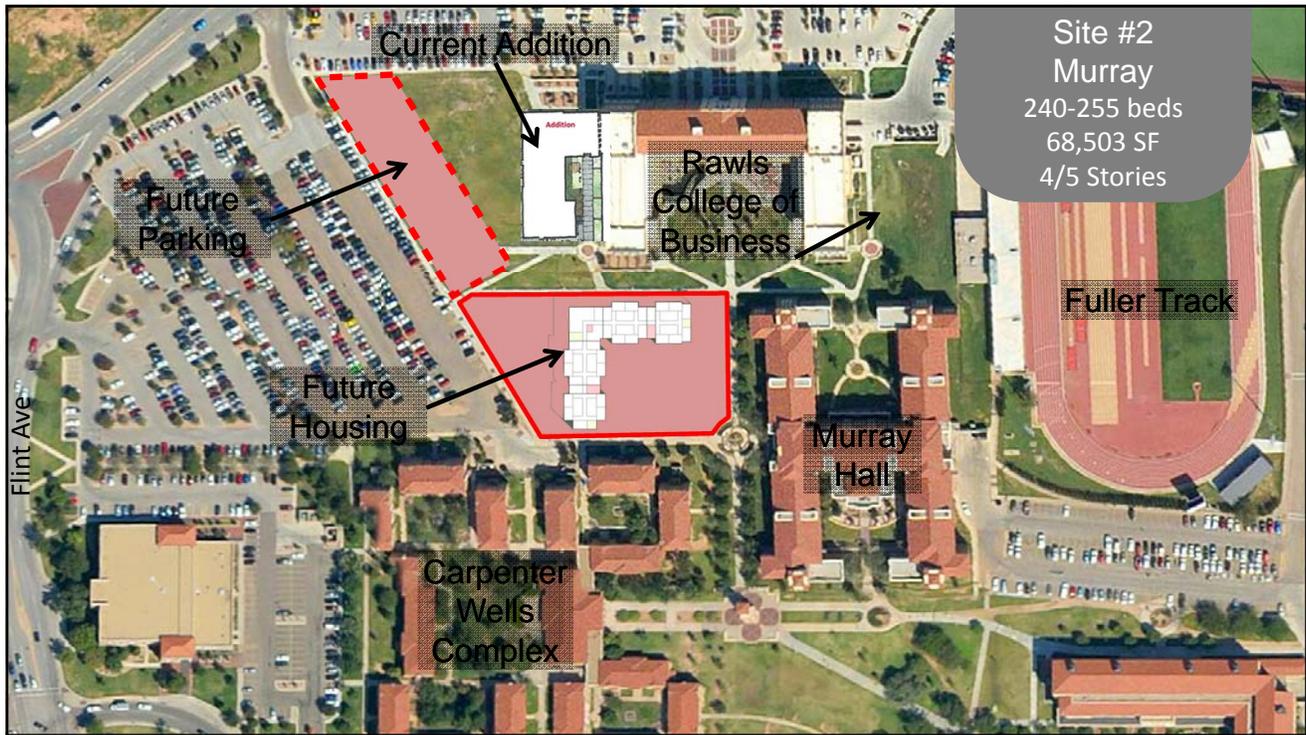


Item 13

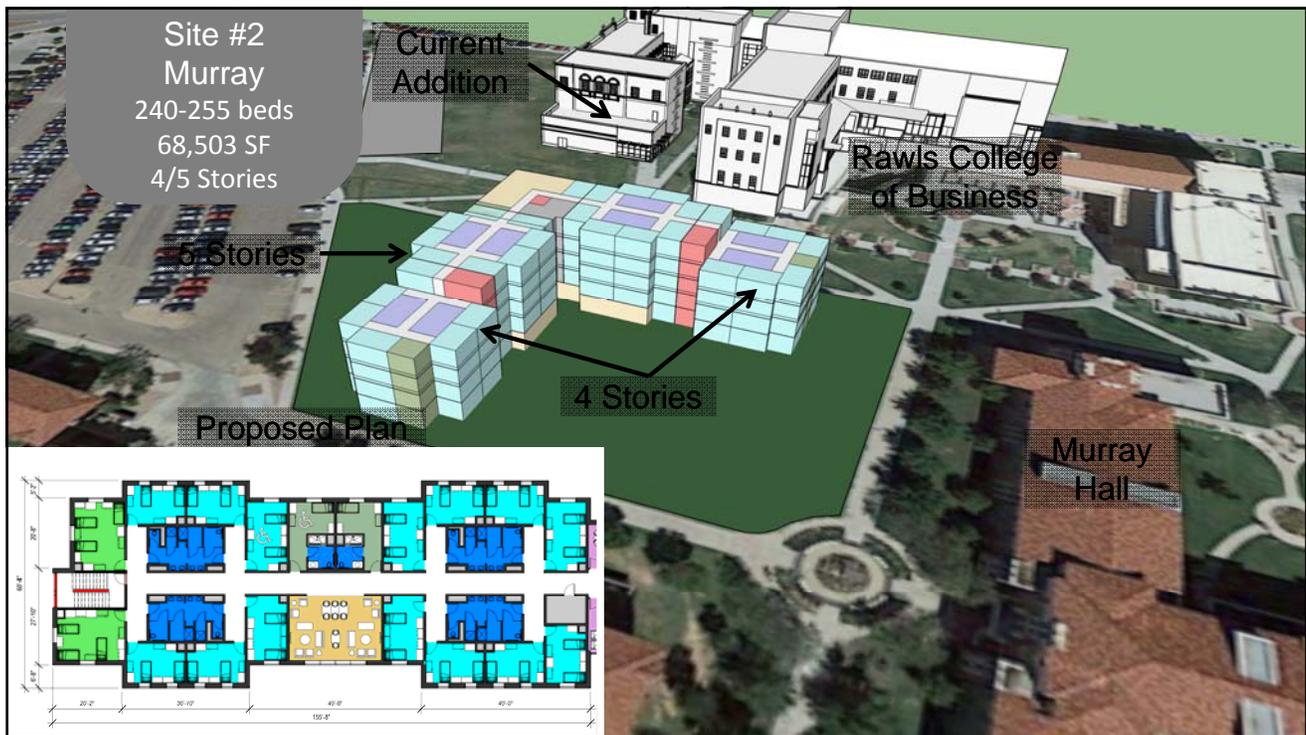
Scope of Work

- Provide conceptual site analysis on two separate sites for a new Residence Hall project.
- Project to create modern traditional style dormitory (two beds per room with common restroom facilities).
- Sites under consideration are:
 - Land north and west of West Village
 - Land adjacent to Murray Hall
- Site analysis will determine the development capacity of each site so the program can be further defined in terms of density, open space, and environmental quality.
- Previously listed on the MP1 as a \$50M project, TTU is interested in exploring a \$25-30M project.





Site #2
Murray
240-255 beds
68,503 SF
4/5 Stories



Item 13

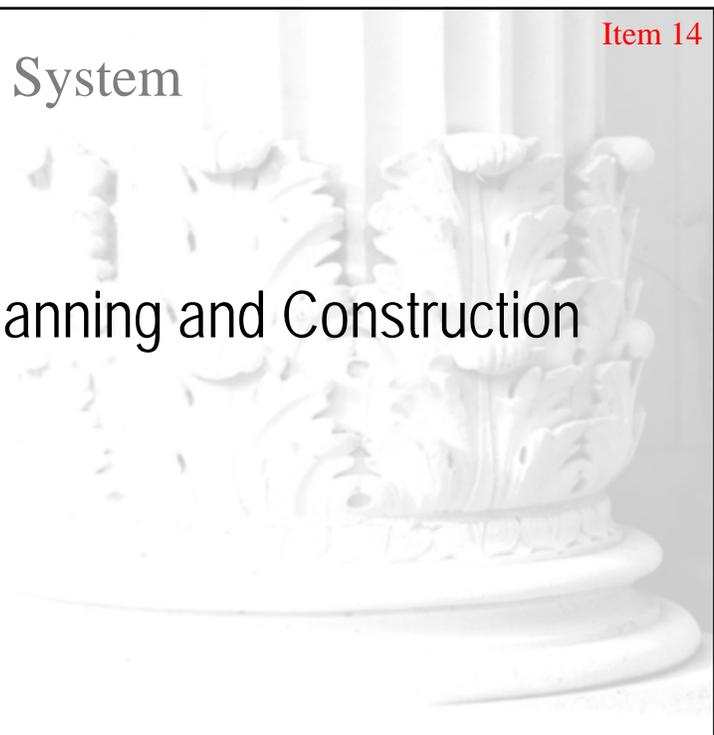
New Residence Hall - Analysis of Potential Sites		
Discussion Factors	SITE 1	SITE 2
	North of West Village	Between RCoBA and Carpenter Wells
Adjacent to Honors Students at Murray Hall	No	Yes
Interior Campus Location	No	Yes
Within the 10-Minute Circle	No	Yes
Located on a Bus Route	Yes	Yes
Access to Campus Utilities	No	Yes
Cost	\$\$\$	\$\$\$
Site Compliant with Campus Master Plan	Yes	Yes
Adjacent Residence Hall Office Available	No	Yes
Adjacent Food Service Available	No	Yes
Adjacent Conference/Meeting Spaces Available	Yes	Yes
Summer Camp/Retreat Possibilities	No	Yes
Future Expansion Possible	Yes	No
Access to City Utilities	Yes	Limited
Site Access	Good	Good
Road Network	Good	Good
Additional Surface Parking Required	Yes	Yes
Available Adjacent Land for Parking	Yes	No
Demolition Required	Parking Lot	Parking Lot
Challenging Construction Logistics	No	Yes

Item 14

Texas Tech University System

Report on Facilities Planning and Construction projects

Michael S. Molina



Bayer CropScience – Seeds Innovation Center Research & Development / Trait Development

Item 14

➤ Project Budget - \$19,316,135 / 74,990 GSF

Completion Date:
December 2014



Completion Date:
May 2015



Bayer Plant Science Building

Item 14

➤ Project Budget - \$14,340,000 / 21,122 GSF

Completion Date:
September 2015



Campus Beautification – Phase I

➤ Project Budget - \$2,500,000

Completion Date:
February 2015



Campus Beautification – Phase II

➤ Project Budget - \$2,450,000

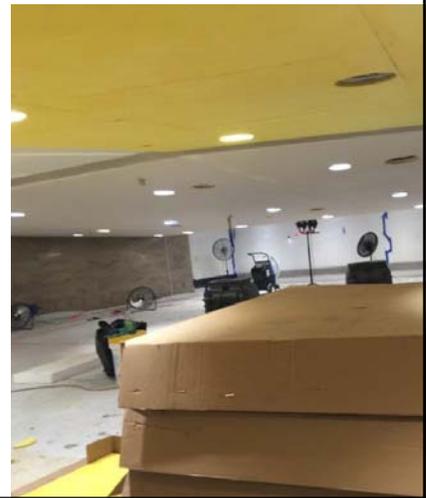
Completion Date:
August 2015



College of Human Sciences Life Safety Upgrade

➤ Project Budget - \$9,650,000 / 166,674 GSF

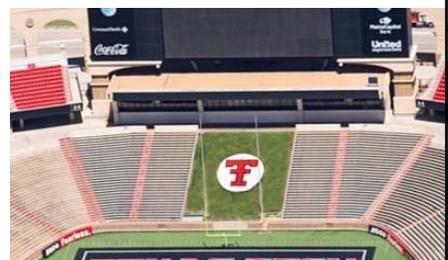
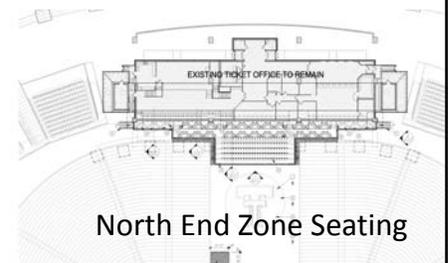
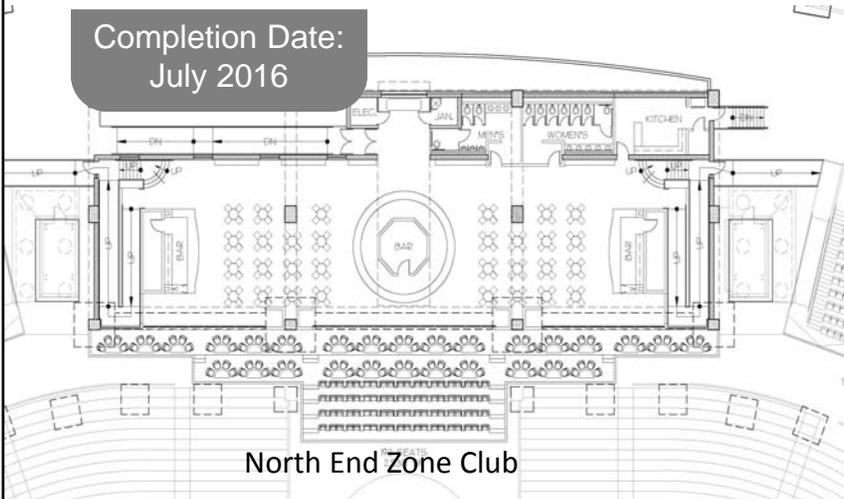
Completion Date:
August 2015



Jones AT&T Stadium North End Zone Building Renovations

➤ Project Budget - \$3,750,000 / 10,505 GSF

Completion Date:
July 2016



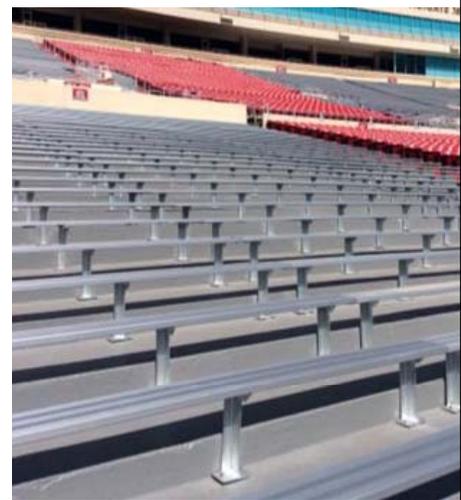
Jones AT&T Stadium SE 1st Floor

➤ Project Budget - \$1,650,000 / 6,619 GSF



Jones AT&T Stadium Seating Replacement & Concrete Repairs

➤ Project Budget - \$3,800,000



Maddox Engineering Research Center

➤ Project Budget - \$29,207,030 / 73,649 GSF

Completion Date:
August 2016



Rawls College of Business Administration Addition

➤ Project Budget - \$15,000,000 / 38,000 GSF

Completion Date:
July 2016



Research & Technology Park – Phase I

➤ Project Budget - \$29,045,000 / 41,000 GSF

Completion Date:
July 2015



United Supermarkets Arena Renovation

➤ Project Budget - \$5,050,000 / 25,451 GSF

Completion Date:
November 2015



Abilene School of Public Health Facility

➤ Project Budget - **\$15,000,000** / 43,803 GSF

Completion Date:
July 2016



The Larry Combest Community Health and Wellness Center Expansion

➤ Project Budget - **\$5,108,500** / 10,861 GSF

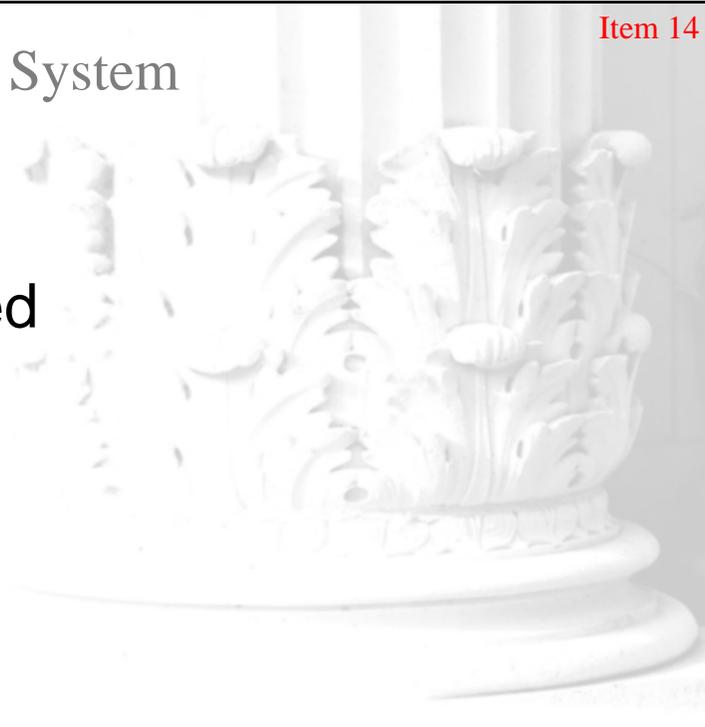
Completion Date:
June 2015



Item 14

Texas Tech University System

Public Art – Installed



Item 14

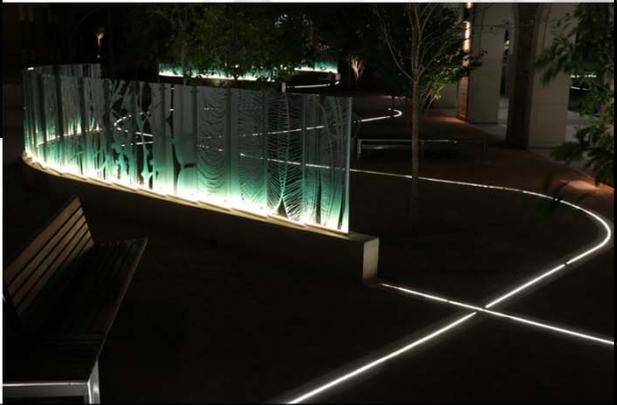
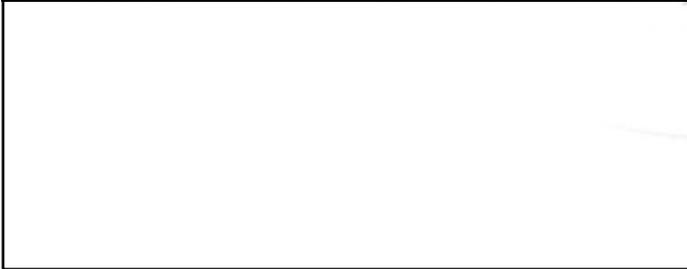
TTUHSC El Paso – Gayle Greve Hunt School of Nursing

Andrea Wasserman & Elizabeth Billings (Vershire, VT) \$145,000





Item 14



Bayer CropScience – Seeds Innovation Center
Research & Development / Trait Development
Aaron Stephan (Portland, ME)

“Lubbock Lights”

\$170,000

Installed June 2015



Item 14



Bayer Plant Science Building
Rebecca Thompson (Los Angeles, CA)

Item 14

\$136,000

July 2015 installation
Courtyard
Under Construction



Item 14

Biology Building
Julian Voss-Andreae (Portland, OR)
\$77,000

July 30, 2015 installation

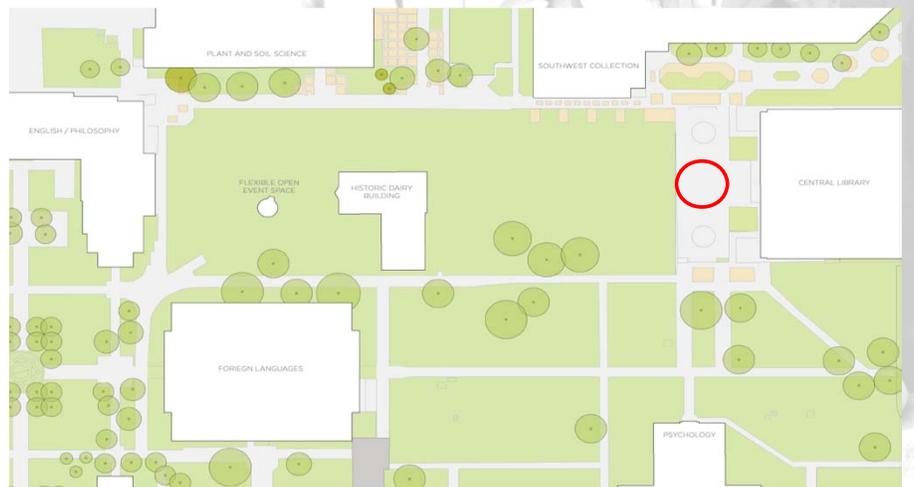


Item 14

Campus Beautification, *donated Zeus sculpture*

\$25,000

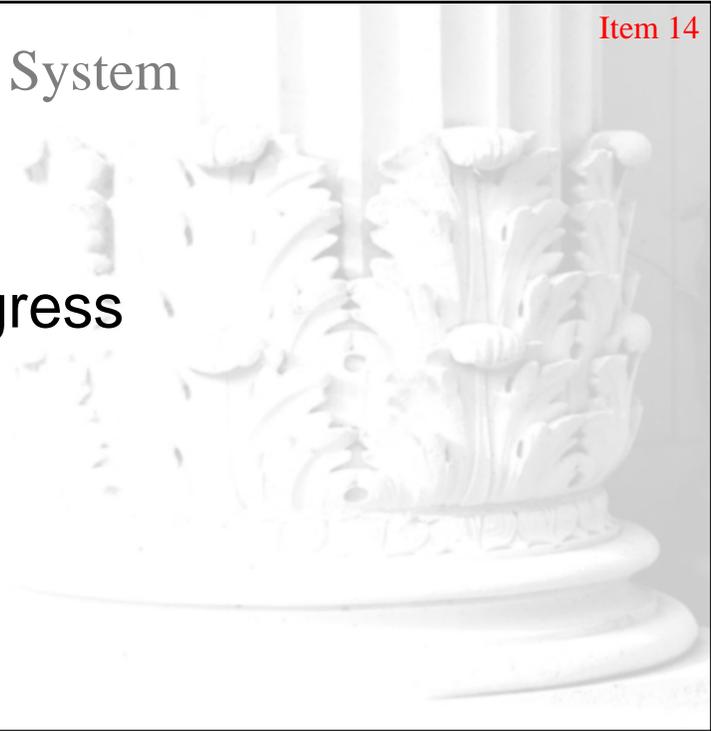
July 31, 2015 installation



Item 14

Texas Tech University System

Public Art – In Progress



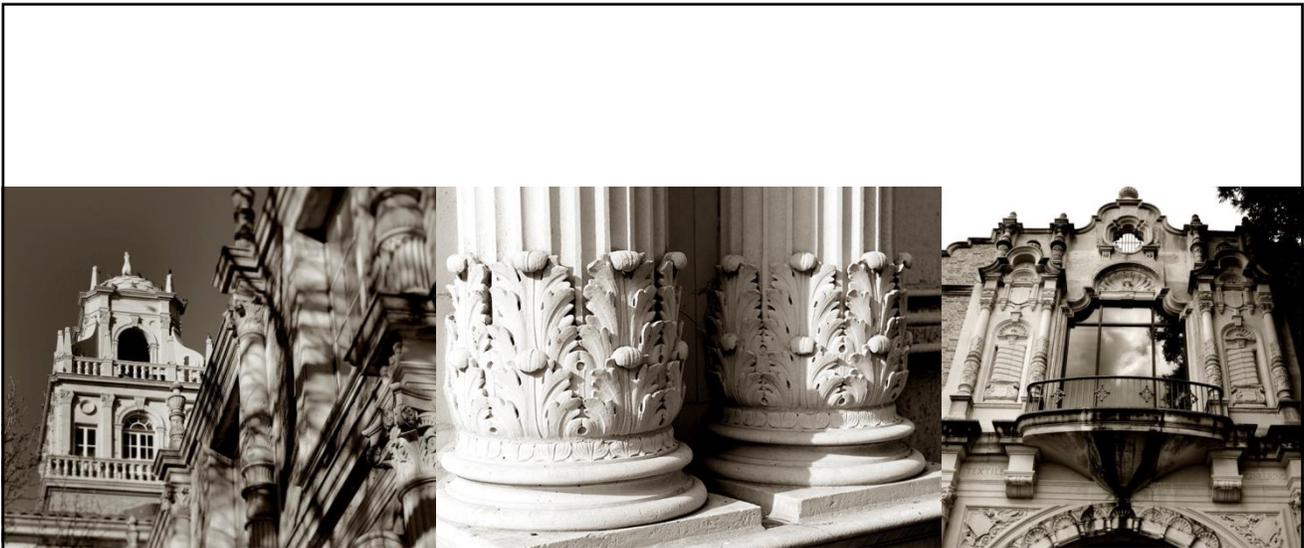
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Research Park

Marco Cianfanelli (Melville, South Africa)



Item 14



TEXAS TECH UNIVERSITY SYSTEM™