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FOR
FACILITIES PLANNING AND CONSTRUCTION COMMITTEE

Committee Meeting: 8/23/2023

Board Meeting: 8/24/2023
Austin, Texas

Rad Weaver, Chairman
Christina Melton Crain
Robert P. Gauntt
Nolan Perez
Stuart W. Stedman
Kelcy L. Warren

1. U. T. System Board of Regents: Discussion and appropriate action regarding Consent Agenda items, if any, assigned for Committee consideration

RECOMMENDATION

The Board will be asked to approve the Consent Agenda beginning on Page 352.

2. U. T. Austin: Microelectronics and Engineering Research Center Cleanroom Expansion - Amendment of the current Capital Improvement Program to increase total project cost for Phases B-1 and B-2 of the project; approval to revise funding sources; approval of design development for Phase B-2; and appropriation of funds and authorization of expenditure

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and the institutional president that the U. T. System Board of Regents approve the recommendations for the Microelectronics and Engineering Research Center Cleanroom Expansion Phases B-1 and B-2 of the project at The University of Texas at Austin as follows:

a. amend the current Capital Improvement Program (CIP) to increase the total project cost from $175,294,000 to $277,523,084;

b. revise funding sources to include General Revenue funds; and

c. appropriate funds and authorize expenditure for Phase B-1 with a total project cost of $100,700,000 with funding of $32,700,000 from Capital Construction Assistance Project (CCAP) Bond Proceeds, formerly known as Tuition Revenue Bond (TRB) Proceeds, and $68,000,000 from General Revenue funds; appropriate funds and authorize expenditure for Phase B-2 with a total project cost of $123,761,084 with funding of $26,545,084 from CCAP Bond Proceeds, $76,916,000 from General Revenue funds, $15,000,000 from Available University Fund (AUF), $3,800,000 from Permanent University Fund (PUF) Bond Proceeds, and $1,500,000 from Designated Funds.

BACKGROUND INFORMATION

Previous Actions

On August 24, 2022, the Chancellor approved the project for Definition Phase.
On August 25, 2022, the Microelectronic and Engineering Research Center (MER) Cleanroom Renovation and Expansion Phase A-1 portion of the project was included in the CIP with a total project cost of $45,000,000 with funding from CCAP Bond Proceeds, formerly known as TRB Proceeds. On November 17, 2022, Phase A-2 was added to the project in the amount of $8,062,000 for a total project cost of $53,062,000 from CCAP Bond Proceeds.
On February 23, 2023, Phase B-1 was added to the project with a total project cost of $32,700,000 from CCAP Bond Proceeds and Phase B-2 was added with a total project cost of $89,532,000 with funding of $26,545,084 from CCAP Bond Proceeds, $42,687,000 from Revenue Financing System (RFS) Bond Proceeds, $15,000,000 from AUF, $3,800,000 from PUF Bond Proceeds, and $1,500,000 from Designated Funds. On April 5, 2023, the President approved design development plans for Phase B-1. On April 26, 2023, the President approved design development of Phase A-2.

Project Description

In the face of the critical global shortage in microchips and semiconductor systems, U. T. Austin is leading the Texas Institute for Electronics (TIE), a public-private partnership between the State of Texas, preeminent semiconductor systems and defense electronics companies, national labs, and 14 academic institutions across the state to restore leading-edge semiconductor manufacturing back to United States soil, secure the supply chain, ensure national security, and educate the next generation of industry innovators in Texas.

The TIE initiative will leverage and expand the existing infrastructure and research capabilities of U. T. Austin, which houses the Cockrell School of Engineering and several other internationally recognized U. T. centers and labs that contribute to semiconductor advances, including the Microelectronics Research Center, Texas Advanced Computing Center, Army Futures Command, Applied Research Laboratories, and the NASCENT Nanomanufacturing Systems Center. This effort will also build on centers of excellence at the other 14 Texas-based academic institutions.

As originally approved, Phase B-1 included additional semiconductor research equipment for the cleanroom expansion. Phase B-2 included renovation of existing lab space into 13,750 gross square feet of cleanrooms for semiconductor research, repair of HVAC and existing roofs, renovation of code-compliant offices, and upgrades to fire alarms for the MER building.

The proposed increase in funding requested for Phase B-1 will include procurement and installation of state-of-the-art, custom-made, copper line semiconductor tools to be installed in the cleanroom space. The proposed increase in funding for Phase B-2 will renovate 25,100 gross square feet of office space for code compliance and fire alarm upgrades to support the procurement and installation of the mechanical, electrical, and plumbing (MEP) Support Building for the permanent structure, including the infrastructure needed in the MER Cleanrooms. To meet the requirement of operating the semiconductor tools by the third quarter of 2024, it is necessary to rent temporary infrastructure for power, HVAC, and process chilled water lines for approximately 8-12 months, including utility costs, until the permanent infrastructure equipment is delivered, installed, and operational in the newly added MEP Support Building. Further additional funding will support office and restroom renovations for code compliance, and procurement and installation of a gas detection system for flammable and toxic gases that will be used for semiconductor tools.

Pursuant to a Memorandum of Understanding effective September 1, 2017, U. T. Austin has delegated authority for institutional management of construction projects under the continued oversight of the Office of Capital Projects.

The University of Texas at Austin
Microelectronics and Engineering Research Center (MER) Cleanroom Expansion
Phases B-1 and B-2

Project Information

Project Number	102-1400
CIP Project Type	Renovation and Rehabilitation
Facility Type	Laboratory, General
Management Type	Institutional Management
Institution's Project Advocate	John Ekerdt, Cockrell School of Engineering Associate Dean for Research
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	162,634

Project Funding

Phase B-1 Only	Current	Proposed
Capital Construction Assistance Project Bond Proceeds	$32,700,000	$ 32,700,000
General Revenue	-	68,000,000
Total Project Cost	$32,700,000	$100,700,000

Phase B-2 Only	Current	Proposed
Capital Construction Assistance Project Bond Proceeds	$26,545,084	$ 26,545,084
Revenue Financing System Bond Proceeds	42,687,000	-
Permanent University Fund Bond Proceeds	3,800,000	3,800,000
Available University Fund	15,000,000	15,000,000
Designated Funds	1,500,000	1,500,000
General Revenue	-	76,916,000
Total Project Cost	$89,532,084	$123,761,084

Phases A-1, A-2, B-1 and B-2 Combined	Current	Proposed
Capital Construction Assistance Project Bond Proceeds	$112,307,084	$112,307,084
Revenue Financing System Bond Proceeds	42,687,000	-
Permanent University Fund Bond Proceeds	3,800,000	3,800,000
Available University Fund	15,000,000	15,000,000
Designated Funds	1,500,000	1,500,000
General Revenue	-	144,916,000
Total Project Cost	$175,294,084	$277,523,084

The University of Texas at Austin
Microelectronics and Engineering Research Center (MER) Cleanroom Expansion
Phases B-1 and B-2
(continued)

Project Cost Detail

Phases B-1 and B-2	Phase B-1	Phase B-2
Building Cost	$89,623,000	$85,983,640
Fixed Equipment	-	4,909,675
Furniture and Moveable Equipment	-	990,000
Institutionally Managed Work	-	2,100,859
Architectural/Design Services	-	9,946,467
Project Management	503,500	2,475,222
Insurance	-	1,805,792
Other Professional Fees	10,070,000	7,496,297
Project Contingency	503,500	949,532
Other Costs	-	7,103,600
Total Project Cost	$100,700,000	$123,761,084

Project Milestones – Phases B-1 and B-2

Definition Phase Approval	August 2022
Addition to CIP	February 2023
Design Development Approval	August 2023
Construction Notice to Proceed	October 2023
Substantial Completion	June 2025
Final Completion	July 2025

3. U. T. Dallas: Arts and Performance Complex - Performance Hall/Music Building, Phase II - Amendment of the current Capital Improvement Program to include project

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and the institutional president that the U. T. System Board of Regents amend the current Capital Improvement Program (CIP) to include the Arts and Performance Complex - Performance Hall/Music Building, Phase II project at The University of Texas at Dallas.

BACKGROUND INFORMATION

Previous Actions

On August 12, 2019, the Chancellor approved this project for Definition Phase. On June 5, 2023, the Chancellor approved an updated Definition Phase for the Performance Hall/Music Building, Phase II project.

Project Description

This proposed Performance Hall/Music Building project is the second phase of the Arts and Performance Complex, a new arts district located on approximately nine acres of the southeastern edge of the campus. This project will include an approximately 700-seat performance hall, outdoor performance space with 300 seats, practice rooms, rehearsal rooms, offices, meeting spaces, and an exterior plaza. The project will be located adjacent to the Athenaeum building and take advantage of the natural site characteristics that incorporate underused areas into a center of creative activity on campus.

The Arts and Performance Complex is a planned arts district to include a museum, performance hall, and parking garage. The Athenaeum, Phase I project currently underway, will house the Trammell and Margaret Crow Museum of Asian Art, along with other galleries, offices, seminar rooms, and space for art storage and conservation. Additionally, the Athenaeum is intended to house the Edith O'Donnell Institute of Art History, the Dr. Brettell library collection, and gallery space for visiting exhibits.

The proposed project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. Approval of design development plans and authorization of expenditure of funding for Phase II will be presented to the Board for approval at a later date.

The University of Texas at Dallas
Arts and Performance Complex - Performance Hall/Music Building, Phase II

Project Information

Project Number	302-1254B
CIP Project Type	New Construction
Facility Type	Auditorium/Theater
Management Type	Office of Capital Projects
Institution's Project Advocates	Inga H. Musselman, Provost and VP of Academic Affairs Calvin D. Jamison, VP Facilities and Econ Development Rafael Martin, VP and Chief of Staff Amy Hofland, Senior Director, Crow Museum of Asian Art
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	60,400

Project Funding

	Proposed
Gifts[1]	$50,000,000
Revenue Financing System Bond Proceeds[2]	$33,000,000
Total Project Cost	$83,000,000

[1] Gifts are fully committed
[2] Revenue Financing System (RFS) Bond Proceeds to be repaid from designated tuition

Project Cost Detail

	Cost
Building Cost	$63,728,459
Site Development	1,671,541
Furniture and Moveable Equipment	1,500,000
Institutionally Managed Work	1,650,000
Architectural/Design Services	5,470,647
Project Management	2,200,000
CIP Support Services	500,000
Insurance	1,355,434
Other Professional Fees	1,870,000
Project Contingency	2,600,320
Other Costs	453,599
Total Project Cost	$83,000,000

The University of Texas at Dallas
Arts and Performance Complex - Performance Hall/Music Building, Phase II
(continued)

Building Cost per GSF Benchmarks (escalated to midpoint of construction)

Performance Hall/Music Building, Phase II	$1,055
The U. T. Permian Basin Wagner Noel Performing Arts Center	$996

	Low Quartile	Median	High Quartile
National Projects	$627	$769	$935

Investment Metrics

- Support Strategic Plan by attracting talent and enriching the student experience
- Support Strategic Plan by enriching the Arts and engaging globally
- Support Strategic Plan by advancing research and becoming an economic engine for the region

Project Planning

Definition Phase Completed	Yes
Owner's Project Requirements	Yes
Basis of Design	Yes
Schematic Design	Yes
Detailed Cost Estimate	Yes

Project Milestones

Definition Phase Approval	August 2019
Addition to CIP	August 2023
Design Development Approval	February 2024
Construction Notice to Proceed	April 2024
Substantial Completion	March 2026
Final Completion	April 2026

Basis of Design

The planned building life expectancy includes the following elements:

Enclosure: 50 years
Building Systems: 25 years
Interior Construction: 25 years

4. U. T. Dallas: Student Success Center/Student Union, Phase I - Amendment of the current Capital Improvement Program to include project

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and the institutional president that the U. T. System Board of Regents amend the current Capital Improvement Program (CIP) to include the Student Success Center/Student Union, Phase I project at The University of Texas at Dallas.

BACKGROUND INFORMATION

Previous Action

On June 17, 2022, the Chancellor approved this project for Definition Phase.

Project Description

The proposed Student Success Center/Student Union, Phase I project will provide the campus with a student-focused gathering place that cultivates a welcoming, dynamic, and collaborative learning community. Programmatic spaces will include classrooms, a 400-seat lecture hall, the Office of Undergraduate Education, the Honors College, the Office of Graduate Education, the Education Abroad Office, the Center for Teaching and Learning, and the Office of Instructional Technology, meeting spaces, and administration and support space. New classrooms will be dedicated to exploring and validating current ideas and modalities for improved student learning. Offices will be provided for staff and faculty who have primary responsibility for assisting students to meet academic challenges and to explore the highest levels of individual achievement. Co-locating student success activities will achieve efficient and effective coordination and will serve as a model for leveraging the synergies among diverse departments to the overall benefit of student body.

The Student Success Center is the first phase of the ultimately planned Student Success Center/Student Union building. This phase will be approximately 135,730 gross square feet (GSF) and when combined with the Student Union portion of the project will provide a total of approximately 328,442 GSF of new construction. The institution will seek Board approval for the Student Union Phase II project at a later date.

The proposed project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. Approval of design development plans and authorization of expenditure of funding will be presented to the Board for approval at a later date.

The University of Texas at Dallas
Student Success Center/Student Union, Phase I

Project Information

Project Number	302-1414
CIP Project Type	New Construction
Facility Type	Student Center
Management Type	Office of Capital Projects
Institution's Project Advocate	Inga Musselman, Provost and VP of Academic Affairs
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	135,730

Project Funding

	Proposed
Capital Construction Assistance Project Bond Proceeds	$ 52,409,972
Permanent University Fund Bond Proceeds	42,000,000
Revenue Financing System Bond Proceeds[1]	10,500,000
Designated Funds	$90,028
Total Project Cost	$105,000,000

[1] Revenue Financing System (RFS) Bond Proceeds to be repaid from Designated Tuition from Excess Reserves

Project Cost Detail

	Cost
Building Cost	$77,072,758
Site Development	3,291,377
Furniture and Moveable Equipment	1,500,000
Institutionally Managed Work	2,900,000
Architectural/Design Services	6,447,748
Project Management	2,700,000
CIP Support Services	500,000
Insurance	1,746,600
Other Professional Fees	5,929,264
Project Contingency	2,912,253
Total Project Cost	$105,000,000

Building Cost per GSF Benchmarks (escalated to midpoint of construction)

Student Success Center/Student Union, Phase I	$568
Texas Higher Education Coordinating Board Average - Student Center	$1,021

	Low Quartile	Median	High Quartile
Other U. T. System Projects	$399	$582	$645
National Projects	$504	$671	$810

The University of Texas at Dallas
Student Success Center/Student Union, Phase I
(continued)

Investment Metric

- Support Strategic Plan by enriching the student experience by 2025

Project Planning

Definition Phase Completed	Yes
Owner's Project Requirements	Yes
Basis of Design	Yes
Schematic Design	Yes
Detailed Cost Estimate	Yes

Project Milestones

Definition Phase Approval	June 2022
Addition to CIP	August 2023
Design Development Approval	May 2024
Construction Notice to Proceed	July 2024
Substantial Completion	July 2026
Final Completion	August 2026

Basis of Design

The planned building life expectancy includes the following elements:

Enclosure: 50 years
Building Systems: 25 years
Interior Construction: 25 years

5. U. T. Dallas: Esports Center - Amendment of the current Capital Improvement Program to include project; approval of total project cost; approval of design development; appropriation of funds and authorization of expenditure; and resolution regarding parity debt

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and the institutional president that the U. T. System Board of Regents amend the current Capital Improvement Program (CIP) to include the Esports Center project and approve the recommendations for the project at The University of Texas at Dallas as follows:

a. amend the CIP to include project and approve a total project cost of $15,000,000;

b. approve design development plans;

c. appropriate funds and authorize expenditure of $15,000,000 from Revenue Financing System (RFS) Bond Proceeds; and

d. resolve in accordance with Section 5 of the Amended and Restated Master Resolution Establishing The University of Texas System Revenue Financing System that parity debt shall be issued to pay the project's cost, including any costs prior to the issuance of such parity debt; sufficient funds will be available to meet the financial obligations of the U. T. System, including sufficient Pledged Revenues as defined in the Master Resolution to satisfy the Annual Debt Service Requirements of the Financing System, and to meet all financial obligations of the U. T. System Board of Regents relating to the Financing System; and U. T. Dallas, which is a "Member" as such term is used in the Master Resolution, possesses the financial capacity to satisfy its direct obligation as defined in the Master Resolution relating to the issuance by the U. T. System Board of Regents of tax-exempt parity debt in the aggregate amount of $15,000,000.

BACKGROUND INFORMATION

Debt Service

The $15,000,000 in RFS debt will be repaid from Designated Funds. Annual debt service on the $15,000,000 in RFS debt is expected to be $835,000. The institution's Scorecard Rating of 2.3 at fiscal year-end 2022 is below the maximum threshold of 6.0 and demonstrates that the institution has the financial capacity to satisfy its direct obligations related to parity debt.

Previous Action

On April 13, 2023, the Chancellor approved this project for Definition Phase.

Project Description

The proposed project will construct an addition of approximately 13,524 gross square feet (GSF) to the existing Student Union, creating a state-of-the-art esports and gaming area. The addition will include an open gaming lounge, multipurpose gaming arena, flex rooms, broadcast and production space, a new eatery area, kitchen, and offices. The project also includes a renovation of approximately 3,474 GSF of the existing eatery area to be converted into classrooms.

The Esports Center will create an inclusive community that fosters student engagement through gaming and esports. The center will support the academic mission of the university by connecting related academic programs and creating new academic pathways that focus squarely on esports.

This proposed project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP.

The University of Texas at Dallas
Esports Center

Project Information

Project Number	302-1465
CIP Project Type	New Construction
Facility Type	Student Center
Management Type	Office of Capital Projects
Institution's Project Advocate	Gene Fitch, VP for Student Affairs
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	13,524 - New construction 3,474 - Repair and Rehabilitation (R&R)

Project Funding

	Proposed
Revenue Financing System Bond Proceeds[1]	$15,000,000
Total Project Cost	$15,000,000

[1] Revenue Financing System (RFS) Bond Proceeds to be repaid from Designated Funds

Project Cost Detail

	Cost
Building Cost	
Esports Center Addition	$8,858,801
Esports Center Repair and Rehabilitation	887,052
Fixed Equipment	-
Site Development	1,227,765
Furniture and Moveable Equipment	1,425,000
Institutionally Managed Work	200,000
Architectural/Design Services	988,780
Project Management	250,000
CIP Support Services	150,000
Insurance	205,375
Other Professional Fees	597,033
Project Contingency	210,194
Other Costs	-
Total Project Cost	$15,000,000

Building Cost per GSF Benchmarks (escalated to midpoint of construction)

Esports Center	$573
Texas Higher Education Coordinating Board Average, New Construction - Student Center	$1,027
Texas Higher Education Coordinating Board Average, R&R - Student Center	$291

	Low Quartile	Median	High Quartile
Other U. T. System Projects	$261	$372	$590
National Projects	$281	$537	$758

The University of Texas at Dallas
Esports Center
(continued)

Investment Metrics

- Support Strategic Plan by attracting talent and enriching the student experience
- Support Strategic Plan by enriching the Arts and engaging globally

Project Planning

Definition Phase Completed	Yes
Owner's Project Requirements	Yes
Basis of Design	Yes
Schematic Design	Yes
Detailed Cost Estimate	Yes

Project Milestones

Definition Phase Approval	April 2023
Addition to CIP	August 2023
Design Development Approval	August 2023
Construction Notice to Proceed	October 2023
Substantial Completion	August 2024
Final Completion	September 2024

Basis of Design

The planned building life expectancy includes the following elements:

Enclosure: 50 years
Building Systems: 25 years
Interior Construction: 25 years

6. U. T. El Paso: Advanced Teaching and Learning Complex - Amendment of the current Capital Improvement Program to include project; approval of total project cost; approval of design development; appropriation of funds and authorization of expenditure; and resolution regarding parity debt

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and the institutional president that the U. T. System Board of Regents amend the current Capital Improvement Program (CIP) to include the Advanced Teaching and Learning Complex project and approve the recommendations for the project at The University of Texas at El Paso as follows:

a. amend the current CIP to include the project with a total project cost of $109,518,006;

b. approve design development plans;

c. appropriate funds and authorize expenditure of $109,518,006 with funding of $57,108,034 from Permanent University Fund (PUF) Bond Proceeds and $52,409,972 from Capital Construction Assistance Project (CCAP) Bond Proceeds, formerly known as Tuition Revenue Bond (TRB) Proceeds; and

d. resolve in accordance with Section 5 of the Amended and Restated Master Resolution Establishing The University of Texas System Revenue Financing System that parity debt shall be issued to pay the project's cost, including any costs prior to the issuance of such parity debt; sufficient funds will be available to meet the financial obligations of the U. T. System, including sufficient Pledged Revenues as defined in the Master Resolution to satisfy the Annual Debt Service Requirements of the Financing System, and to meet all financial obligations of the U. T. System Board of Regents relating to the Financing System; and U. T. El Paso, which is a "Member" as such term is used in the Master Resolution, possesses the financial capacity to satisfy its direct obligation as defined in the Master Resolution relating to the issuance by the U. T. System Board of Regents of tax-exempt parity debt in the aggregate amount of $52,409,972

BACKGROUND INFORMATION

Previous Action

On March 14, 2022, the Chancellor approved this project for Definition Phase.

Project Description

The Advanced Teaching and Learning Complex (ATLC) will provide interactive, engaged instructional opportunities in a 21st century learning environment that is needed across the campus. The building will include a five-story east wing, comprised of four floors and a mechanical penthouse, and a three-story west wing. The wings will be connected by a three-

story collaboration area. Space types will include classrooms, computer labs, faculty office space, collaborative spaces, and general shared spaces. The project will include flexible technology and furnishing solutions, and provide a variety of sizes and types of classrooms to better address the various teaching methodologies.

Also included in the project is the demolition of the Academic Advising Center and the Honors House to make way for the construction of the ATLC. In addition, once the ATLC is completed, the Liberal Arts Building will be demolished as part of this project, thereby reducing deferred maintenance projected expenditures by $16.6 million.

This project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP.

The University of Texas at El Paso
Advanced Teaching and Learning Complex

Project Information

Project Number	201-1399
CIP Project Type	New Construction
Facility Type	Classroom, General
Management Type	Office of Capital Projects
Institution's Project Advocate	Mark McGurk, Vice President for Business Affairs
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	124,725

Project Funding

	Proposed
Permanent University Fund Bond Proceeds	$57,108,034
Capital Construction Assistance Project Bond Proceeds	$52,409,972
Total Project Cost	$109,518,006

Project Cost Detail

	Cost
Building Cost	$62,051,103
Site Development	5,842,089
Furniture and Moveable Equipment	3,850,000
Institutionally Managed Work	21,470,496
Architectural/Design Services	5,692,819
Project Management	607,214
CIP Support Services	500,000
Insurance	1,435,191
Other Professional Fees	2,045,000
Project Contingency	6,024,094
Other Costs	-
Total Project Cost	$109,518,006

Building Cost per GSF Benchmarks (escalated to midpoint of construction)

Advanced Teaching and Learning Complex	$498
Texas Higher Education Coordinating Board Average - Classroom, General	$663

	Low Quartile	Median	High Quartile
Other U. T. System Projects	$480	$546	$572
National Projects	$454	$615	$864

The University of Texas at El Paso
Advanced Teaching and Learning Complex
(continued)

Investment Metrics

- Increase classroom utilization across campus by improving mix of classroom types
- Increase standards of teaching space for needed classes

Project Planning

Definition Phase Completed	Yes
Owner's Project Requirements	Yes
Basis of Design	Yes
Schematic Design	Yes
Detailed Cost Estimate	Yes

Project Milestones

Definition Phase Approval	March 2022
Addition to CIP	August 2023
Design Development Approval	August 2023
Construction Notice to Proceed	September 2023
Substantial Completion	October 2025
Final Completion	December 2025

Basis of Design

The planned building life expectancy includes the following elements:

Enclosure: 40 years
Building Systems: 20 years
Interior Construction: 15 years

7. U. T. Rio Grande Valley: Intercollegiate Athletics Expansion and Renovation - Amendment of the current Capital Improvement Program to include project; approval of total project cost; approval of design development; appropriation of funds and authorization of expenditure; and resolution regarding parity debt

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and the institutional president that the U. T. System Board of Regents amend the current Capital Improvement Program (CIP) to include the Intercollegiate Athletics Expansion and Renovation project and approve the recommendations for the project at The University of Texas Rio Grande Valley as follows:

a. amend the CIP to include project and approve a total project cost of $54,000,000;

b. approve design development plans;

c. appropriate funds and authorize expenditure of $54,000,000 from Revenue Financing System (RFS) Bond Proceeds; and

d. resolve in accordance with Section 5 of the Amended and Restated Master Resolution Establishing The University of Texas System Revenue Financing System that parity debt shall be issued to pay the project's cost, including any costs prior to the issuance of such parity debt; sufficient funds will be available to meet the financial obligations of the U. T. System, including sufficient Pledged Revenues as defined in the Master Resolution to satisfy the Annual Debt Service Requirements of the Financing System, and to meet all financial obligations of the U. T. System Board of Regents relating to the Financing System; and U. T. Rio Grande Valley, which is a "Member" as such term is used in the Master Resolution, possesses the financial capacity to satisfy its direct obligation as defined in the Master Resolution relating to the issuance by the U. T. System Board of Regents of tax-exempt parity debt in the aggregate amount of $54,000,000.

BACKGROUND INFORMATION

Debt Service

The $54,000,000 in RFS debt will be repaid from student athletics fees and auxiliary fees. Annual debt service on the $54,000,000 in RFS debt is expected to be $3.0 million. The institution's Scorecard Rating of 3.8 at fiscal year-end 2022 is below the maximum threshold of 6.0 and demonstrates that the institution has the financial capacity to satisfy its direct obligations related to parity debt.

Previous Action

On January 17, 2023, the Chancellor approved this project for Definition Phase.

Project Description

The Intercollegiate Athletics Expansion and Renovation project includes construction of the Vaqueros Performance Center, an approximately 44,442 gross square foot (GSF) single-story facility, which will house operations for the Football Program located on the Edinburg campus just north of the existing baseball field complex. The facility will include football locker rooms, a team room with stadium-style seating, multiple meeting rooms, coaches' offices, classrooms, study labs, weight room, therapy pools, and areas for sports medicine and equipment storage.

The project also includes an addition of 9,733 GSF to the Health and Physical Education Fieldhouse on the Edinburg campus to add a new main entry lobby. This addition will include a ticketing window, restrooms, concessions, spirit shop, a display wall for the U. T. Rio Grande Valley Hall of Fame, and an equipment and uniform storage room. In addition to games, the existing fieldhouse hosts several university and community events each year and is the largest indoor on-campus venue hosting both athletic and non-athletic events. The fieldhouse lobby addition is key to creating a Division I experience for programs, university community, and supporters. The project will adequately address the needs of visitors and spectators that engage with the university through athletics.

This proposed project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP.

The University of Texas Rio Grande Valley
Intercollegiate Athletics Expansion and Renovation

Project Information

Project Number	903-1459
CIP Project Type	New Construction
Facility Type	Athletics
Management Type	Office of Capital Projects
Institution's Project Advocate	Chasse Conque, VP and Athletic Director
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	54,175

Project Funding

	Proposed
Revenue Financing System Bond Proceeds[1]	$54,000,000
Total Project Cost	$54,000,000

[1] Revenue Financing System (RFS) Bond Proceeds to be repaid from student athletics fees and auxiliary fees

Project Cost Detail

	Cost
Building Costs	
Vaquero Performance Center	$26,307,625
Fieldhouse Addition	7,634,717
Fixed Equipment	1,828,158
Site Development	2,261,408
Furniture and Moveable Equipment	950,000
Institutionally Managed Work	3,946,290
Architectural/Design Services	3,189,988
Project Management	1,498,790
CIP Support Services	500,000
Insurance	832,018
Other Professional Fees	2,051,006
Project Contingency	3,000,000
Total Project Cost	$54,000,000

The University of Texas Rio Grande Valley
Intercollegiate Athletics Expansion and Renovation
(continued)

Building Cost per GSF Benchmarks (escalated to midpoint of construction)

Intercollegiate Athletics Expansion and Renovation	$627
Texas Higher Education Coordinating Board Average - Athletics	$741

	Low Quartile	Median	High Quartile
Other U. T. System Projects	$251	$380	$673
National Projects	$334	$424	$666

Investment Metric

- Provide a facility to host up to 135 new student athletes
- Increase attendance at RGV Fieldhouse events by 500, from an average of 1,200 fans to 1,700 fans
- Increase concession sales by approximately 35%

Project Planning

Definition Phase Completed	Yes
Owner's Project Requirements	Yes
Basis of Design	Yes
Schematic Design	Yes
Detailed Cost Estimate	Yes

Project Milestones

Definition Phase Approval	January 2023
Addition to CIP	August 2023
Design Development Approval	August 2023
Construction Notice to Proceed	October 2023
Substantial Completion	June 2025
Final Completion	July 2025

Basis of Design

The planned building life expectancy includes the following elements:

Enclosure: 50 years
Building Systems: 20 years
Interior Construction: 15 years

8. U. T. San Antonio: San Pedro II - Amendment of the current Capital Improvement Program to increase total project cost; approval to revise funding sources; approval of design development; appropriation of funds and authorization of expenditure; and resolution regarding parity debt

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and the institutional president that the U. T. System Board of Regents approve the recommendations for the San Pedro II project at The University of Texas at San Antonio as follows:

a. amend the current Capital Improvement Program (CIP) to increase the total project cost from $124,409,972 to $130,909,972;

b. revise funding sources to include Revenue Financing System (RFS) Bond Proceeds;

c. approve design development plans;

d. appropriate funds and authorize expenditure of $130,909,972 with funding of $72,000,000 from Permanent University Fund (PUF) Bond Proceeds, $52,409,972 from Capital Construction Assistance Project (CCAP) Bond Proceeds, formerly known as Tuition Revenue Bond (TRB) Proceeds, and $6,500,000 from RFS Bond Proceeds; and

e. resolve in accordance with Section 5 of the Amended and Restated Master Resolution Establishing The University of Texas System Revenue Financing System that parity debt shall be issued to pay the project's cost, including any costs prior to the issuance of such parity debt; sufficient funds will be available to meet the financial obligations of the U. T. System, including sufficient Pledged Revenues as defined in the Master Resolution to satisfy the Annual Debt Service Requirements of the Financing System, and to meet all financial obligations of the U. T. System Board of Regents relating to the Financing System; and U. T. San Antonio, which is a "Member" as such term is used in the Master Resolution, possesses the financial capacity to satisfy its direct obligation as defined in the Master Resolution relating to the issuance by the U. T. System Board of Regents of tax-exempt parity debt in the aggregate amount of $58,909,972.

BACKGROUND INFORMATION

Debt Service

The $6,500,000 in RFS debt will be recovered from Designated Funds. Annual debt service on the $6,500,000 in RFS debt is expected to be $362,000. The institution's Scorecard Rating of 3.2 at fiscal year-end 2022 is below the maximum threshold of 6.0 and demonstrates that the institution has the financial capacity to satisfy its direct obligations related to parity debt.

Previous Actions

On May 5, 2022, the Chancellor approved this project for Definition Phase. On November 17, 2022, the Innovation, Entrepreneurship and Careers Building project was included in the CIP with a total project cost of $124,409,972 with funding of $72,000,000 from PUF Bond Proceeds and $52,409,972 from TRB Proceeds. On March 15, 2023, the Assistant Vice Chancellor for Capital Projects approved the project name change to San Pedro II.

Project Description

The San Pedro II project will construct a seven-level building adjacent to the San Pedro I in UTSA's downtown district. The project is a crucial component of the institution's strategic plan, linking the downtown campus, cyber security programs, and the School of Data Science with private business and technology entrepreneurs.

The proposed increase in total project cost is needed to accommodate the escalation of construction costs. The building will include academic space for teaching labs, general classrooms and collaborative learning spaces, including meeting rooms, student study spaces, and faculty offices. The project will provide a collaborative environment for faculty and students, for both instruction and entrepreneurship, to create an interactive activity hub. The top two levels will include approximately 47,748 of shell space.

The building will support programs that enhance the development of marketable skills preparing students for careers in business, technology and its applications, and independent small business development. The San Pedro II will provide student innovators and entrepreneurs a space to engage with mentors, coaches, and other creative thinkers in the heart of the city's technology corridor. The downtown incubator and accelerator will be uniquely positioned to provide access to research and academic assets, community innovation and entrepreneurship mentors, and capital and business developers.

The University of Texas at San Antonio
San Pedro II

Project Information

Project Number	401-1405
CIP Project Type	New Construction
Facility Type	Classroom, General
Management Type	Institutional Management
Institution's Project Advocate	Veronica Salazar, Senior VP for Business Affairs and Chief Enterprise Development Officer
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	180,051
Shell Space (GSF)	47,748

Project Funding

	Current	Proposed
Permanent University Fund Bond Proceeds	$ 72,000,000	$ 72,000,000
Capital Construction Asst. Project Bond Proceeds	52,409,972	52,409,972
Revenue Financing System Bond Proceeds[1]	0	6,500,000
Total Project Cost	$124,409,972	$130,909,972

[1] Revenue Financing System (RFS) Bond Proceeds to be repaid from Designated Funds

Project Cost Detail

	Cost
Building Cost	$ 102,800,000
Site Development	1,205,000
Furniture and Moveable Equipment	5,975,000
Institutionally Managed Work	606,647
Architectural/Design Services	5,894,502
Project Management	5,012,005
CIP Support Services	25,000
Insurance	1,869,463
Other Professional Fees	2,281,630
Project Contingency	4,325,625
Other Costs	915,100
Total Project Cost	$130,909,972

Building Cost per GSF Benchmarks (escalated to midpoint of construction)

San Pedro II (includes 27% shell space)	$571
San Pedro II (total estimated finish-out)	$625
Texas Higher Education Coordinating Board Average - Classroom, General	$663

	Low Quartile	Median	High Quartile
Other U. T. System Projects	$547	$602	$665
National Projects	$454	$615	$864

The University of Texas at San Antonio
San Pedro II
(continued)

Investment Metrics

- Reduce overall space deficit by 112,884 assignable square feet (ASF) while increasing assignable degree program space by 27,788 ASF, instructional space by 14,180 ASF, and student centers and hubs by 17,030 ASF by 2026
- Enhance access to higher education opportunities in high-demand industries for non-traditional students by 2026

Project Planning

Definition Phase Completed	Yes
Owner's Project Requirements	Yes
Basis of Design	Yes
Schematic Design	Yes
Detailed Cost Estimate	Yes

Project Milestones

Definition Phase Approval	May 2022
Addition to CIP	November 2022
Design Development Approval	August 2023
Construction Notice to Proceed	October 2023
Substantial Completion	February 2026
Final Completion	April 2026

Basis of Design

The planned building life expectancy includes the following elements:

Enclosure: 50 years
Building Systems: 25 years
Interior Construction: 25 years

9. U. T. System Board of Regents: Discussion and appropriate action regarding Stephen F. Austin State University: Forestry, Agriculture, and Interdisciplinary project - Amendment of the current Capital Improvement Program to include project; allocation of funds; and resolution regarding parity debt

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and the president that the U. T. System Board of Regents approve the following recommendations, effective September 1, 2023, related to the Forestry, Agriculture, and Interdisciplinary project at Stephen F. Austin State University (SFA) as follows:

a. amend the current Capital Improvement Program (CIP) to include project with a total project cost of $79,922,833;

b. allocate Permanent University Fund (PUF) Bond Proceeds in the amount of $35,000,000;

c. authorize the issuance of $44,922,833 of Capital Construction Assistance Project (CCAP) Bond Proceeds, formerly known as Tuition Revenue Bond (TRB); and

d. resolve in accordance with Section 5 of the Amended and Restated Master Resolution Establishing The University of Texas System Revenue Financing System that parity debt shall be issued to pay the project's cost, including any costs prior to the issuance of such parity debt; sufficient funds will be available to meet the financial obligations of the U. T. System, including sufficient Pledged Revenues as defined in the Master Resolution to satisfy the Annual Debt Service Requirements of the Financing System, and to meet all financial obligations of the U. T. System Board of Regents relating to the Financing System; and Stephen F. Austin State University, which will be a "Member" effective September 1, 2023, as such term is used in the Master Resolution, possesses the financial capacity to satisfy its direct obligation as defined in the Master Resolution relating to the issuance by the U. T. System Board of Regents of tax-exempt parity debt in the aggregate amount of $44,922,833.

BACKGROUND INFORMATION

The 87th Texas Legislature passed Senate Bill 52 that became effective on January 18, 2022, authorizing $44,922,833 of CCAP Bond Proceeds (formerly known as Tuition Revenue Bonds) to fund construction of an interdisciplinary and applied science building for Stephen F. Austin State University, as it existed prior to the enactment of Senate Bill 1055 by the 88th Legislature, which established a new Stephen F. Austin State University as a member of the U. T. System effective September 1, 2023. On January 30, 2023, the SFA Board of Regents adopted a reimbursement resolution for the expenditure of funds for an “interdisciplinary and applied

sciences building" and infrastructure, which authorized reimbursement of project costs from future CCAP Bond Proceeds. On April 25, 2023, the SFA Board of Regents approved the Forestry, Agriculture, and Interdisciplinary Project with an initial project budget of $44,922,833 to be funded with CCAP Bond Proceeds. The proposed new total project cost of $79,922,833 includes $35 million of PUF bond proceeds pledged to the project as part of the offer made for SFA to join the U. T. System. The action recommended to the U. T. System Board of Regents is necessary to add the project to the U. T. System CIP, to allocate PUF bond proceeds, and to authorize the issuance of CCAP bonds in support of this project previously approved by the SFA Board of Regents.

Project Description

The Forestry, Agriculture, and Interdisciplinary Project will be a new facility serving academic programs across several colleges at SFA. These programs include agriculture, agricultural engineering technology, environmental science, forestry and wildlife sciences, geology, biology, geospatial science, and engineering. The facility will increase collaboration and innovation of faculty and students between these applied disciplines. Combining the applied academic programs into one facility will result in efficiencies in space utilization, operations, and maintenance. The Forestry, Agriculture, and Interdisciplinary Project will support the increasing need for graduates and the current workforce demand in Texas for outreach and continuing education in the applied sciences and technology fields.

Approval of design development plans and authorization of expenditure of funding will be presented to the U. T. System Board of Regents at a later date.

10. U. T. Southwestern Medical Center: Peter O'Donnell Jr. Biomedical Research Building Shell Space Build-out - Amendment of the current Capital Improvement Program to include Phase II of the project; approval of total project cost; appropriation of funds; and resolution regarding parity debt

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and the institutional president that the U. T. System Board of Regents amend the current Capital Improvement Program (CIP) to include Phase II of the Peter O'Donnell Jr. Biomedical Research Building Shell Space Build-out project at The University of Texas Southwestern Medical Center as follows:

a. amend the current CIP and approve a total project cost of $101,513,201 for Phase II;

b. appropriate funds of $101,513, 201 with funding of $41,616,090 from Permanent University Fund (PUF) Bond Proceeds and $59,897,111 from Capital Construction Assistance Project (CCAP) Bond Proceeds, formerly Tuition Revenue Bond (TRB) Proceeds; and

c. resolve in accordance with Section 5 of the Amended and Restated Master Resolution Establishing The University of Texas System Revenue Financing System that parity debt shall be issued to pay the project's cost, including any costs prior to the issuance of such parity debt; sufficient funds will be available to meet the financial obligations of the U. T. System, including sufficient Pledged Revenues as defined in the Master Resolution to satisfy the Annual Debt Service Requirements of the Financing System, and to meet all financial obligations of the U. T. System Board of Regents relating to the Financing System; and U. T. Southwestern Medical Center, which is a "Member" as such term is used in the Master Resolution, possesses the financial capacity to satisfy its direct obligation as defined in the Master Resolution relating to the issuance by the U. T. System Board of Regents of tax-exempt parity debt in the aggregate amount of $59,897,111.

BACKGROUND INFORMATION

Previous Actions

On July 14, 2022, the Chancellor approved this project for Definition Phase. On August 25, 2022, Phase I of the project was included in the CIP and design development approved with a total project cost of $6,700,000 from PUF Bond Proceeds.

Project Description

The Peter O'Donnell Jr. Biomedical Research Building (OBRB) needs additional space to accommodate demand for growth, to expand programs associated with the O'Donnell Brain Institute, and to recruit additional faculty to deliver on the O'Donnell Brain Institute's mission.

The total project includes build-out of approximately 62,000 gross square feet (GSF) of shell space across six floors within the OBRB. Finish-out of the shell space will allow for the expansion of wet labs and office space to support state-of-the-art neuroscience and brain disease research. The project will also include space for laboratory benches, tissue culture, imaging, and microscopy, as well as informatics and quantitative analysis. Approximately 35,000 GSF will remain shelled in OBRB, in part for a future project to construct an animal vivarium with associated infrastructure.

Phase II also includes the renovation of approximately 60,000 GSF in other North Campus buildings to update laboratory facilities and create additional research office space. These spaces were previously used as laboratory, clinical, and pharmacy spaces and were made available following the relocation of staff to the new Cancer Care Outpatient Building.

The previously approved Phase I of the project includes build-out of approximately 1,600 square feet of shell space to house the Cryo-FIB and Cryo-Confocal microscopes on level 1, furnishing laboratory benches on level 7, and provision of a new steam line connecting the new OBRB to the neighboring C. Kern Wildenthal Research Building.

This proposed Phase II Repair and Rehabilitation project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. Design development plans and authorization of expenditure of funding for Phase II will be presented to the President for approval at a later date. Pursuant to a Memorandum of Understanding effective September 1, 2020, U. T. Southwestern Medical Center has delegated authority of institutional management of construction projects under the continued oversight of the Office of Capital Projects.

The University of Texas Southwestern Medical Center
Peter O'Donnell Jr. Biomedical Research Building Shell Space Build-out, Phase II

Project Information

Project Number	303-1415
CIP Project Type	Repair and Rehabilitation
Facility Type	Laboratory, General
Management Type	Institutional Management
Institution's Project Advocate	Dwain Thiele, Vice Provost and Sr. Associate Dean
Project Delivery Method	Construction Manager at Risk
Gross Square Feet (GSF)	122,000
Shell Space (GSF)	35,000

Project Funding

	Current Phase I	Proposed Phase II
Permanent University Fund Bond Proceeds	$6,700,000	$ 41,616,090
Capital Construction Asst. Project Bond Proceeds	0	59,897,111
Total Project Cost	$6,700,000	$101,513,201

Project Cost Detail

	Phase II Cost
Building Cost	$61,041,000
Furniture and Moveable Equipment and IR	18,691,000
Institutionally Managed Work	3,379,355
Architectural/Design Services	5,470,000
Project Management	1,575,000
Insurance	890,000
Other Professional Fees	1,253,645
Project Contingency	6,100,000
Other Costs	3,113,201
Total Project Cost	$101,513,201

Project Planning

Definition Phase Completed	Yes
Owner's Project Requirements	Yes
Basis of Design	Yes
Schematic Design	Yes
Detailed Cost Estimate	Yes

Project Milestones - Phase II

Definition Phase Approval	June 2022
Addition to CIP	August 2023
Design Development Approval	September 2023
Construction Notice to Proceed	September 2023
Substantial Completion	May 2025
Final Completion	June 2025

11. U. T. Medical Branch - Galveston: Infrastructure and Research Space Upgrade for Research Buildings - Phase 2A - Amendment of the current Capital Improvement Program to include Phase 2A of the project; approval of total project cost; appropriation of funding; and resolution regarding parity debt

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and the institutional president that the U. T. System Board of Regents amend the current Capital Improvement Program (CIP) to include the Infrastructure and Research Space Upgrade for Research Buildings - Phase 2A project at The University of Texas Medical Branch at Galveston as follows:

a. amend the current CIP and approve a total project cost of $69,035,356 for Phase 2A;

b. appropriate funds of $69,035,356 with funding of $59,897,111 from Capital Construction Assistance Project (CCAP) Bond Proceeds, formerly known as Tuition Revenue Bond (TRB) Proceeds, and $9,138,245 from Permanent University Fund (PUF) Bond Proceeds for Phase 2A; and

c. resolve in accordance with Section 5 of the Amended and Restated Master Resolution Establishing The University of Texas System Revenue Financing System that parity debt shall be issued to pay the project's cost, including any costs prior to the issuance of such parity debt; sufficient funds will be available to meet the financial obligations of the U. T. System, including sufficient Pledged Revenues as defined in the Master Resolution to satisfy the Annual Debt Service Requirements of the Financing System, and to meet all financial obligations of the U. T. System Board of Regents relating to the Financing System; and U. T. Medical Branch - Galveston, which is a "Member" as such term is used in the Master Resolution, possesses the financial capacity to satisfy its direct obligation as defined in the Master Resolution relating to the issuance by the U. T. System Board of Regents of tax-exempt parity debt in the aggregate amount of $59,897,111.

BACKGROUND INFORMATION

Previous Actions

On March 29, 2022, the Chancellor approved this project for Definition Phase.
On November 17, 2022, Phase 1 of the Infrastructure and Research Space Upgrade for Research Buildings project was included in the CIP with a total project cost of $16,520,000 from PUF Bond Proceeds. On February 17, 2023, the president approved design development plans for Phase 1.

Project Description

The proposed Phase 2A portion of the project will improve and replace aging building systems in the Medical Research Building, the Basic Science Building, and Research Building 6, to extend the usefulness of each building. The scope for the 396,500 gross square foot (GSF) Medical Research Building includes removal and replacement of the roofing system, replacement of all chilled water pumps, heating hot water pumps, piping risers, and building controls. The project will also replace the electrical switchgear distribution equipment, and sanitary waste and vent systems. Improvements to the 147,525 GSF Basic Science Building include replacement of all exhaust fans on the roof and replacement of hot and cold-water piping risers and piping within the mechanical room. The scope for the 197,600 GSF Research Building 6 includes removal and replacement of the roofing system, replacement of all chilled water pumps, hot water pumps, piping risers, and building controls. The project will also replace the electrical switchgear distribution equipment, and sanitary waste and vent systems.

Phase 2B will renovate lab spaces within the Medical Research Building, the Basic Science Building, and Research Building 6 upon completion of Phase 2A, and the institution will seek Board approval for addition of that project to the CIP at a later date.

Phase 1 of the project is underway to build-out shell space on the fourth and fifth floors of the Research Building 17 for the newly established Institute for Drug Discovery. The space will include a chemical wet lab with 24 fume hoods, lab support spaces including a nuclear magnetic resonance magnet, offices, both open and closed collaboration spaces, and mechanical space to support research labs.

This proposed Phase 2A Repair and Rehabilitation project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. Design development plans and authorization of expenditure of funding will be presented to the President for approval at a later date. Pursuant to a Memorandum of Understanding effective September 1, 2020, U. T. Medical Branch - Galveston has delegated authority of institutional management of construction projects under the continued oversight of the Office of Capital Projects.

The University of Texas Medical Branch at Galveston
Infrastructure and Research Space Upgrade for Research Buildings – Phase 2A

Project Information

Project Number	601-1401
CIP Project Type	Repair and Rehabilitation
Facility Type	Laboratory, General
Management Type	Institutional Management
Institution's Project Advocate	Steve LeBlanc, Vice President, Business Operations and Facilities
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	396,500 GSF Medical Research Building 147,525 GSF Basic Science Building 197,600 GSF Research Building 6

Project Funding

	Current Phase 1	Proposed Phase 2A
Permanent University Fund Bond Proceeds	$16,520,000	$9,138,245
Capital Construction Asst. Project Bond Proceeds	0	59,897,111
Total Project Cost	$16,520,000	$69,035,356

Project Cost Detail

	Phase 2A Cost
Building Cost	$55,388,108
Fixed Equipment	100,000
Furniture and Moveable Equipment	510,200
Institutionally Managed Work	500,000
Architectural/Design Services	4,390,100
Project Management	1,723,192
Insurance	1,200,000
Other Professional Fees	2,050,000
Project Contingency	3,173,756
Total Project Cost	$69,035,356

Project Planning

Definition Phase Completed	Yes
Owner's Project Requirements	Yes
Basis of Design	Yes
Schematic Design	Yes
Detailed Cost Estimate	Yes

Phase 2 Project Milestones

Definition Phase Approval	March 2022
Addition to CIP	August 2023
Design Development Approval	March 2024
Construction Notice to Proceed	August 2024
Substantial Completion	November 2026
Final Completion	January 2027

12. U. T. Health Science Center - San Antonio: Science One Building - Amendment of the current Capital Improvement Program to include project

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and the institutional president that the U. T. System Board of Regents amend the current Capital Improvement Program (CIP) to include the Science One Building project at The University of Texas Health Science Center at San Antonio as follows:

BACKGROUND INFORMATION

Previous Action

On February 28, 2022, the Chancellor approved this project for Definition Phase.

Project Description

The proposed Science One Building is designed to house investigators whose research focus will be in the broad areas of cancer biology, neuroscience, aging biology, and age-associated disorders. Research investigators will use state-of-art technologies including microscopy, genomics, bioinformatics, molecular and cellular technologies, which will allow a deeper understanding of the processes that go awry leading to devasting diseases and conditions. The studies that will be conducted in the new building will also allow the development of therapeutics for human cancers and neurological and aging-associated diseases.

The Science One Building is a key component of the Research Capital Expansion plan for the Greehey Campus. This expansion plan includes the addition of the Center for Brain Health, the Central Energy Plant and vivarium expansion, and a parking garage.

This proposed project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. Approval of design development plans and authorization of expenditure of funding will be presented to the Board for approval at a later date. Pursuant to a Memorandum of Understanding effective September 1, 2020, U. T. Health Science Center - San Antonio has delegated authority of institutional management of construction projects under the continued oversight of the Office of Capital Projects.

The University of Texas Health Science Center at San Antonio
Science One Building

Project Information

Project Number	402-1351C
CIP Project Type	New Construction
Facility Type	Laboratory, Medical/Healthcare
Management Type	Institutional Management
Institution's Project Advocate	Michael Charlton, Vice President for Facilities and Capital Planning
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	95,500

Project Funding

	Proposed
Revenue Financing System Bond Proceeds[1]	$90,000,000
Designated Funds	$10,000,000
Total Project Cost	$100,000,000

[1] Revenue Financing System (RFS) Bond Proceeds to be repaid from indirect cost recovery

Project Cost Detail

	Cost
Building Cost	$68,150,000
Fixed Equipment	650,000
Site Development	1,400,000
Furniture and Moveable Equipment	5,929,950
Institutionally Managed Work	4,000,000
Architectural/Design Services	7,315,000
Project Management	3,250,000
CIP Support Services	-
Insurance	1,515,000
Other Professional Fees	2,055,000
Project Contingency	5,535,050
Other Costs	200,000
Total Project Cost	$100,000,000

The University of Texas Health Science Center at San Antonio
Science One Building
(continued)

Building Cost per GSF Benchmarks (escalated to midpoint of construction)

Science One Building	$714
Texas Higher Education Coordinating Board Average – Laboratory, Medical/Healthcare	$756

	Low Quartile	Median	High Quartile
Other U. T. System Projects	$661	$790	$919
National Projects	$745	$970	$1,225

Investment Metrics

- Increase the number of Clinical Researchers in areas of cancer biology, neuroscience and aging biology from 276 to 307 by 2026

Project Planning

Definition Phase Completed	Yes
Owner's Project Requirements	Yes
Basis of Design	Yes
Schematic Design	Yes
Detailed Cost Estimate	Yes

Project Milestones

Definition Phase Approval	February 2022
Addition to CIP	August 2023
Design Development Approval	November 2023
Construction Notice to Proceed	May 2024
Substantial Completion	August 2026
Final Completion	October 2026

Basis of Design

The planned building life expectancy includes the following elements:

Enclosure: 30 years
Building Systems: 25 years
Interior Construction: 25 years

13. U. T. M. D. Anderson Cancer Center: Relocate School of Health Professions - Amendment of the current Capital Improvement Program to include project; approval of total project cost; and appropriation of funds

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and the institutional president that the U. T. System Board of Regents amend the current Capital Improvement Program (CIP) to include the Relocate School of Health Professions project at The University of Texas M. D. Anderson Cancer Center as follows:

a. amend the current CIP and approve a total project cost of $160,000,000; and

b. appropriate funds of $160,000,000 from Hospital Revenues.

BACKGROUND INFORMATION

Previous Actions

On March 8, 2021, the Chancellor approved this project for Definition Phase as the South Campus Education Building to construct a new education building to include the School of Health Professions (the School) on the institution's South Campus. The institution reviewed the total projected capital expenditures on new facilities over the next ten years and prioritized capital expenditures with a focus on replacing aged inpatient and outpatient clinical facilities and developing new clinical care facilities. To that end, the institution revised the request to instead seek approval to renovate existing space and move the School. On January 6, 2023, the Chancellor approved the revised scope, total project cost, and project name change to Relocate School of Health Professions project.

Project Description

The proposed project will allow U. T. M. D. Anderson Cancer Center to relocate the School of Health Professions (the School) from its current location within the institution's Main Building complex to its Mid Campus One Building (1MC). The project includes the relocation of occupants from existing floors within 1MC to make room for the School, as well as moderate to extensive renovation of portions of floors six, seven, and ten within 1MC. Totaling approximately 135,000 gross square feet, the renovation will convert open work environments into classrooms, laboratory space, and administrative space needed to support the School. The project will also involve significant modifications to certain mechanical, electrical, plumbing, life safety, and information technology infrastructure systems.

The institution's Strategy and Master Facilities Framework calls for the revitalization of the Texas Medical Center Campus through the vacating and demolishing of aged facilities and replacement with new state-of-the-art facilities. Currently located in the Jones Research Building and the Bates-Freeman Building, relocation of the School is a key step toward realizing the vision of the plans by facilitating the decanting of those buildings in advance of constructing a new inpatient bed tower. To complete the sequence of projects needed to realize this vision,

the School must be relocated by the spring of 2026. There continues to be a long-term desire for a new education building inclusive of the School; however, the construction of such a facility is not expected for the next several years.

This proposed repair and rehabilitation project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. Design development plans and authorization of expenditure of funding will be presented to the President for approval at a later date. Pursuant to a Memorandum of Understanding effective September 1, 2020, U. T. M. D. Anderson Cancer Center has delegated authority for institutional management of construction projects under the continued oversight of the Office of Capital Projects.

The University of Texas M. D. Anderson Cancer Center
Relocate School of Health Professions

Project Information

Project Number	703-1350
CIP Project Type	Repair and Rehabilitation
Facility Type	Classroom, Medical/Healthcare
Management Type	Institutional Management
Institution's Project Advocate	Diane Bodurka, Chief Education and Training Officer
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	135,000

Project Funding

	Proposed
Hospital Revenues	$160,000,000
Total Project Cost	$160,000,000

Project Cost Detail

	Cost
Building Cost	$84,500,000
Fixed Equipment	8,000,000
Site Development	-
Furniture and Moveable Equipment	8,000,000
Institutionally Managed Work	8,600,000
Architectural/Design Services	11,000,0000
Project Management	4,500,000
CIP Support Services	-
Insurance	2,500,000
Other Professional Fees	1,500,000
Project Contingency	24,000,000
Other Costs	7,400,000
Total Project Cost	$160,000,000

Project Planning

Definition Phase Completed	Yes
Owner's Project Requirements	Yes
Basis of Design	Yes
Schematic Design	Yes
Detailed Cost Estimate	Yes

Project Milestones

Definition Phase Approval	January 2023
Addition to CIP	August 2023
Design Development Approval	November 2023
Construction Notice to Proceed	August 2024
Substantial Completion	May 2026
Final Completion	June 2026

14. U. T. M. D. Anderson Cancer Center: South Campus Infrastructure and Parking Garage 2 - Amendment of the current Capital Improvement Program to increase total project cost; approval of design development; appropriation of funds and authorization of expenditure; and resolution regarding parity debt

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and the institutional president that the U. T. System Board of Regents approve the recommendations for the South Campus Infrastructure and Parking Garage 2 project at The University of Texas M. D. Anderson Cancer Center as follows:

a. amend the current Capital Improvement Program (CIP) to increase the total project cost from $66,400,000 to $94,200,000;

b. approve design development plans;

c. appropriate funds and authorize expenditure of $94,200,000 with funding of $56,700,000 from Revenue Financing System (RFS) Bond Proceeds, $27,500,000 from Hospital Revenues, and $10,000,000 from Auxiliary Enterprises Balances; and

d. resolve in accordance with Section 5 of the Amended and Restated Master Resolution Establishing The University of Texas System Revenue Financing System that parity debt shall be issued to pay the project's cost, including any costs prior to the issuance of such parity debt; sufficient funds will be available to meet the financial obligations of the U. T. System, including sufficient Pledged Revenues as defined in the Master Resolution to satisfy the Annual Debt Service Requirements of the Financing System, and to meet all financial obligations of the U. T. System Board of Regents relating to the Financing System; and U. T. M. D. Anderson Cancer Center, which is a "Member" as such term is used in the Master Resolution, possesses the financial capacity to satisfy its direct obligation as defined in the Master Resolution relating to the issuance by the U. T. System Board of Regents of tax-exempt parity debt in the aggregate amount of $56,700,000.

BACKGROUND INFORMATION

Debt Service

The $56,700,000 in RFS debt will be repaid from parking revenues. Annual debt service on the $56,700,000 in RFS debt is expected to be $4.0 million. The institution's Scorecard Rating of 2.2 at fiscal year-end 2022 is below the maximum threshold of 6.0 and demonstrates that the institution has the financial capacity to satisfy its direct obligations related to parity debt.

Previous Actions

On January 21, 2020, the Chancellor approved this project for Definition Phase as the South Campus Parking Garage II. On September 21, 2022, the Assistant Vice Chancellor for Capital Projects approved the project name change to South Campus Infrastructure and Parking Garage 2. On November 17, 2022, the project was included in the CIP with a total project cost of $66,400,000 with funding of $34,700,000 from RFS Bond Proceeds, $21,700,000 from Hospital Revenues, and $10,000,000 from Auxiliary Enterprises Balances.

Project Description

The project includes infrastructure and a parking garage to support further development of U. T. M. D. Anderson Cancer Center's South Campus. The proposed increase in total project cost includes an increase in gross square feet from 400,000 to 600,000 and an increase in parking spaces from 1,100 to 1,700 spaces. The seven-level garage is anticipated to be a free-standing parking structure and is to be located on the institution's South Campus between Bertner Avenue and Cambridge Street, south of Old Spanish Trail.

Infrastructure improvements are required to provide for the immediate and long-term growth of the South Campus. Storm drainage and detention, water system, electrical systems, including emergency, and information technology duct banks are required to support the substantial growth anticipated within the next five to seven years. Without the supporting infrastructure the buildings would not be able to support critical work on the South Campus.

Pursuant to a Memorandum of Understanding effective September 1, 2020, U. T. M. D. Anderson Cancer Center has delegated authority for institutional management of construction projects under the continued oversight of the Office of Capital Projects.

The University of Texas M. D. Anderson Cancer Center
South Campus Infrastructure and Parking Garage 2

Project Information

Project Number	703-1301
CIP Project Type	New Construction
Facility Type	Parking Garage
Management Type	Institutional Management
Institution's Project Advocate	Andrew Burkhardt, Associate Vice President for Research and Administrative Facilities
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	600,000
Parking Garage Spaces	1,700

Project Funding

	Current	Proposed
Revenue Financing System Bond Proceeds[1]	$34,700,000	$56,700,000
Hospital Revenues	21,700,000	27,500,000
Auxiliary Enterprises Balances	10,000,000	10,000,000
Total Project Cost	$66,400,000	$94,200,000

[1] Revenue Financing System (RFS) Bond Proceeds to be repaid from parking revenues

Project Cost Detail

	Parking Garage 2 Cost	Infrastructure Cost
Building Cost	$51,250,000	-
Site Development	850,000	$21,685,100
Institutionally Managed Work	1,605,000	668,200
Architectural/Design Services	3,545,000	1,460,100
Project Management	2,380,000	994,000
Insurance	1,220,000	507,700
Other Professional Fees	2,430,000	1,014,000
Project Contingency	3,370,000	1,151,900
Other Costs	50,000	19,000
Total Project Cost	$66,700,000	$27,500,000

Building Cost per Parking Space Benchmarks (escalated to midpoint of construction)

South Campus Parking Garage 2	$30,147
Regional Median Parking Cost Data	$26,810

	Low Quartile	Median	High Quartile
Other U. T. System Projects	$25,108	$27,395	$34,663
Other National Projects	$25,024	$30,158	$44,192

The University of Texas M. D. Anderson Cancer Center
South Campus Infrastructure and Parking Garage 2
(continued)

Investment Metrics

- Supports development of a walkable campus
- Frees up valuable real estate for future construction and creation of a central courtyard on the campus
- South Campus Parking Garage 2 expected to break even in 2030
- Overall Parking Operations portfolio will continue a net profit each year

Project Milestones

Definition Phase Approval	January 2020
Addition to CIP	November 2022
Design Development Approval	August 2023
Construction Notice to Proceed	November 2023
Substantial Completion	October 2025
Final Completion	November 2025

Basis of Design

The planned building life expectancy includes the following elements:

Enclosure: 40 years
Building Systems: 20 years
Interior Construction: 15 years

15. U. T. M. D. Anderson Cancer Center: Clinical Services Building - Amendment of the current Capital Improvement Program to revise funding sources; approval of design development; appropriation of funds and authorization of expenditure; and resolution regarding parity debt

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and the institutional president that the U. T. System Board of Regents approve the recommendations for the Clinical Services Building project at The University of Texas M. D. Anderson Cancer Center as follows:

a. revise funding sources to include Revenue Financing System (RFS) Bond Proceeds;

b. approve design development plans;

c. appropriate funds and authorize expenditure of $1,250,000,000 with funding of $650,000,000 from RFS Bond Proceeds and $600,000,000 from Hospital Revenues; and

d. resolve in accordance with Section 5 of the Amended and Restated Master Resolution Establishing The University of Texas System Revenue Financing System that parity debt shall be issued to pay the project's cost, including any costs prior to the issuance of such parity debt; sufficient funds will be available to meet the financial obligations of the U. T. System, including sufficient Pledged Revenues as defined in the Master Resolution to satisfy the Annual Debt Service Requirements of the Financing System, and to meet all financial obligations of the U. T. System Board of Regents relating to the Financing System; and U. T. M. D. Anderson Cancer Center, which is a "Member" as such term is used in the Master Resolution, possesses the financial capacity to satisfy its direct obligation as defined in the Master Resolution relating to the issuance by the U. T. System Board of Regents of tax-exempt parity debt in the aggregate amount of $650,000,000.

BACKGROUND INFORMATION

Debt Service

The $650,000,000 in RFS debt will be repaid from Hospital Revenues. Annual debt service on the $650,000,000 in RFS debt is expected to be $46.3 million. The institution's Scorecard Rating of 2.2 at fiscal year-end 2022 is below the maximum threshold of 6.0 and demonstrates that the institution has the financial capacity to satisfy its direct obligations related to parity debt.

Previous Actions

On May 22, 2019, the Chancellor approved this project for Definition Phase as the Inpatient Bed Tower with total project cost of $600,000,000. On August 25, 2022, the Board approved the

project for Definition Phase with an anticipated total project cost of $1,250,000,000, authorized expenditure of up to $62,500,000 from institutional funds to complete the Definition Phase, and approved the project name change to Inpatient Bed Tower, Phase 1 - Support Services Building. On January 3, 2023, the Assistant Vice Chancellor for Capital Projects approved the project name change to Clinical Services Building.

Project Description

The proposed Clinical Services Building (CSB) will be a major addition to the existing U. T. M. D. Anderson Cancer Center campus at the Texas Medical Center (TMC) in Houston. The facility will be located at the northeast corner of the TMC Campus on the site where the recently demolished Dental Branch building was located. The CSB is to be approximately 758,600 gross square feet, including approximately 10,000 gross square feet of shell space to support future growth. The CSB will include a basement and eleven floors of new construction and a mechanical penthouse.

Key occupants of the CSB will include pathology and laboratory medicine, pharmacy, perioperative services, clinical engineering, and patient transportation. The CSB will also include space for an education and simulation center, patient food and dietary services, materials management, environmental services, and building services and support. A full floor will be included for a translational work environment that will be used to support the institution's strategy for vacating facilities that are to be demolished to create the site for the new inpatient bed tower. Expected to be constructed in 10 years under a future phase, the 1,200-inpatient bed tower will contribute to the overall strategy for modernizing and expanding inpatient care capacity.

The project also involves the completion of certain enabling work related to the relocation and expansion of bulk medical gas storage tanks and emergency fuel storage tanks and construction of elevated pedestrian walkways that will connect the CSB to the Main Building complex. It is anticipated that the CSB can be directly connected to the Inpatient Bed Tower that is to be constructed in about 10 years.

Pursuant to a Memorandum of Understanding effective September 1, 2020, U. T. M. D. Anderson Cancer Center has delegated authority for institutional management of construction projects under the continued oversight of the Office of Capital Projects.

The University of Texas M. D. Anderson Cancer Center
Clinical Services Building

Project Information

Project Number	703-1246
CIP Project Type	New Construction
Facility Type	Healthcare Facility, Hospital
Management Type	Institutional Management
Institution's Project Advocate	Rosanna Morris, Chief Operating Officer
Project Delivery Method	Design/Build
Gross Square Feet (GSF)	758,600
Shell Space (GSF)	10,000

Project Funding

	Current	Proposed
Revenue Financing System Bond Proceeds[1]	$0	$650,000,000
Hospital Revenues	1,250,000,000	600,000,000
Total Project Cost	$1,250,000,000	$1,250,000,000

[1] Revenue Financing System (RFS) Bond Proceeds to be repaid from Hospital Revenues

Project Cost Detail

	Cost
Building Cost	$ 617,959,000
Fixed Equipment	36,500,000
Site Development	134,374,300
Furniture and Moveable Equipment	151,000,000
Institutionally Managed Work	73,500,000
Architectural/Design Services	48,576,700
Project Management	12,000,000
Insurance	19,500,000
Other Professional Fees	5,000,000
Project Contingency	150,590,000
Other Costs	1,000,000
Total Project Cost	$1,250,000,000

Building Cost per GSF Benchmarks (escalated to midpoint of construction)

Clinical Services Building (includes 1% shell space)	$815
Clinical Services Building (Total Estimated Finish-Out)	$821
Texas Higher Education Coordinating Board Average – Healthcare Facility, Hospital	$824

	Low Quartile	Median	High Quartile
Other U. T. System Projects	$658	$856	$1,115
National Projects	$633	$826	$1,374

The University of Texas M. D. Anderson Cancer Center
Clinical Services Building
(continued)

Investment Metrics

- Complete and activate by end of FY 2025 to support strategy for replacing aged inpatient care facilities
- Support strategy for increasing capacity for providing inpatient care within the next 10-15 years

Project Milestones

Definition Phase Approval	August 2022
Addition to CIP	February 2023
Design Development Approval	August 2023
Construction Notice to Proceed	February 2024
Substantial Completion	September 2027
Final Completion	April 2028

Basis of Design

The planned building life expectancy includes the following elements:

Enclosure: 40 years
Building Systems: 20 years
Interior Construction: 15 years