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Committee Meeting: 2/7/2007

Board Meeting: 2/8/2007
Austin, Texas

John W. Barnhill, Jr., Chairman
H. Scott Caven, Jr.
Rita C. Clements
Robert A. Estrada
Colleen McHugh

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10. U. T. Austin: Chilling Station Replacement - Amendment of the FY 2006-2011 Capital Improvement Program and the FY 2007-2008 Capital Budget to increase total project cost; approval of design development; approval of evaluation of alternative energy economic feasibility; appropriation of funds and authorization of expenditure; and resolution regarding parity debt	10:51 a.m. Action <i>Mr. O'Donnell</i>	Action	79
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12. U. T. Austin: Experimental Science Building - Amendment of the FY 2006-2011 Capital Improvement Program and the FY 2007-2008 Capital Budget to combine projects; approval of total project cost; approval to revise funding sources; approval to redesignate the project as Experimental Science Building/ Vivarium/Phase I - Robert A. Welch Hall; and approval to reduce the total project cost for the Robert A. Welch project and redesignate as Phase 2 - Robert A. Welch Hall	10:56 a.m. Action <i>Mr. O'Donnell</i>	Action	84
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Adjourn	11:30 a.m.		

1. **U. T. System: 2007 Office of Facilities Planning and Construction Strategic Initiatives**

REPORT

Dr. Scott C. Kelley, Executive Vice Chancellor for Business Affairs, will review the current status of the FY 2006-2011 Capital Improvement Program (CIP). Mr. Michael O'Donnell, Associate Vice Chancellor for Facilities Planning and Construction, will report on a series of new strategic initiatives being considered for the CIP. Their presentation is on Pages 18 – 32 of the Supplemental Materials (Volume 2) of the Agenda Book.

2. **U. T. System: Consideration of possible designation of the University Bookstore project at U. T. El Paso as architecturally or historically significant and selection of architect for the Dell Computer Science Hall project at U. T. Austin**

RECOMMENDATION

- a. It is recommended that the Facilities Planning and Construction Committee and the U. T. System Board of Regents review the following project scheduled for architectural selection to determine if this project should be designated as architecturally or historically significant. Regents' *Rules and Regulations*, Series 80302 requires that all proposed projects be reviewed to determine if any are of special interest because of proposed building site, historical or cultural significance, proposed use, or other unique characteristics. For projects designated to be of special interest, the Committee will select the architect.

U. T. El Paso

University Bookstore (See project description on Page 69 and related Item 7 on Page 75)

Proposed Project Cost: \$5,500,000

Anticipated Delivery Method: Competitive Sealed Proposals

- b. It is further recommended that the Committee approve the selection of architect from the following list for the Dell Computer Science Hall project at U. T. Austin that was designated of special interest by the U. T. System Board of Regents on May 10, 2006:

- PGAL associated with Michael Graves and Associates
- Pelli Clarke Pelli Architects associated with Susman Tisdale Gayle
- Graeber, Simmons & Cowan associated with Lake Flato Architects

University Bookstore U. T. El Paso

Project Description. The University Bookstore project is being requested for addition to the FY 2006-2011 Capital Improvement Program at a Total Project Cost of \$5,500,000 (see Item 7 on Page 75). This project will consist of construction of a 25,000 gross square foot building to serve as a new University Bookstore. This new building will include all functions that the existing bookstore offers with added accessibility and convenience for both the students and visitors to campus. A small campus visitor information office may also be included.

Proposed Site. The proposed site is the corner of Sun Bowl Drive and University Avenue. Factors determining this site selection included: high student traffic in the area; convenient location off Interstate 10 and Sun Bowl Drive; and ample parking in the adjacent new parking garage.

Age. The proposed building is a new facility.

Current/Past Use of the Building, and Compliance with the Campus Master Plan. This project complies with U. T. El Paso's Campus Master Plan for this site, and is a continuation of the development of this site.

Other Relevant Information. The existing campus bookstore is located within the Union Building East on the U. T. El Paso campus. While this alone limits the amount of pedestrian traffic to the site, the fact that there is limited amount of parking available for its customers is also a deterrent for visitors. A new building located on the outer rim of the campus would greatly improve customer and student accessibility to the site and would allow for the bookstore to remain open during off hours and/or during game day activities. Also, placing the building in an area with game day or event traffic will allow for greater sales of soft goods and possibly in future convenience store type sales.

3. **U. T. Arlington: Engineering Lab Building Addition - Amendment of the FY 2006-2011 Capital Improvement Program and the FY 2007-2008 Capital Budget to include project**

RECOMMENDATION

The Chancellor concurs with the Interim Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Spaniolo that the U. T. System Board of Regents amend the FY 2006-2011 Capital Improvement Program (CIP) and the FY 2007-2008 Capital Budget to include the Engineering Lab Building Addition project at The University of Texas at Arlington as follows:

Project No. 301-338

Project Delivery Method: Construction Manager at Risk

Substantial Completion Date: July 2008

Total Project Cost:	<u>Source</u>	<u>Proposed</u>
	Revenue Financing System Bond Proceeds	\$10,450,000

BACKGROUND INFORMATION

Project Description

U. T. Arlington is requesting to add a new project to the FY 2006-2011 CIP and the FY 2007-2008 Capital Budget titled Engineering Lab Building Addition. The project will add approximately 44,600 gross square feet to the existing Engineering Lab Building with the construction of a third floor and the construction of a basement in the existing crawl space. The new additional space will provide the needed offices and laboratories to accommodate the growth in research projects within the College of Engineering until the completion of the Engineering Research Building in January 2011.

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

4. **U. T. Austin: Center for Physical Culture and Sports - Amendment of the FY 2006-2011 Capital Improvement Program and the FY 2007-2008 Capital Budget to include project at Darrell K Royal - Texas Memorial Stadium North End Zone; approval of total project cost; appropriation of funds and authorization of expenditure; and approval of naming as the H. J. Lutcher Stark Center for Physical Culture and Sports**

RECOMMENDATION

The Chancellor concurs with the Interim Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Powers that the U. T. System Board of Regents amend the FY 2006-2011 Capital Improvement Program (CIP) and the FY 2007-2008 Capital Budget to include the Center for Physical Culture and Sports project at The University of Texas at Austin as follows:

Project Delivery Method: Construction Manager at Risk

Substantial Completion Date: July 2008

Total Project Cost:	<u>Source</u>	<u>Proposed</u>
	Gifts	\$5,500,000

- a. approve a total project cost of \$5,500,000 with funding from Gifts;
- b. appropriate and authorize expenditure of funds; and
- c. approve the naming as the H. J. Lutcher Stark Center for Physical Culture and Sports.

BACKGROUND INFORMATION

U. T. Austin is requesting to add a new repair and rehabilitation project to the FY 2006-2011 CIP and the FY 2007-2008 Capital Budget titled Center for Physical Culture and Sports. The project will complete approximately 7,000 gross square feet of shell space on the fifth floor in the Darrell K Royal - Texas Memorial Stadium North End Zone. The space will showcase permanent and rotating exhibits related to the role of sports in society and the history of physical fitness, weight training, and health promotion. An extraordinary collection of material on competitive sports, strength training, and other topics relating to physical fitness and alternative medicine, including the Todd-McLean Physical Culture Collection, will form the basis of the new facility's holdings.

Mr. H. J. Lutcher Stark was born in Orange, Texas, in 1887. Mr. Stark was a U. T. Austin athlete in the early 1900s, and graduated from U. T. Austin with a bachelor of arts degree in 1910. He served on the U. T. System Board of Regents for 24 years,

from May 1919 - January 1931, and from January 1933 - February 1945, approximately 11 of those years as Chairman. He was a driving force behind the construction of U. T. Austin's original stadium in 1924 while serving as Chairman of the Board of Regents. Although he and his family were best known for their activities in the lumber industry in East Texas and South Louisiana, former Regent Stark also had a successful business career in insurance, banking, real estate, manufacturing, and the petroleum industry. Mr. Stark died in 1965. He created the Nelda C. and H. J. Lutcher Stark Foundation with his wife in 1961. In June 2006, the Board of Directors of the Foundation authorized a grant of \$3.5 million to be used toward the creation of the center of physical culture and sports as part of the planned renovation of the Darrell K Royal - Texas Memorial Stadium. It is a fitting tribute that the center be named in honor of former Regent H. J. Lutcher Stark.

The proposed naming as the H. J. Lutcher Stark Center for Physical Culture and Sports is consistent with the Regents' *Rules and Regulations*, Series 80307, regarding gift-related naming of facilities and programs. It will recognize the philanthropic contribution from the Nelda C. and H. J. Lutcher Stark Foundation and the many intangible contributions made to U. T. Austin by former Regent Stark.

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

5. U. T. Austin: 1616 Guadalupe Regional Data Center Study - Amendment of the FY 2006-2011 Capital Improvement Program and the FY 2007-2008 Capital Budget to include project; appropriation of funds and authorization of expenditure; and authorization of institutional management

RECOMMENDATION

The Chancellor concurs with the Interim Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Powers that the U. T. System Board of Regents amend the FY 2006-2011 Capital Improvement Program (CIP) and the FY 2007-2008 Capital Budget to include the 1616 Guadalupe Regional Data Center Study at The University of Texas at Austin as follows:

Institutionally Managed: Yes No

Total Project Cost:	<u>Source</u>	<u>Proposed</u>
	Unexpended Plant Funds	\$500,000

- a. approve a preliminary project cost of \$500,000 with funding from Unexpended Plant Funds;
- b. appropriate and authorize expenditure of funds; and
- c. authorize U. T. Austin to manage the study.

BACKGROUND INFORMATION

Project Description

U. T. Austin is requesting to add a study to the FY 2006-2011 CIP and the FY 2007-2008 Capital Budget titled 1616 Guadalupe Regional Data Center Study. This project will provide a review of the newly acquired property to serve as the primary data center for the U. T. Austin campus as well as shared services, co-location, and disaster recovery needs of any number of U. T. System institutions. A more thorough engineering and architectural study of the facility is required to refine the scope and costs of the project.

This study is below the Capital Improvement cost threshold but is being added to the CIP due to the potential renovations becoming a major project. This proposed off-cycle study has been approved by U. T. System staff and meets the criteria for inclusion in the CIP.

- 6. **U. T. Dallas: Major Renovation and Repair Projects - Amendment of the FY 2006-2011 Capital Improvement Program and the FY 2007-2008 Capital Budget to include project; authorization of institutional management; appropriation of funds and authorization of expenditure; and resolution regarding parity debt**

RECOMMENDATION

The Chancellor concurs with the Interim Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Daniel that the U. T. System Board of Regents amend the FY 2006-2011 Capital Improvement Program (CIP) and the FY 2007-2008 Capital Budget to include the Major Renovation and Repair Projects at The University of Texas at Dallas as follows:

Project No: 302-330
Institutionally Managed: Yes No
Project Delivery Method: Competitive Sealed Proposals
Substantial Completion Date: August 2007

Total Project Cost:

<u>Source</u>	<u>Proposed</u>
Revenue Financing System Bond Proceeds	\$2,408,000

- a. approve a total project cost of \$2,408,000 with funding from Revenue Financing System Bond Proceeds;
- b. authorize U. T. Dallas to manage the total project budgets, appoint architects, approve facility programs, prepare final plans, and award contracts;

- c. appropriate funds and authorize expenditure of funds; 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 \$2,408,000.

BACKGROUND INFORMATION

Debt Service

The \$2,408,000 in Revenue Financing System Debt will be repaid from institutional funds. Average annual debt service on the project is estimated at approximately \$308,000. The institution's debt service coverage is expected to be at least 1.4 times and average 2.4 times over FY 2007-2012.

Project Description

U. T. Dallas is requesting to add a new project to the FY 2006-2011 CIP and the FY 2007-2008 Capital Budget titled Major Renovation and Repair Projects. The projects will consist of various remodeling and infrastructure projects to include the remodeling of office space, exterior access renovations, traffic improvements, and major repairs to roofs.

This proposed off-cycle repair and rehabilitation project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. It has been determined that U. T. Dallas Facility Management personnel have the experience and capability to manage all aspects of the work.

7. U. T. El Paso: University Bookstore - Amendment of the FY 2006-2011 Capital Improvement Program and the FY 2007-2008 Capital Budget to include project

RECOMMENDATION

The Chancellor concurs with the Interim Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Natalicio that the U. T. System Board of Regents amend the FY 2006-2011 Capital Improvement Program (CIP) and the FY 2007-2008 Capital Budget to include the University Bookstore project at The University of Texas at El Paso as follows:

Project No. 201-333

Project Delivery Method: Competitive Sealed Proposals

Substantial Completion Date: April 2009

Total Project Cost:	<u>Source</u>	<u>Proposed</u>
	Revenue Financing System Bond Proceeds	\$5,500,000

BACKGROUND INFORMATION

U. T. El Paso is requesting to add a new project to the FY 2006-2011 CIP and the FY 2007-2008 Capital Budget titled University Bookstore. The project will include 25,000 gross square feet to incorporate many aspects of student life including a food court, lounge space, student media, and entertainment venues. The University Bookstore will be located at the corner of Sun Bowl Drive and University Avenue. This site was selected due to the heavy amount of student traffic through this area, the convenient location off Interstate 10 and Sun Bowl Drive, and parking in the adjacent parking garage.

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

See Item 2 on Page 68 regarding possible designation of the University Bookstore project at U. T. El Paso as architecturally or historically significant.

8. **U. T. San Antonio: Expansion to Parking Lot 12 - Amendment of the FY 2006-2011 Capital Improvement Program and the FY 2007-2008 Capital Budget to include project; authorization of institutional management; appropriation of funds and authorization of expenditure; and resolution regarding parity debt**

RECOMMENDATION

The Chancellor concurs with the Interim Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Romo that the U. T. System Board of Regents amend the FY 2006-2011 Capital Improvement Program (CIP) and the FY 2007-2008 Capital Budget to include the Expansion to Parking Lot 12 project at The University of Texas at San Antonio as follows:

Project No: 401-337
Institutionally Managed: Yes No
Project Delivery Method: Competitive Sealed Proposals
Substantial Completion Date: January 2008

Total Project Cost:

<u>Source</u>	<u>Proposed</u>
Revenue Financing System Bond Proceeds	\$1,500,000

- a. approve a total project cost of \$1,500,000 with funding from Revenue Financing System Bond Proceeds;
- b. authorize U. T. San Antonio to manage the total project budgets, appoint architects, approve facility programs, prepare final plans, and award contracts;
- c. appropriate and authorize expenditure of funds; 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. 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 \$1,500,000.

BACKGROUND INFORMATION

Debt Service

The \$1,500,000 in Revenue Financing System debt will be repaid from parking revenues. Average annual debt service on the project is estimated at approximately \$131,000. Debt service coverage is expected to be at least 1.3 times and average 1.4 times over FY 2007 – FY 2011.

Project Description

U. T. San Antonio is requesting to add a new project to the FY 2006-2011 CIP and the FY 2007-2008 Capital Budget titled Expansion to Parking Lot 12. The project will add approximately 300 parking spaces to the current 220 space Parking Lot 12 located on the western portion of the U. T. San Antonio 1604 Campus. Additional lighting, sidewalks, and modifications to existing Parking Lot 12 will be included to facilitate the expansion.

This proposed off-cycle repair and rehabilitation project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. It has been determined that U. T. San Antonio Facility Management personnel have the experience and capability to manage all aspects of the work.

9. **U. T. Health Center - Tyler: Campus Electrical Distribution System Upgrade and Expansion - Amendment of the FY 2006-2011 Capital Improvement Program and the FY 2007-2008 Capital Budget to include project; approval of total project cost; approval of transfer of funds and authorization of expenditure; authorization of institutional management; and reduction of total project cost for Biomedical Research Wing Addition**

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and President Calhoun that the U. T. System Board of Regents amend the FY 2006-2011 Capital Improvement Program (CIP) and the FY 2007-2008 Capital Budget to include the Campus Electrical Distribution System Upgrade and Expansion project at The University of Texas Health Center at Tyler as shown on the following page.

Project No: 801-334
Institutionally Managed: Yes No
Project Delivery Method: Competitive Sealed Proposals
Substantial Completion Date: October 2007

Total Project Cost: Upgrade and Expansion for Campus Electrical Distribution System (Project No. 801-334)	<u>Source</u>	<u>Proposed</u>
	Permanent University Fund Bond Proceeds	\$460,000
	Tuition Revenue Bond Proceeds	<u>\$490,000</u>
		\$950,000

Total Project Cost: Biomedical Research Wing Addition (Project No. 801-062)	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Tuition Revenue Bond Proceeds	\$11,513,250	\$11,023,250

- a. approve a total project cost of \$950,000 with funding of \$460,000 from Permanent University Fund (PUF) Bond Proceeds Library, Equipment, Repair and Rehabilitation (LERR) and \$490,000 from Tuition Revenue Bond Proceeds;
- b. approve the transfer of Tuition Revenue Bond Proceeds in the amount of \$490,000 from the Biomedical Research Wing Addition project and authorize expenditure;
- c. authorize U. T. Health Center - Tyler to manage the total project budgets, appoint architects, approve facility programs, prepare final plans, and award contracts;
- d. appropriate funds and authorize expenditure of funds; and
- e. reduce the total project cost from \$11,513,250 to \$11,023,250 for the Biomedical Research Wing Addition project with funding from Tuition Revenue Bond Proceeds.

BACKGROUND INFORMATION

Project Description

U. T. Health Center - Tyler is requesting to add a new project to the FY 2006-2011 CIP and the FY 2007-2008 Capital Budget titled Campus Electrical Distribution System Upgrade and Expansion. Funding for the project was previously appropriated in the amount of \$490,000 from Tuition Revenue Bond Proceeds from the Biomedical Research Wing Addition project and \$460,000 from PUF Bond Proceeds FY 2006 allocations from LERR. The project scope of work includes upgrading and reconfiguring the campus electrical distribution components and high voltage cabling, establishing power distribution sub-loops, and installing capacitor banks on the main incoming power supply to the campus. The project is required to provide service for expanded campus

electrical load to facilities including the Center for Biomedical Research as well as to improve the reliability and redundancy of the distribution system. This project is below the Capital Improvement cost threshold but is being added to the CIP due to the use of debt financing.

This proposed off-cycle project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. It has been determined that U. T. Health Center - Tyler Facilities Management personnel have the experience and capability to manage all aspects of the work.

10. U. T. Austin: Chilling Station Replacement - Amendment of the FY 2006-2011 Capital Improvement Program and the FY 2007-2008 Capital Budget to increase total project cost; approval of design development; approval of evaluation of alternative energy economic feasibility; appropriation of funds and authorization of expenditure; and resolution regarding parity debt

RECOMMENDATION

The Chancellor concurs with the Interim Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Powers that the U. T. System Board of Regents approve the recommendations for the Chilling Station Replacement project at The University of Texas at Austin as follows:

Project No. 102-245
Institutionally Managed: Yes No
Project Delivery Method: Construction Manager at Risk

Substantial Completion Date: January 2009

Total Project Cost:	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Revenue Financing System Bond Proceeds	\$35,000,000	\$37,700,000

- a. amend the FY 2006-2011 Capital Improvement Program (CIP) and the FY 2007-2008 Capital Budget to increase the total project cost from \$35,000,000 to \$37,700,000;
- b. approve design development plans;
- c. approval of evaluation of alternative energy economic feasibility;
- d. appropriate funds and authorize expenditure of funds; 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. Austin, 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 \$37,700,000.

BACKGROUND INFORMATION

Debt Service

The \$37,700,000 in Revenue Financing System debt will be repaid from indirect cost recovery. Annual debt service on the project is expected to be \$2.8 million. The institution's debt service coverage is expected to be at least 3.4 times and average 3.8 times over FY 2007-2011.

Previous Board Action

On May 11, 2006, the project was included in the CIP with a preliminary project cost of \$35,000,000 with funding from Revenue Financing System Bond Proceeds.

Project Description

This project will replace the outdated Central Chilling Station No. 2 which will free up space for the new Dell Computer Science Hall. The new chilling station will include three 5,000 ton variable frequency driven electric chillers, of which 3,000 tons will be dedicated for turbine inlet air cooling of a gas turbine, and space for operations and maintenance personnel. A new cooling tower will also be constructed to replace the cooling tower to be demolished with Central Chilling Station No. 2.

Basis of Design

The planned building life expectancy includes the following elements:

- Enclosure: 75-100 years
- Chillers and Tower: 45-50 years
- Major Equipment Support Systems: 15-30 years
- Major Equipment Interior Space: 30-50 years
- Support Office Interior Construction: 15-20 years

The exterior appearance and finish will be consistent with chilling stations and consistent with the Campus Master Plan.

The mechanical and electrical building systems will be designed with sufficient flexibility and space for future capacity to allow for programmatic changes without significant disruption.

The interior appearance and finish will include open, flexible generic space with minimal support areas.

Texas Government Code Section 2166.403 requires the governing body of a State agency to verify in an open meeting the economic feasibility of incorporating alternative energy devices into a new State building or an addition to an existing building. Therefore, the Project Architect prepared a renewable energy evaluation for this project in accordance with the Energy Conservation Design Standards for New State Buildings. This evaluation determined that alternative energy devices such as solar, wind, biomass, or photovoltaic energy are not economically feasible for the project.

The economic impact of the project will be reported to the U. T. System Board of Regents as part of the design development presentation.

11. **U. T. Pan American: Student Health Clinic - Request for approval of design development; approval to revise funding sources; appropriation of funds and authorization of expenditure; approval of evaluation of alternative energy economic feasibility; and resolution regarding parity debt**

RECOMMENDATION

The Chancellor concurs with the Interim Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Cárdenas that the U. T. System Board of Regents approve the recommendations for the Student Health Clinic project at The University of Texas - Pan American as follows:

Project No. 901-251
Institutionally Managed: Yes No

Project Delivery Method: Competitive Sealed Proposals

Substantial Completion Date: July 2007

Total Project Cost:	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Designated Funds	\$1,500,000	
	Revenue Financing System Bond Proceeds		\$1,500,000

- a. approve design development plans;
- b. revise funding sources;
- c. appropriate funds and authorize expenditure of funds;
- d. approve the evaluation of alternative energy economic feasibility; 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. Pan American, 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 \$1,500,000.

BACKGROUND INFORMATION

Debt Service

The \$1,500,000 in Revenue Financing System debt will be repaid from student fees. Annual debt service on the project is expected to be \$131,000. The project's debt service coverage is expected to be at least 1.7 times and average 2.2 times over FY 2008-2011.

Previous Board Actions

On August 10, 2005, the project was included in the Capital Improvement Program (CIP) with a total project cost of \$1,500,000 with funding from Designated Funds.

Project Description

The institutionally managed project will relocate the current Student Health Clinic from a 1961 building and will provide new technology to be built into the new facility containing approximately 7,500 gross square feet. The clinic will have exam rooms, a pharmacy, and all health-related support areas. Changing the funding sources more accurately reflects the financial model to optimize the amount of debt on the project.

Basis of Design

The planned building life expectancy includes the following elements:

- Enclosure: 25-40 years
- Building Systems: 15-20 years
- Interior Construction: 10-20 years

The exterior appearance and finish is consistent with high-end commercial facilities and with the existing Campus Master Plan. This project is an integral part of the Wellness and Recreation Sports Complex development.

The mechanical and electrical building systems are designed with sufficient flexibility and space for future capacity to allow for changes without significant disruption to ongoing activities.

The interior appearance and finish include open, flexible space with support areas.

Texas Government Code Section 2166.403 requires the governing body of a State agency to verify in an open meeting the economic feasibility of incorporating alternative energy devices into a new State building or addition to an existing building. Therefore, the Project Architect prepared an evaluation for this project in accordance with the Energy Conservation Design Standards for New State Buildings. This evaluation determined that alternative energy devices such as solar, wind, biomass, or photovoltaic energy are not economically feasible for the project.

The economic impact of the project will be reported to the U. T. System Board of Regents as part of the design development presentation.

12. **U. T. Austin: Experimental Science Building - Amendment of the FY 2006-2011 Capital Improvement Program and the FY 2007-2008 Capital Budget to combine projects; approval of total project cost; approval to revise funding sources; approval to redesignate the project as Experimental Science Building/Vivarium/Phase I - Robert A. Welch Hall; and approval to reduce the total project cost for the Robert A. Welch project and redesignate as Phase 2 - Robert A. Welch Hall**

RECOMMENDATION

The Chancellor concurs with the Interim Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Powers that the U. T. System Board of Regents approve the recommendations for the Experimental Science Building project at The University of Texas at Austin as set forth below:

Project No: 102-259
Project Delivery Method: Construction Manager at Risk
Substantial Completion Date: July 2011

Total Project Cost:	<u>Source</u>	<u>Current</u>
Experimental Science Building	Permanent University Fund Bond Proceeds	\$ 20,000,000
	Tuition Revenue Bond Proceeds	<u>\$105,000,000</u>
(Project No. 102-259)		\$125,000,000

Total Project Cost: Vivarium	<u>Source</u>	<u>Current</u>
(Project No. 102-260)	Revenue Financing System Bond Proceeds	\$15,000,000

Total Project Cost: Robert A. Welch Hall	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Permanent University Fund Bond Proceeds	\$35,000,000	
(Project No. 102-282)	Revenue Financing System Bond Proceeds	<u>\$25,000,000</u>	\$25,000,000
		\$60,000,000	

Combined Total Project Cost:	<u>Source</u>	<u>Proposed</u>
Experimental Science Building/Vivarium/Phase I - Robert A. Welch Hall	Permanent University Fund Bond Proceeds	\$ 55,000,000
	Tuition Revenue Bond Proceeds	\$105,000,000
	Revenue Financing System Bond Proceeds	<u>\$ 15,000,000</u>
		\$175,000,000

- a. amend the FY 2006-2011 Capital Improvement Program (CIP) and the FY 2007-2008 Capital Budget to combine the Experimental Science Building project, Robert A. Welch Hall project, and the Vivarium project;
- b. approve a total project cost of \$175,000,000;
- c. revise the funding sources to \$105,000,000 from Tuition Revenue Financing System Bond Proceeds, \$55,000,000 from Permanent University Fund (PUF) Bond Proceeds, and \$15,000,000 from Revenue Financing System Bond Proceeds;

- d. redesignate the project as Experimental Science Building/Vivarium/Phase 1 - Robert A. Welch Hall;
- e. reduce the total project cost for the Robert A. Welch Hall project to \$25,000,000 with funding from Revenue Financing System Bond Proceeds; and
- f. redesignate the Robert A. Welch Hall project as Phase 2 - Robert A. Welch Hall.

BACKGROUND INFORMATION

Previous Board Actions

Experimental Science Building - On June 20, 2006, the project was included in the CIP with a preliminary project cost of \$125,000,000 with funding of \$105,000,000 from Tuition Revenue Bond Proceeds and \$20,000,000 from PUF Bond Proceeds.

Vivarium - On June 20, 2006, the project was included in the CIP with a preliminary project cost of \$15,000,000 with funding from Revenue Financing System Bond Proceeds.

Robert A. Welch Hall - On August 11, 2006, the project was included in the CIP with a preliminary project cost of \$60,000,000 with funding of \$35,000,000 from PUF Bond Proceeds and \$25,000,000 from Revenue Financing System Bond Proceeds.

Project Description

U. T. Austin has determined that a significant priority for the Experimental Science Building is to create improved space for chemistry research, and one of the most critical needs is chemistry research space currently housed in the most out-of-date portion of Robert A. Welch Hall. Freeing up a portion of Robert A. Welch Hall, by relocating chemistry research space to the completed Experimental Science Building, will allow the renovation of the vacated portion of Robert A. Welch Hall to be accomplished more expediently, more cost effectively, and in a more coordinated manner.

Combining the projects would allow for increased flexibility of use of the space and efficient use of the anticipated construction cost and time savings.

13. U. T. Permian Basin: Science and Technology Complex - Request for appropriation of funds and authorization of expenditure for renovation portion of the project and resolution regarding parity debt

RECOMMENDATION

The Chancellor concurs with the Interim Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Watts that the U. T. System Board of Regents approve the recommendations for the Science and Technology Complex project at U. T. Permian Basin as follows:

Project Number: 501-263
Project Delivery Method: Competitive Sealed Proposals
Substantial Completion Date: January 2010

Total Project Cost:	<u>Source</u>	<u>Current</u>
	Tuition Revenue Bond Proceeds	\$54,000,000
	Permanent University Fund Bond Proceeds	<u>\$ 2,000,000</u>
		\$56,000,000

Total Project Cost for Repair & Rehabilitation Portion:	<u>Source</u>	<u>Current</u>
	Tuition Revenue Bond Proceeds	\$4,000,000
	Permanent University Fund Bond Proceeds	<u>\$2,000,000</u>
		\$6,000,000

- a. appropriate funds and authorize expenditure of funds of \$4,000,000 from Tuition Revenue Bond Proceeds and \$2,000,000 from Permanent University Fund (PUF) Bond Proceeds for the renovation portion of the project; and
- b. 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. Permian Basin, 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 \$4,000,000.

BACKGROUND INFORMATION

Debt Service

The 79th Legislature authorized \$54,000,000 of Tuition Revenue Bonds for a science and technology complex of which \$4,000,000 is being appropriated at this time. While the debt service is payable from pledged revenues, it is expected the State will reimburse debt service on Tuition Revenue Bonds through general revenue appropriations.

Previous Board Action

On August 11, 2006, the project was included in the Capital Improvement Program (CIP) with a preliminary project cost of \$56,000,000 with funding of \$54,000,000 from Tuition Revenue Bond Proceeds and \$2,000,000 from PUF Bond Proceeds.

Project Description

The repair and rehabilitation portion of the Science and Technology Complex project involves two projects. The renovation to the Mesa Building will address primarily backfill of the building and construction of additional classrooms, faculty offices, and student support space in the portion of the Mesa Building vacated by science and computer technology areas. The Industrial Technology Building will reconfigure previously unrenovated portions of the existing metal building plus infrastructure renovations for the roof, heating, venting, and air conditioning (HVAC), and other building systems. The facility will include classrooms, classroom laboratories, research space, offices, and controlled Physical Plant storage. The design development for the new work will be presented at a later date.

14. **U. T. San Antonio: Engineering Building, Phase II - Request for appropriation of funds and authorization of expenditure and resolution regarding parity debt**

RECOMMENDATION

The Chancellor concurs with the Interim Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Romo that the

U. T. System Board of Regents approve the recommendations for the Engineering Building, Phase II project at U. T. San Antonio as follows:

Project No. 401-205
Project Delivery Method: Construction Manager at Risk

Substantial Completion Date: June 2009

Total Project Cost:	<u>Source</u>	<u>Current</u>
	Tuition Revenue Bond Proceeds	\$74,250,000
	Permanent University Fund Bond Proceeds	<u>\$ 8,250,000</u>
		\$82,500,000

- a. appropriate funds and authorize expenditure of funds of \$74,250,000 from Tuition Revenue Bond Proceeds and \$8,250,000 from Permanent University Fund (PUF) Bond Proceeds; and
- b. 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 \$74,250,000.

BACKGROUND INFORMATION

Debt Service

The 79th Legislature authorized \$74,250,000 of Tuition Revenue Bonds for the engineering building. While the debt service is payable from pledged revenues, it is expected the State will reimburse debt service on Tuition Revenue Bonds through general revenue appropriations.

Previous Board Actions

On November 13, 2003, the project was included in the Capital Improvement Program (CIP) as the East Campus Building Phase I with a preliminary project cost of \$75,000,000 with funding of \$72,000,000 from Revenue Financing System Bond Proceeds and \$3,000,000 from Gifts. On April 12, 2004, the Chancellor approved the non-honorific name change for the project. On May 12, 2005, the Board approved the design development plans. On August 10, 2006, the Board approved the funding revision to \$74,250,000 from Tuition Revenue Bond Proceeds and \$8,250,000 from PUF Bond Proceeds.

Project Description

The Engineering Building, Phase II project consists of 150,000 gross square feet to house research and teaching laboratories, classrooms, seminar rooms, conference facilities, faculty and staff office, and student and faculty support facilities. The building will include sophisticated information technology features designed and installed for an information-intensive environment.

15. **U. T. Tyler: Completion/Renovation/Expansion of the Engineering, Science and Technology Building - Request for appropriation of funds and authorization of expenditure; authorization of partial institutional management; and resolution regarding parity debt**

RECOMMENDATION

The Chancellor concurs with the Interim Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Mabry that the U. T. System Board of Regents approve the recommendations for the Completion/Renovation/Expansion of the Engineering, Science and Technology Building project at U. T. Tyler as follows:

Project Number: 802-265
Project Delivery Method: Competitive Sealed Proposals
Substantial Completion Date: April 2009

Total Project Cost:	<u>Source</u>	<u>Current</u>
	Tuition Revenue Bond Proceeds	\$43,200,000
	Permanent University Fund Bond Proceeds	<u>\$ 4,800,000</u>
		\$48,000,000

- a. appropriate funds and authorize expenditure of funds of \$43,200,000 from Tuition Revenue Bond Proceeds and \$4,800,000 from Permanent University Fund Bond (PUF) Proceeds;

- b. authorize U. T. Tyler to manage the total project budgets, appoint architects, approve facility programs, prepare final plans, and award contracts for three stages of the project; 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. Tyler, 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 \$43,200,000.

BACKGROUND INFORMATION

Debt Service

The 79th Legislature authorized \$43,200,000 of Tuition Revenue Bonds for the completion, renovation, and expansion of engineering and sciences facilities. While the debt service is payable from pledged revenues, it is expected the State will reimburse debt service on Tuition Revenue Bonds through general revenue appropriations.

Previous Board Action

On August 11, 2006, the project was included in the Capital Improvement Program (CIP) with a preliminary project cost of \$48,000,000 with funding of \$43,200,000 from Tuition Revenue Bond Proceeds and \$4,800,000 from PUF Bond Proceeds.

Project Description

The Renovation/Completion/Expansion of the Engineering, Science and Technology Building project involves six repair and rehabilitation projects. Space created by the completion of the Building will be renovated into an art studio involving the conversion of existing space for faculty offices, digital media lab, and graduate studio space. The University Center project will renovate existing space to include a food court, bookstore,

career/advising center, student program office space, meeting rooms, and faculty offices. The Science/Math/Hudnall Pirtle Roosth (HPR) Renovation will include improved teaching space and classrooms.

Three institutionally managed projects include the Renovation of the Interim Old Engineering Building, First Floor; Completion of Engineering, Science and Technology Building North Building; and Campus Access and Safety Improvements. U. T. Tyler Facilities Management personnel have the experience and capability to manage all aspects of the work.

16. U. T. Health Science Center - Houston: Expansion of RAHC Public Health Satellite - Amendment of the FY 2006-2011 Capital Improvement Program and the FY 2007-2008 Capital Budget to increase the total project cost and appropriation of funds and authorization of expenditure

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and President Willerson that the U. T. System Board of Regents approve the recommendations for the Expansion of RAHC (Regional Academic Health Center) Public Health Satellite project at The University of Texas Health Science Center at Houston as follows:

Project No: 701-250
Institutionally Managed: Yes No
Project Delivery Method: Design/Build
Substantial Completion Date: February 2007

Total Project Cost:	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Permanent University Fund Bond Proceeds	\$3,000,000	\$3,000,000
	Unexpended Plant Funds		<u>\$1,200,000</u>
			\$4,200,000

- a. amend the FY 2006-2011 Capital Improvement Program (CIP) and the FY 2007-2008 Capital Budget to increase the total project cost from \$3,000,000 to \$4,200,000; and
- b. appropriate additional funding and authorize expenditure of funds of \$1,200,000 from Unexpended Plant Funds.

BACKGROUND INFORMATION

Previous Board Actions

On August 7, 2003, the project was included in the CIP with a preliminary project cost of \$4,000,000 with funding of \$3,000,000 from Grants and \$1,000,000 from Unexpended Plant Funds. On May 11, 2006, the Board approved the design development plans, decreased the total project cost and revised the funding source to \$3,000,000 from Permanent University Fund (PUF) Bond Proceeds, and authorized institutional management.

Project Description

U. T. Health Science Center - Houston is finishing out approximately 7,600 gross square feet of shell space already existing in the building. This addition will be used for Biosafety Level Three (BSL-3) laboratory space on the second floor, and community outreach and population based research on the first floor. Bids received for this project have escalated above design development estimates due to changes in the construction market thus requiring an increase in total project cost.

17. **U. T. Health Science Center - San Antonio: Cyclotron Addition - Amendment of the FY 2006-2011 Capital Improvement Program and the FY 2007-2008 Capital Budget to increase total project cost; approval to revise funding sources; appropriation of funds and authorization of expenditure; and resolution regarding parity debt**

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and President Cigarroa that the U. T. System Board of Regents approve the recommendations for the Cyclotron Addition at The University of Texas Health Science Center at San Antonio as follows:

Project No. 402-236
Project Delivery Method: Construction Manager at Risk
Substantial Completion Date: January 2007

Total Project Cost:	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Gifts	\$1,600,000	\$1,600,000
	Permanent University Fund Bond Proceeds	\$ 500,000	\$ 500,000
	Unexpended Plant Funds	<u>\$ 900,000</u>	<u>\$ 700,000</u>
	Revenue Financing System Bond Proceeds		<u>\$1,600,000</u>
		\$3,000,000	\$4,400,000

- a. amend the FY 2006-2011 Capital Improvement Program (CIP) and the FY 2007-2008 Capital Budget to increase the total project cost from \$3,000,000 to \$4,400,000;

- b. revise the funding sources;
- c. appropriate funds and authorize expenditure of funds; 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. Health Science Center - 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 \$1,600,000.

BACKGROUND INFORMATION

Debt Service

The \$1,600,000 of Revenue Financing System debt will be repaid from incremental revenue generated by the cyclotron. Average annual debt service on the project is expected to be \$186,000 over 12 years. The institution's debt service coverage is expected to be at least 1.9 times and average 2.4 times over FY 2007-2011.

Previous Board Actions

On November 10, 2005, the project was included in the CIP with a preliminary project cost of \$3,000,000 with funding of \$1,600,000 from Gifts, \$900,000 from Unexpended Plant Funds, and \$500,000 from Permanent University Fund (PUF) Bond Proceeds Library, Equipment, Repair and Rehabilitation (LERR). On May 11, 2006, the Board approved the design development plans and funding was appropriated.

Project Description

The Cyclotron addition will add approximately 3,000 gross square feet to the Robert F. McDermott Clinical Science Building to house a state-of-the-art dual beam, negative ion cyclotron for basic research on learning, cognition, development, and aging on animal models for human diseases.

The additional funding of \$1,400,000 to increase the total project cost and revise the funding sources is to cover escalating construction costs that have taken place in the construction industry since the formulation of the project's original budget, market conditions, and complexity of the project.

18. U. T. M. D. Anderson Cancer Center: Bastrop Facility Strategic Plan - Amendment of the FY 2006-2011 Capital Improvement Program and the FY 2007-2008 Capital Budget to increase total project cost and appropriation of funds and authorization of expenditure

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and President Mendelsohn that the U. T. System Board of Regents approve the recommendations for the Bastrop Facility Strategic Plan project at The University of Texas M. D. Anderson Cancer Center as follows:

Project No.: 703-195
Institutionally Managed: Yes No
Project Delivery Method: Competitive Sealed Proposals
Substantial Completion Date: August 2008

Total Project Cost:	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Hospital Revenues	\$29,000,000	\$46,000,000
	Grants	<u>\$ 4,000,000</u>	<u>\$ 4,000,000</u>
		\$33,000,000	\$50,000,000

- a. amend the FY 2006-2011 Capital Improvement Program (CIP) and the FY 2007-2008 Capital Budget to increase the total project cost from \$33,000,000 to \$50,000,000; and
- b. appropriate funds and authorize expenditure of \$17,000,000 from Hospital Revenues.

BACKGROUND INFORMATION

Previous Board Actions

On August 7, 2003, the project was included in the CIP with a preliminary project cost of \$9,000,000 with funding from Hospital Revenues. With the adoption of the FY 2006-2011 CIP on August 11, 2005, the project was included in the CIP with a preliminary project cost of \$21,000,000 with funding of \$10,000,000 from Revenue Financing System Bond Proceeds, \$7,000,000 from Hospital Revenues, and \$4,000,000 from Grants. On November 10, 2005, the Board approved the Bastrop Research and Education Building (Phase I) design development plans and appropriated \$7,000,000 from Hospital Revenues and \$4,000,000 from Grants for Phase I. On May 11, 2006, the Board approved the increase in total project cost from \$21,000,000 to \$30,000,000 with funding revised to \$26,000,000 from Hospital Revenues and \$4,000,000 from Grants and appropriated the additional \$19,000,000 from Hospital Revenues. On November 2, 2006, the Chancellor approved an increase in total project cost from \$30,000,000 to \$33,000,000 with funding of \$29,000,000 from Hospital Revenues and \$4,000,000 from Grants.

Project Description

The scope of the project has been increased to build out approximately 33,280 gross square feet of shell space within the Bastrop Research and Education Building to provide basic research laboratories, education space, primate research laboratories, pathology support, and various site and infrastructure upgrades.

The increase in total project cost to build out the remaining areas will minimize the coordination and special measures required to ensure the safety of the transfer of primates.