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FOR
FACILITIES PLANNING AND CONSTRUCTION
COMMITTEE**

Committee Meeting: 2/24/2021

Board Meeting: 2/25/2021
Austin, Texas

*David J. Beck, Chairman
Christina Melton Crain
R. Steven Hicks
Nolan Perez
Kelcy L. Warren
Rad Weaver*

	Committee Meeting	Board Meeting	Page
Convene	<i>11:05 a.m. Chairman Beck</i>		
1. U. T. System Board of Regents: Discussion and appropriate action regarding Consent Agenda items, if any, assigned for Committee consideration	Discussion	Action	269
2. U. T. Rio Grande Valley: School of Medicine Vivarium and Office Building - Amendment of the current Capital Improvement Program to include project	Action <i>President Bailey</i>	Action	270
3. U. T. Southwestern Medical Center and U. T. Dallas: Biomedical Engineering and Sciences Building - Amendment of the current Capital Improvement Program to include project	Action <i>President Podolsky President Benson</i>	Action	273
Adjourn	<i>11:20 a.m.</i>		

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

RECOMMENDATION

No [Consent Agenda](#) items are assigned for review by this Committee.

2. U. T. Rio Grande Valley: School of Medicine Vivarium and Office Building - 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 School of Medicine Vivarium and Office Building project at The University of Texas Rio Grande Valley.

BACKGROUND INFORMATION

Previous Actions

On January 22, 2021, the Chancellor approved this project for Definition Phase. On November 14, 2019, the Board approved \$8,920,000 of Permanent University Fund (PUF) Bond Proceeds for this project.

Project Description

The UTRGV School of Medicine has experienced rapid growth across the clinical, academic, and research missions. The Department of Human Genetics, established in 2017, has faculty on both the Edinburg and Brownsville campuses. The offices for the faculty based in Brownsville are in a modular building that was placed on the campus in 2015. New offices that are proximate to the laboratories and an expansion of laboratory space are urgently needed to facilitate the conduct of research supported by multiple National Institutes of Health grants.

The proposed building will be located on the northern section of the Brownsville campus and will house faculty and administrative offices, a state-of-the-art vivarium, a laboratory, an MRI suite with exam rooms, offices, and associated labs. Currently all imaging is conducted in San Antonio due to the lack of a dedicated research imaging facility in the Rio Grande Valley. Grant funding provided by the Valley Baptist Legacy Foundation will support construction of the MRI suite. This facility will allow dramatic expansion of research in imaging genomics and associated funding for imaging genomics.

This proposed project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. As this project was underway as an institutionally managed minor project, it has been determined that this project remain managed by UTRGV Facilities Management personnel who have the experience and capability to manage all aspects of the work. 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 Rio Grande Valley
School of Medicine Vivarium and Office Building**

Project Information

Project Number	903-1307
CIP Project Type	New Construction
Facility Type	Laboratory, General
Management Type	Institutional Management
Institution's Project Advocate	Sarah Williams-Blangero, Chair, Department of Human Genetics and Director, South Texas Diabetes and Obesity Institute
Project Delivery Method	Competitive Sealed Proposal
Gross Square Feet (GSF)	17,149

Project Funding

	<u>Proposed</u>
Permanent University Fund Bond Proceeds ¹	\$8,920,000
Grants ²	6,000,000
Unexpended Plant Funds	<u>856,663</u>
Total Project Cost	\$15,776,663

¹Permanent University Fund (PUF) Bond Proceeds approved 11/2019

²Grants from Valley Baptist Legacy Foundation

Project Cost Detail

Building Cost	\$10,534,921
Fixed Equipment	778,150
Site Development	545,604
Furniture and Moveable Equipment	805,376
Institutionally Managed Work	1,087,356
Architectural/Design Services	868,172
Project Management Fees	105,355
CIP Support Fee	188,725
Insurance	107,843
Other Professional Fees	313,007
Project Contingency	431,370
Other Costs	<u>10,784</u>
Total Project Cost	\$15,776,663

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

School of Medicine Vivarium and Office Building	\$614
The Texas Higher Education Coordinating Board Average for Laboratory, General	\$584

	Low Quartile	Median	High Quartile
Other U. T. System Projects	\$484	\$537	\$854
Other Texas Projects	\$560	\$639	\$752
Other National Projects	\$572	\$751	\$913

**The University of Texas Rio Grande Valley
School of Medicine Vivarium and Office Building**
(continued)

Investment Metrics

- Increase research space for School of Medicine by 2022
- Develop laboratories by function rather than investigator to enhance departmental research programs, by 2022

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 2021
Addition to CIP	February 2021
Design Development Approval	May 2021
Construction Notice to Proceed	June 2021
Substantial Completion	July 2022

Basis of Design

The planned building life expectancy includes the following elements:

Enclosure: 50 years
Building Systems: 25 years
Interior Construction: 20 years

3. **U. T. Southwestern Medical Center and U. T. Dallas: Biomedical Engineering and Sciences 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 Academic Affairs, the Executive Vice Chancellor for Business Affairs, and the institutional presidents that the U. T. System Board of Regents amend the current Capital Improvement Program (CIP) to include the Biomedical Engineering and Sciences Building project at The University of Texas Southwestern Medical Center.

BACKGROUND INFORMATION

Previous Actions

On September 16, 2020, the Chancellor approved this project for Definition Phase. On November 14, 2019, the Board approved \$90,000,000 in Permanent University Fund (PUF) Bond Proceeds for the joint Translational Biomedical Engineering and Sciences Building project between The University of Texas Southwestern Medical Center and The University of Texas at Dallas.

Project Description

Recent and previously unimaginable advances in bioengineering have been limited by the need to translate biomedical technologies from the idea stage to improved treatment for millions of patients. A critical element to advancing this vision is a well-designed and centralized facility to optimally connect engineers with physicians and patients, accelerating the advancement of medical technologies, training, and education for students. The University of Texas Southwestern Medical Center (UTSWMC) and The University of Texas at Dallas (UTD), leveraging research strengths in basic and applied biomedical and engineering sciences, propose to expand their partnership from research to real-world applications, and achieve the synergy necessary to realize the potential of a premier joint department of biomedical engineering.

The proposed joint UTSWMC/UTD Biomedical Engineering and Sciences Building would solve the need for proximity between physician and engineering researchers and provide essential access to a patient population. A specialized facility would provide space for effective collaboration, including labs designed for equipment development and testing; research bench space; interactive office space for informaticists and software developers; patient space to allow for assessment of research participants and translational trials; shared support space ranging from conferencing rooms to device fabrication shops; and potential co-location of imaging equipment and services. This five-story building located on the UTSWMC campus, will include administrative space on the first floor, while the second through fifth floors will be dedicated to research lab space that will be programmed for multiple principal investigators. Surface parking is also included in the project.

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, 2016, U. T. Southwestern Medical Center has delegated authority of institutional management of construction projects under the continued oversight of the Office of Capital Projects.

**U. T. Southwestern Medical Center and U. T. Dallas
Biomedical Engineering and Sciences Building**

Project Information

Project Number	303-1338
CIP Project Type	New Construction
Facility Type	Laboratory, General
Management Type	Institutional Management
UTSWMC Project Advocate	Dwain Thiele, Vice Provost and Sr. Associate Dean
UTD Project Advocate	Joseph Pancrazio, Vice President for Research
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	150,169
Surface Parking Spaces	285

Project Funding

Permanent University Fund Bond Proceeds ¹	<u>Proposed</u> \$90,000,000
Gifts	<u>\$30,000,000</u>
Total Project Cost	<u>\$120,000,000</u>

¹ Permanent University Fund (PUF) Bond Proceeds approved 11/2019

Project Cost Detail

Building Cost	\$ 75,291,851
Fixed Equipment	8,650,000
Site Development	7,749,822
Furniture and Moveable Equipment	2,890,000
Institutionally Managed Work	1,370,000
Architectural/Design Services	5,790,344
Project Management Fees	3,620,000
Insurance	1,700,000
Other Professional Fees	3,912,099
Project Contingency	8,325,884
Other Costs	700,000
Total Project Cost	\$120,000,000

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

Biomedical Engineering and Sciences Building	\$501
Texas Higher Education Coordinating Board Average – Laboratory, General	\$584
	Low Quartile Median High Quartile
Other U. T. System Projects	\$423 \$494 \$526
Other National Projects	\$432 \$555 \$658

**U. T. Southwestern Medical Center and U. T. Dallas
Biomedical Engineering and Sciences Building**
(continued)

Investment Metrics

- Promote deeper collaboration between UTSWMC and UTD to provide biotechnologies to advance patient care.
- Accelerate UTD toward excellence and national recognition of its Department of Biomedical Engineering.
- Accelerate UTSWMC toward bench-to-bedside translation of groundbreaking basic science.

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	September 2020
Addition to CIP	February 2021
Design Development Approval	May 2021
Construction Notice to Proceed	June 2021
Substantial Completion	May 2023

Basis of Design

The planned building life expectancy includes the following elements:

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