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FOR
FACILITIES PLANNING AND CONSTRUCTION
COMMITTEE**

Committee Meeting: 5/13/2015

Board Meeting: 5/14/2015
Austin, Texas

*Brenda Pejovich, Chairman**
David J. Beck
Alex M. Cranberg
Wallace L. Hall, Jr.
R. Steven Hicks

**pending Board approval on 5/13/2015*

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Convene	<i>2:45 p.m.</i>		
1. U. T. System Board of Regents: Discussion and appropriate action regarding Consent Agenda items, if any, referred for Committee consideration	<i>2:45 p.m.</i> Action	Action	287
<u>Additions to the CIP</u>			
2. U. T. Austin: Bureau of Economic Geology Building Laboratory Repair and Renovation - Amendment of the FY 2015-2020 Capital Improvement Program to include project; approval of total project cost; appropriation of funds; and authorization of institutional management (Final Board approval)	<i>2:46 p.m.</i> Action <i>Mr. O'Donnell</i>	Action	288
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4. U. T. Austin: Graduate Student Housing Complex - Amendment of the FY 2015-2020 Capital Improvement Program to include project (Preliminary Board approval)	<i>2:55 p.m.</i> Action <i>President Powers</i>	Action	291
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6. U. T. Dallas: Student Housing Phase VI - Amendment of the FY 2015-2020 Capital Improvement Program to include project (Preliminary Board approval)	<i>3:10 p.m.</i> Action <i>President Daniel</i>	Action	295

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8. U. T. Health Science Center - Houston: U. T. Professional Building Garage Facade Reclad - Amendment of the FY 2015-2020 Capital Improvement Program to include project; approval of total project cost; appropriation of funds and authorization of expenditure; and authorization of institutional management (Final Board approval)	3:20 p.m. Action <i>Mr. O'Donnell</i>	Action	298
<u>Design Development Approval</u>			
9. U. T. Austin: <i>Austin</i> by Ellsworth Kelly - Amendment of the FY 2015-2020 Capital Improvement Program to increase total project cost; approval to revise funding sources; approval of design development; and appropriation of funds and authorization of expenditure (Final Board approval)	3:25 p.m. Action <i>Mr. O'Donnell</i>	Action	300
10. U. T. Austin: Speedway Mall North of the Blanton Museum and South of Dean Keeton Street and East Mall/East Mall Fountain - Amendment of the FY 2015-2020 Capital Improvement Program to decrease total project cost; approval to revise funding sources; approval of design development; appropriation of funds and authorization of expenditure; and redesignate the project as Speedway Mall and East Mall (Final Board approval)	3:30 p.m. Action <i>Mr. O'Donnell</i>	Action	302
11. U. T. Dallas: Parking Structure Phase IV - Amendment of the FY 2015-2020 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 (Final Board approval)	3:35 p.m. Action <i>President Daniel Mr. O'Donnell</i>	Action	304
12. U. T. Rio Grande Valley: Science Building - Approval of design development; and appropriation of funds and authorization of expenditure (Final Board approval)	3:40 p.m. Action <i>Mr. O'Donnell</i>	Action	306
13. U. T. Southwestern Medical Center: Radiation Therapy Building - Amendment of the FY 2015-2020 Capital Improvement Program to increase total project cost; approval of design development; appropriation of funds and authorization of expenditure; and resolution regarding parity debt (Final Board approval)	3:45 p.m. Action <i>Mr. O'Donnell</i>	Action	308

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14. U. T. Health Science Center - San Antonio: MARC Plaza - Approval of design development; appropriation of funds and authorization of expenditure; authorization of institutional management; and resolution regarding parity debt (Final Board approval)	3:50 p.m. Action <i>Mr. O'Donnell</i>	Action	311
<u>Modification to the CIP</u>			
15. U. T. Arlington: E. H. Hereford University Center Repurposing Renovations - Amendment of the FY 2015-2020 Capital Improvement Program to increase total project cost; appropriation of funds and authorization of expenditure; and resolution regarding parity debt (Final Board approval)	3:55 p.m. Action <i>Mr. O'Donnell</i>	Action	314
Adjourn	4:00 p.m.		

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

RECOMMENDATION

The proposed Consent Agenda is located at the back of the book.

2. U. T. Austin: Bureau of Economic Geology Building Laboratory Repair and Renovation - Amendment of the FY 2015-2020 Capital Improvement Program to include project; approval of total project cost; appropriation of funds; and authorization of institutional management (Final Board approval)

RECOMMENDATION

The Chancellor concurs with the 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 2015-2020 Capital Improvement Program (CIP) to include the Bureau of Economic Geology Building Laboratory Repair and Renovation project at U. T. Austin as follows:

Project No.: 102-925
Institutionally Managed: Yes
Project Delivery Method: Construction Manager-at-Risk
Substantial Completion Date: November 2016

Total Project Cost:	<u>Source</u>	<u>Proposed</u>
	Unexpended Plant Funds ¹	\$3,400,000
	Interest on Local Funds	<u>\$4,100,000</u>
		\$7,500,000

Funding Note: ¹ Unexpended Plant Funds from indirect cost recovery

- a. approve a total project cost of \$7,500,000 with funding of \$3,400,000 from Unexpended Plant Funds and \$4,100,000 from Interest on Local Funds;
- b. appropriate funds; and
- c. authorize U. T. Austin to manage the project budgets, appoint architects, approve facility programs, prepare final plans, and award contracts.

BACKGROUND INFORMATION

Located on the J. J. Pickle Research Campus, the Bureau of Economic Geology (Bureau) building was constructed in 1983. Many of the major building components are at the end of their life cycle, and new systems and equipment are needed to stay current.

This proposed project will renovate laboratory facilities including mechanical, electrical, plumbing, and data/communications systems. Existing labs will receive new laboratory built-in cabinets, fume hoods, and equipment, and other non laboratory spaces will be reconfigured into additional lab space. Other renovations include environmental refrigerated rooms, core viewing and slicing rooms, Asbestos Composition Tile flooring and petroleum contamination abatement, and replacement of locksets to comply with the ADA, and a Building Access Control System to

ensure security of the building. An 8,000 gross square foot addition will be constructed on the existing facility as a core public viewing area. The Bureau has the largest archive of rock material in the world, and the addition will facilitate the high demand to view the extensive collection of geologic holdings.

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. It has been determined that this project would best be managed by U. T. Austin Facility Management personnel, who have the experience and capability to manage all aspects of the work.

3. U. T. Austin: East Campus Parking Garage - Amendment of the FY 2015-2020 Capital Improvement Program to include project (Preliminary Board approval)

RECOMMENDATION

The Chancellor concurs with the 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 2015-2020 Capital Improvement Program (CIP) to include the East Campus Parking Garage project at U. T. Austin as follows:

Project No.: 102-928

Project Delivery Method: Design-Build

Substantial Completion Date: December 2017

Total Project Cost:	<u>Source</u> Revenue Financing System Bond Proceeds ¹	<u>Proposed</u> \$62,400,000
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Funding Note: ¹ Revenue Financing System (RFS) proposed to be repaid from parking fees and \$2,400,000 from capitalized interest

- Investment Metrics:**
- Restore revenues displaced from densification of adjacent central campus
 - Add 2,000 parking spaces for Dell Medical School, visitors, and campus events

BACKGROUND INFORMATION

This proposed project will construct a new parking garage to provide parking for students, faculty, event patrons, and visitors to the campus. The garage will be located on an existing parking lot at University Federal Credit Union Disch-Falk Field, east of IH-35. As envisioned in the U. T. Austin East Campus Master Plan, to be presented at the May 13, 2015, Academic Affairs Committee Meeting (Item 5 on [page 208](#)), this parking garage will be designed as a 2,000 car capacity, multi-level garage.

The garage will help replace many of the surface parking spaces on campus that have been displaced by new buildings. The garage will provide for more centralized parking to preserve land for densification of the adjacent Central Campus, the Dell Medical School District, and East Campus, and will also help restore revenues for U. T. Parking and Transportation Services.

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.

4. U. T. Austin: Graduate Student Housing Complex - Amendment of the FY 2015-2020 Capital Improvement Program to include project (Preliminary Board approval)

RECOMMENDATION

The Chancellor concurs with the 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 2015-2020 Capital Improvement Program (CIP) to include the Graduate Student Housing Complex project at U. T. Austin as follows:

- Project No.:** 102-926
- Project Delivery Method:** Construction Manager-at-Risk
- Substantial Completion Date:** March 2018
- Total Project Cost:**
- | | |
|---|-----------------|
| <u>Source</u> | <u>Proposed</u> |
| Revenue Financing System Bond Proceeds ¹ | \$89,000,000 |
- Funding Note:** ¹ Revenue Financing System (RFS) proposed to be repaid from the Division of Student Housing and Food Service revenues
- Investment Metrics:**
- Recruit and retain top graduate students
 - Diversify housing inventory and provide new revenue source

BACKGROUND INFORMATION

As envisioned in the U. T. Austin East Campus Master Plan to be presented at the May 13, 2015, Academic Affairs Committee Meeting (Item 5 on [page 208](#)), the University seeks to construct new on-campus housing designed to attract high-quality graduate students by providing a guaranteed place to live close to study, and work. This proposal will help graduate departments on campus to better recruit and retain top graduate students for their programs.

The proposed project will provide 538 micro-studio living units, 160 one-bedroom units, and 18 two-bedroom units for a total of 734 graduate students housed across approximately 343,000 gross square feet. The Graduate Student Housing Complex will be located on property that is currently surface parking lots along Leona Street between Manor Road and East 20th Street in close proximity to the Red and Charline McCombs Field. The design of the student housing units will conform to the needs of graduate students and be compatible with the private residential community located nearby. Additional graduate student housing will be proposed in multiple phases.

Current graduate student housing is operating at 100% occupancy. U. T. Austin provides approximately 715 beds for graduate students and the total number of beds will increase to 1,449 with the completion of the Graduate Student Housing Complex. The waiting list in August 2014 was 1,100 students, and the current waiting list is 810 students.

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.

5. U. T. Austin: Montopolis Research Center Office Building Repair and Renovation - Amendment of the FY 2015-2020 Capital Improvement Program to include project; approval of total project cost; appropriation of funds; and authorization of institutional management (Final Board approval)

RECOMMENDATION

The Chancellor concurs with the 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 2015-2020 Capital Improvement Program (CIP) to include the Montopolis Research Center Office Building Repair and Renovation project at U. T. Austin as follows:

Project No.:	102-936	
Institutionally Managed:	Yes	
Project Delivery Method:	Construction Manager-at-Risk	
Substantial Completion Date:	December 2015	
Total Project Cost:	<u>Source</u> Unexpended Plant Funds ¹	<u>Proposed</u> \$11,000,000

Funding Note: ¹ Unexpended Plant Funds from various cash balances, which could include investment income

- a. approve a total project cost of \$11,000,000 with funding from Unexpended Plant Funds;
- b. appropriate funds; and
- c. authorize U. T. Austin to manage the project budgets, appoint architects, approve facility programs, prepare final plans, and award contracts.

BACKGROUND INFORMATION

As envisioned in U. T. Austin's East Campus Master Plan, to be presented at the May 13, 2015, Academic Affairs Committee Meeting (Item 5 on [Page 208](#)), this proposed project will undertake infrastructure and building repairs to the Montopolis Research Center (MRC) Office Building to allow for relocation of the University's printing service from the East Campus location. MRC is located approximately six miles southeast of U. T. Austin's main campus and includes three structures and two large surface parking lots sitting on approximately 95 acres. The three structures include a vacant five-story office building containing approximately 150,000 gross square feet (GSF). The building was privately constructed in 1979 and was purchased and renovated by U. T. Austin in 1988.

U. T. Austin plans to initiate repairs on the building infrastructure that will extend the life of the building another 20 to 30 years. This project will include the following work related primarily to floors one and two of the office building: HVAC upgrades; building envelope repairs; electrical upgrades; fire/life safety upgrades; ADA upgrades; exterior grading/drainage repairs; architectural finish repairs; and other base level improvements to allow the building to be occupied.

Future renovations of floors three through five are expected as suitable University activities for this location are identified. This potential future phase(s) could total an additional approximately \$6,000,000.

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. It has been determined that this project would best be managed by U. T. Austin Facility Management personnel, who have the experience and capability to manage all aspects of the work.

6. U. T. Dallas: Student Housing Phase VI - Amendment of the FY 2015-2020 Capital Improvement Program to include project (Preliminary Board approval)

RECOMMENDATION

The Chancellor concurs with the 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 2015-2020 Capital Improvement Program (CIP) to include the Student Housing Phase VI project at U. T. Dallas as follows:

- Project No.:** 302-934
- Project Delivery Method:** Construction Manager-at-Risk
- Substantial Completion Date:** July 2017
- Total Project Cost:**
- | <u>Source</u> | <u>Proposed</u> |
|---|-----------------|
| Revenue Financing System Bond Proceeds ¹ | \$46,000,000 |
- Funding Note:** ¹ Revenue Financing System (RFS) proposed to be repaid from rental revenue
- Investment Metric:**
- Directly support the University's Strategic Plan imperative of increasing enrollment to more than 27,500 students by 2017

BACKGROUND INFORMATION

U. T. Dallas is critically short of housing space to accommodate current and new students who wish to live on campus. In addition to increased student enrollment, a much larger percentage of today's students are full-time, residential students who make use of campus facilities. The University has constructed 2,200 beds in the past six years and currently has a waiting list of 700 students.

The proposed apartment-style residence hall will contain a mix of efficiency, one-bedroom, and two-bedroom apartments for a total of 400 beds. Encompassing approximately 206,000 gross square feet, the project will also provide multipurpose support space for students, offices for housing management, a common laundry facility, outdoor recreational facilities, and a 150 car surface parking lot.

Current student housing is operating at 100% occupancy. U. T. Dallas provides approximately 4,750 beds for students, and the total number of beds will increase to 5,150 with the completion of the Student Housing Phase VI 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.

7. U. T. Health Science Center - Houston: Medical School Extension Building Renovation - Amendment of the FY 2015-2020 Capital Improvement Program to include project; approval of total project cost; appropriation of funds; and resolution regarding parity debt (Final Board approval)

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and President Colasurdo that the U. T. System Board of Regents amend the FY 2015-2020 Capital Improvement Program (CIP) to include the Medical School Extension Building Renovation project at U. T. Health Science Center - Houston as follows:

Project No.: 701-937

Project Delivery Method: Construction Manager-at-Risk

Substantial Completion Date: June 2019

Total Project Cost:	<u>Source</u> Revenue Financing System Bond Proceeds ¹	<u>Proposed</u> \$23,000,000
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Funding Note: ¹ Revenue Financing System (RFS) proposed to be repaid from indirect cost recovery and practice plan funds

- a. approve a total project cost of \$23,000,000 with funding from RFS Bond Proceeds;
- b. appropriate funds; 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. Health Science Center - Houston, 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 \$23,000,000.

BACKGROUND INFORMATION

Debt Service

The \$23,000,000 in RFS debt will be repaid from indirect cost recovery and practice plan funds. Annual debt service on the \$23,000,000 RFS debt is expected to be \$1,768,151. The institution's debt service coverage is expected to be at least 2.6 times and average 3.9 times over FY 2015-2020.

Project Description

This project will renovate the 160,000 gross square foot Texas Medical Center Library building. The building contains the Jesse H. Jones Library, which is the medical library used by the Medical School. The library will be located on the first floor of the facility while the University will occupy the remaining three floors of office and support space. This project will replace outdated mechanical, electrical, and plumbing systems. The interior of the library and the upper floors will be updated as well.

This facility was built in two phases. The first phase was constructed in 1954 and the second phase in 1975. The mechanical, electrical, and plumbing systems are all original to the building. The outdated and antiquated systems will be replaced with modern, energy efficient systems, which will allow this facility to be viable for the next twenty years.

Proposed purchase of the land and of the existing Texas Medical Center Library building is included under Executive Session (Item 1). As part of the commitment of that purchase, this project will renovate the interior portion of the building including the library.

This proposed repair and rehabilitation 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 Chancellor for approval at a later date.

8. U. T. Health Science Center - Houston: U. T. Professional Building Garage Facade Reclad - Amendment of the FY 2015-2020 Capital Improvement Program to include project; approval of total project cost; appropriation of funds and authorization of expenditure; and authorization of institutional management (Final Board approval)

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and President Colasurdo that the U. T. System Board of Regents amend the FY 2015-2020 Capital Improvement Program (CIP) to include the U. T. Professional Building Garage Facade Reclad project at U. T. Health Science Center - Houston as follows:

Project No.:	701-XXD	
Institutionally Managed:	Yes	
Project Delivery Method:	Competitive Sealed Proposals	
Substantial Completion Date:	April 2015	
Total Project Cost:	<u>Source</u> Auxiliary Enterprises Balances ¹	<u>Proposed</u> \$4,205,000

Funding Note: ¹ Auxiliary Enterprises Balances from parking fees

- a. approve a total project cost of \$4,205,000;
- b. appropriate funds and authorize expenditure of \$4,205,000 with funding from Auxiliary Enterprises Balances; and
- c. authorize U. T. Health Science Center - Houston to manage the project budgets, appoint architects, approve facility programs, prepare final plans, and award contracts.

BACKGROUND INFORMATION

The scope of this project includes a replacement facade, vehicle barrier system, and two canopies to the existing University of Texas Professional Building parking garage. The new facade and vehicle barrier system will provide upgrades to the structure to meet current building codes. A structural assessment of the parking garage determined that the existing metal facade of the garage was severely corroded at its connection points and needed replacement, and the existing construction of the vehicle barrier system did not meet current building codes.

The total project cost was originally estimated at less than the \$4,000,000 threshold for major construction requiring Board approval for addition to the CIP. During the course of the project, modifications to the facade panels resulted in an increase in cost from \$3,979,211 to \$4,205,000, thus requiring Board approval. The parking garage was originally constructed in 1957 and purchased by U. T. System in 2004.

This proposed repair and rehabilitation project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. The project is managed by UTHSC - Houston Facility Management personnel, who have the experience and capability to manage all aspects of the work.

9. U. T. Austin: *Austin* by Ellsworth Kelly - Amendment of the FY 2015-2020 Capital Improvement Program to increase total project cost; approval to revise funding sources; approval of design development; and appropriation of funds and authorization of expenditure (Final Board approval)

RECOMMENDATION

The Chancellor concurs with the 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 *Austin* by Ellsworth Kelly project at U. T. Austin as follows:

Project No.: 102-778

Project Delivery Method: Design-Build

Substantial Completion Date: June 2016

Total Project Cost:	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Gifts	\$8,000,000	\$ 9,000,000
	Unexpended Plant Funds ¹	\$ 0	\$ 5,750,000
		\$8,000,000	\$14,750,000

Funding Note: ¹ Unexpended Plant Funds from various cash balances, which could include investment income

Investment Metric: Create a transformative art experience for visitors

- a. amend the FY 2015-2020 Capital Improvement Program to increase the total project cost from \$8,000,000 to \$14,750,000;
- b. revise funding sources to include Unexpended Plant Funds;
- c. approve design development plans;
- d. appropriate funds and authorize expenditure of \$14,750,000 with funding of \$9,000,000 from Gifts and \$5,750,000 from Unexpended Plant Funds.

BACKGROUND INFORMATION

Previous Board Action

On July 10, 2013, the Freestanding Blanton Art Repository project was included in the CIP with a total project cost of \$8,000,000 with funding from Gifts. On April 6, 2015, the Associate Vice Chancellor for Facilities Planning and Construction approved a redesignation of the project to *Austin* by Ellsworth Kelly.

Project Description

The Jack S. Blanton Museum of Art at U. T. Austin has acquired and seeks to construct a permanent freestanding repository conceived by Ellsworth Kelly, one of the world's most renowned living artists. As envisioned, this structure will become a singular work of art that will contain three monumental walls of stained glass windows, 14 stone panels, and one totemic sculpture made out of redwood, also made by the artist. This work is unprecedented in the artist's career and represents the only building he has ever designed and the first work he has ever made in stained glass or stone.

Ellsworth Kelly is regarded as one of the most important abstract painters, sculptors, draughtsman, and printmakers working today. Spanning seven decades, his career is marked by the independent route his art has taken, diverging from any formal school or art movement and by his contribution to 21st century painting and sculpture.

Kelly was born in Newburgh, New York in 1923. Since 1970, he has lived and worked in upstate New York. His works are held in public and private collections worldwide. Major retrospectives have been shown at the Museum of Modern Art (1973), Whitney Museum of American Art (1982), and Solomon R. Guggenheim Museum (1996), among other venues in the U. S. and in Europe. In 2013, celebrating the artist's 90th birthday, special exhibitions were on view at the Museum of Modern Art, New York; Barnes Foundation, Philadelphia; Philadelphia Museum of Art; Art Institute of Chicago; San Francisco Museum of Modern Art; Tate Modern, London; Centre Pompidou, Paris; and National Gallery of Art and Phillips Collection in Washington, DC. In 2013, Kelly was awarded the National Medal of Arts, presented by the President of the United States.

The cost increase reflects an improved understanding of this internationally-renowned artist's vision for what has been described as an inhabitable work of art. Conceived more than 40 years ago, the custom-cut compound-curve stone pieces, museum-quality temperature and humidity controls, "invisible" mechanical, electrical, and safety systems, will allow the museum patrons to experience the contemplative space as intended by the artist.

The Gift funding authorized for expenditure is fully collected or committed at this time, and the institution has sufficient local funds to cover any shortfall.

Basis of Design

The planned life expectancy for the repository is 50 years.

10. U. T. Austin: Speedway Mall North of the Blanton Museum and South of Dean Keeton Street and East Mall/East Mall Fountain - Amendment of the FY 2015-2020 Capital Improvement Program to decrease total project cost; approval to revise funding sources; approval of design development; appropriation of funds and authorization of expenditure; and redesignate the project as Speedway Mall and East Mall (Final Board approval)

RECOMMENDATION

The Chancellor concurs with the 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 Speedway Mall North of the Blanton Museum and South of Dean Keeton Street and East Mall/East Mall Fountain project at U. T. Austin as follows:

Project No.: 102-219
Project Delivery Method: Construction Manager-at-Risk
Substantial Completion Date: August 2017

Total Project Cost:	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Gifts	\$130,000,000	\$36,949,000
	Available University Fund	\$ 0	\$30,000,000
	Interest on Local Funds	\$ 0	\$ 8,051,000
		<u>\$130,000,000</u>	<u>\$75,000,000</u>

- a. amend the FY 2015-2020 Capital Improvement Program to decrease the total project cost from \$130,000,000 to \$75,000,000;
- b. revise funding sources to include the Available University Fund and Interest on Local Funds;
- c. approve design development plans;
- d. appropriate and authorize expenditure of partial funding in the amount of \$39,251,000 with funding of \$1,200,000 from Gifts, \$30,000,000 from the Available University Fund, and \$8,051,000 from Interest on Local Funds; and
- e. redesignate the project as Speedway Mall and East Mall.

BACKGROUND INFORMATION

Previous Board Actions

On November 5, 2004, the Speedway Mall North of 21st Street and East Mall/East Mall Fountain, Phase I project was included in the CIP with a total project cost of \$12,000,000 with funding from Gifts. With the adoption of the FY 2008-2013 CIP on August 23, 2007, the

funding was revised to \$11,000,000 from Gifts and \$1,000,000 from Designated Tuition. On May 15, 2008, the Board approved an increase in the total project cost to \$130,000,000 with funding from Gifts, and redesignated the project as Speedway Mall North of the Blanton Museum and South of Dean Keeton Street and East Mall/East Mall Fountain.

Project Description

The first phase of the project will provide pedestrian traffic enhancements and landscape improvements for Speedway Avenue from the Jack S. Blanton Museum of Art to East Dean Keeton Street. The project scope involves minor grade changes along the former roadway, minor utility upgrades, lighting and power improvements, construction of a plaza at Speedway's intersection with 24th Street, food trailer utility connections, and landscape enhancements. The completed project will become a focal point of numerous campus activities and services that will enrich the experience of students, faculty, staff, and visitors. In addition, the project will protect the endangered mature oak trees that line Speedway. This portion of work encompasses approximately 8.8 acres and will be divided into multiple construction stages to minimize the overall impact construction will have on day-to-day operations at U. T. Austin.

The East Mall from Inner Campus Drive to San Jacinto Boulevard, including the East Mall Fountain, will be designed and constructed in future phases. Approval of design development plans and authorization of expenditure of funding of future phases of the project will be presented to the Chancellor for approval at a later date.

The Gift funding authorized for expenditure is fully collected or committed at this time and the institution has sufficient local funds to cover any shortfall.

Basis of Design

Buried infrastructure (power, water, sewage, etc.) will be designed and installed per applicable codes and Office of Facilities Planning and Construction standards to ensure long life and low maintenance.

11. U. T. Dallas: Parking Structure Phase IV - Amendment of the FY 2015-2020 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 (Final Board approval)

RECOMMENDATION

The Chancellor concurs with the 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 2015-2020 Capital Improvement Program (CIP) to include the Parking Structure Phase IV project and approve the recommendations for the project at U. T. Dallas as follows:

Project No.: 302-931

Project Delivery Method: Competitive Sealed Proposals

Substantial Completion Date: August 2016

Total Project Cost:	<u>Source</u>	<u>Proposed</u>
	Revenue Financing System Bond Proceeds ¹	\$25,500,000

Funding Note: ¹ Revenue Financing System (RFS) debt to be repaid from parking revenues

Investment Metric: • Directly support the University's Strategic Plan imperative of increasing enrollment to more than 27,500 students by 2017

- a. approve a total project cost of \$25,500,000;
- b. approve design development plans;
- c. appropriate funds and authorize expenditure of \$25,500,000 from 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 \$25,500,000.

BACKGROUND INFORMATION

Debt Service

The \$25,500,000 in aggregate RFS debt will be repaid from parking income. Annual debt service on the \$25,500,000 RFS debt is expected to be \$1,565,484. The institution's debt service is expected to be at least 1.5 times and average 2.4 times over FY 2015-2020.

Project Description

The proposed project containing approximately 392,000 gross square feet will provide approximately 1,206 parking spaces in the center of campus. The five-story, cast-in place, post-tensioned garage will accommodate parking for students, faculty, and staff, as well as future planned expansion along this sector of campus. The parking structure will also provide event parking.

The Parking Structure, Phase IV project replaces the parking garage which was to be constructed under the Student Housing Living Learning Center, Phase IV project, due to higher priority needs.

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

Basis of Design

The planned building life expectancy is 50-75 years.

The exterior appearance and finish are consistent with similar urban parking garages and with the existing Campus Master Plan.

12. U. T. Rio Grande Valley: Science Building - Approval of design development; and appropriation of funds and authorization of expenditure (Final Board approval)

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Bailey that the U. T. System Board of Regents approve the recommendations for the Science Building project at U. T. Rio Grande Valley as follows:

Project No.:	903-PA847	
Project Delivery Method:	Construction Manager-at-Risk	
Substantial Completion Date:	December 2017	
Total Project Cost:	<u>Source</u> Permanent University Fund (PUF) Bond Proceeds	<u>Proposed</u> \$70,000,000
Investment Metrics:	<ul style="list-style-type: none">• Provide infrastructure to increase STEM graduates to 873• Provide 16 additional labs reducing time to degree	
	a. approve design development plans; and	
	b. appropriate and authorize expenditure of funding in the amount of \$70,000,000 from PUF Bond Proceeds.	

BACKGROUND INFORMATION

Previous Board Actions

On November 14, 2013, the Board approved \$70,000,000 from PUF Bond Proceeds for a new science building to be built on the existing U. T. Pan American campus for the benefit of U. T. Rio Grande Valley. On May 15, 2014, the project was included in the Capital Improvement Program (CIP) with a total project cost of \$70,000,000 with funding from PUF Bond Proceeds.

Project Description

The four-story Science Building will be built on the Edinburg, Hidalgo County campus for the benefit of U. T. Rio Grande Valley. The approximately 115,000 gross square foot facility will increase research capacity for approximately 168 researchers and provide four teaching labs allowing students to take courses and labs during the same semester. The project will accommodate 16 additional research labs, two classrooms, 42 faculty offices, 11 staff work stations, and eight suites for research assistants.

The research laboratory space will support physical and biological sciences with a special focus on biomedical research by providing infrastructure to assist the University towards meeting the goal of \$30 million in annual research expenditures.

Basis of Design

The planned life expectancy includes the following elements:

- Enclosure: 50 years
- Building Systems: 25-30 years
- Interior Construction: 10-20 years

The interior and exterior appearance and finish are consistent with other campus buildings on campus. 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.

13. U. T. Southwestern Medical Center: Radiation Therapy Building - Amendment of the FY 2015-2020 Capital Improvement Program to increase total project cost; approval of design development; appropriation of funds and authorization of expenditure; and resolution regarding parity debt (Final Board approval)

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and President Podolsky that the U. T. System Board of Regents approve the recommendations for the Radiation Therapy Building project at U. T. Southwestern Medical Center as follows:

Project No.: 303-829
Institutionally Managed: Yes
Project Delivery Method: Construction Manager-at-Risk
Substantial Completion Date: February 2017

Total Project Cost:	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Revenue Financing System Bond Proceeds ¹	\$40,000,000	\$44,000,000
	Hospital Revenues	<u>\$12,000,000</u>	<u>\$22,000,000</u>
		\$52,000,000	\$66,000,000

Funding Note: ¹ Revenue Financing System (RFS) debt to be repaid from clinical operations

Investment Metrics:

- Educate the next generation of leaders in patient care, biomedical science, and disease prevention
- Conduct high-impact, internationally recognized research
- Create clinical expansion necessary to keep pace with growing patient volume

- a. amend the FY 2015-2020 Capital Improvement Program (CIP) to increase the total project cost from \$52,000,000 to \$66,000,000;
- b. approve design development plans;
- c. appropriate funds and authorize expenditure of \$44,000,000 from RFS Bond Proceeds and \$22,000,000 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. 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 \$44,000,000.

BACKGROUND INFORMATION

Debt Service

The \$44,000,000 in Revenue Financing System (RFS) debt will be repaid from revenues derived from clinical operations. Annual debt service on the \$44,000,000 RFS debt is expected to be \$3,605,900. The institution's debt service coverage is expected to be at least 2.0 times and average 2.4 times over FY 2015-2020.

Previous Board Action

On February 6, 2014, the project was included in the CIP with a total project cost of \$52,000,000 with funding of \$40,000,000 from RFS Bond Proceeds and \$12,000,000 from Hospital Revenues.

Project Description

In FY 2014, The U. T. Southwestern Medical Center Department of Radiation Oncology grew to over 39,000 radiation treatments, with more than a 7% annual growth rate from FY 2008 to FY 2014. The consistently increasing patient volume and expanding research opportunities have presented challenges to patients, faculty, and staff. Construction of the proposed Radiation Therapy Building will allow the Department to expand clinical operations and will be the first phase of a consolidation of services, allowing the Department to reduce sites from four to three. Later phases will include expansion of the Radiation Oncology Building and potential construction of a heavy ion particle-based research center.

The project will include an approximately 71,000 gross square foot building with seven conventional linear accelerators for radiation treatment for patients with potential expansion to 13 treatment rooms. The building will also include 12 exam rooms, and support and faculty office space. The project includes a 480-space parking garage adjacent to the site.

Basis of Design

The planned life expectancy includes the following elements:

- Enclosure: 30-50 years
- Building Systems: 25-30 years
- Interior Construction: 10-20 years

The interior and exterior appearance and finish are consistent with other buildings on campus. 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.

14. U. T. Health Science Center - San Antonio: MARC Plaza - Approval of design development; appropriation of funds and authorization of expenditure; authorization of institutional management; and resolution regarding parity debt (Final Board approval)

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and President Henrich that the U. T. System Board of Regents approve the recommendations for the MARC Plaza project at U. T. Health Science Center - San Antonio as follows:

Project No.: 402-909

Institutionally Managed: Yes

Project Delivery Method: Competitive Sealed Proposals

Substantial Completion Date: October 2016

Total Project Cost:	<u>Source</u>	<u>Current</u>
	Revenue Financing System Bond Proceeds ¹	\$16,000,000

Funding Note: ¹ Revenue Financing System (RFS) to be repaid from parking fees and lease cost savings

- Investment Metrics:**
- Reduce lease costs by over \$1.3 million per year
 - Vacate 25,000 square feet of office space for revenue generating clinical space
 - Reduce current space deficit of 224,440 square feet

- a. approve design development plans;
- b. appropriate funds and authorize expenditure of \$16,000,000 from RFS Bond Proceeds; and
- c. authorize U. T. Health Science Center - San Antonio to manage the project budgets, appoint architects, approve facility programs, prepare final plans, and award contracts; 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 \$16,000,000.

BACKGROUND INFORMATION

Debt Service

The \$16,000,000 in Revenue Financing System (RFS) debt will be repaid from parking fees and income from converted clinic space. Annual debt service on the \$16,000,000 RFS debt is expected to be \$1,177,308. The debt service coverage for the institution is expected to be at least 3.1 times and average 3.2 times over FY 2015-2020.

Previous Board Action

On February 12, 2015, the project was included in the CIP with a total project cost of \$16,000,000 with funding from RFS Bond Proceeds.

Project Description

This proposed project includes an approximately 68,350 gross square foot office building that will house personnel from the billing services operation and information technology operations, currently housed in leased space, and faculty and staff from the seventh and eighth floors of the Medical Arts and Research Center (MARC). The building will include offices, open work spaces, conference rooms, break rooms, and training rooms. Surface parking for 200 spaces will be provided, with plans to construct a parking structure accommodating up to 400 spaces in the future.

The Clinical Transformation, Phase I project approved by the Board on November 6, 2014, will convert faculty offices and administrative space to new functional clinical space in the MARC. This proposed MARC project will provide necessary space for faculty and staff displaced by the expansion of new functional clinic space within the MARC. The project will also provide an opportunity to reduce overall administrative costs and consolidate operations currently in leased space.

It has been determined that this project would best be managed by U. T. Health Science Center - San Antonio Facility Management personnel, who have the experience and capability to manage all aspects of the work, as the project requires extensive coordination with the building occupants.

Basis of Design

The planned building life expectancy includes the following elements:

- Enclosure: 30-50 years
- Building Systems: 25-30 years
- Interior Construction: 10-20 years

The interior and exterior appearance and finish are consistent with other campus buildings and with the existing Campus Master Plan. 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.

15. U. T. Arlington: E. H. Hereford University Center Repurposing Renovations - Amendment of the FY 2015-2020 Capital Improvement Program to increase total project cost; appropriation of funds and authorization of expenditure; and resolution regarding parity debt (Final Board approval)

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Karbhari that the U. T. System Board of Regents approve the recommendations for the E. H. Hereford University Center Repurposing Renovations project at U. T. Arlington as follows:

Project No.: 301-781
Institutionally Managed: Yes
Project Delivery Method: Design-Build
Substantial Completion Date: June 2016

Total Project Cost:	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Revenue Financing System Bond Proceeds ¹	\$2,500,000	\$6,192,000
	Unexpended Plant Funds ²	<u>\$1,400,000</u>	<u>\$1,400,000</u>
		\$3,900,000	\$7,592,000

Funding Notes: ¹ Revenue Financing System (RFS) debt to be repaid from Designated Tuition
² Unexpended Plant Funds from Designated Tuition

- a. amend the FY 2015-2020 Capital Improvement Program (CIP) to increase the total project cost from \$3,900,000 to \$7,592,000;
- b. appropriate and authorize expenditure of an additional \$3,692,000 from RFS Bond 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. Arlington, 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 \$3,692,000.

BACKGROUND INFORMATION

Debt Service

The \$3,692,000 in Revenue Financing System debt will be repaid from Designated Tuition. Annual debt service on the \$3,692,000 RFS debt is expected to be \$283,827. The institution's debt service coverage is expected to be at least 2.2 times and average 2.8 times over FY 2015-2020.

Previous Board Action

On August 22, 2013, the project was added to the CIP with a total project cost of \$3,900,000 with funding of \$2,500,000 from RFS Bond Proceeds and \$1,400,000 from Unexpended Plant Funds.

Project Description

The original scope of the project included renovation of approximately 26,000 gross square feet in the existing E. H. Hereford University Center, built in 1953. The renovation will allow for expansion and relocation of key programs and services that will attract students, promote a sense of community, prepare students for engagement and involvement in leadership, and assist students with career development internships and job placement, giving students abundant opportunities to develop their intellects, leadership abilities, careers, and civic engagement.

The increase in funding will partially be used to infill a pedestrian plaza adjacent to the Career Center. Additionally, the increase will cover increased costs due to market conditions and infrastructure issues. Work will include typical office and small conference room construction, mechanical and electrical upgrades incorporating energy efficiency improvements, finishes, information technology, audio-visual, and telecommunications. Significant fire alarm and sprinkler modifications and emergency egress lighting will be enhanced in spaces within this project.