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FOR
FACILITIES PLANNING AND CONSTRUCTION COMMITTEE

Committee Meeting: 8/20/2025

Board Meeting: 8/21/2025
Austin, Texas

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

		Committee Meeting	Board Meeting	Page
Convene		*4:00 p.m.* *Chairman Weaver*		
1.	**U.T. System Board of Regents: Discussion and appropriate action regarding Consent Agenda items, if any, assigned for Committee consideration**	**Discussion**	**Action**	**233**
2.	**U.T. Arlington: UTA West Academic Building and Associated Infrastructure Improvement - Amendment of the current Capital Improvement Program to include project**	**Action** *President Cowley*	**Action**	**234**
3.	**U.T.M.D. Anderson Cancer Center: Demolition of Jones, Bates-Freeman, and Anderson Central - Amendment of the current Capital Improvement Program to include project; approval of total project cost; and appropriation of funds**	**Action** *President Pisters*	**Action**	**237**
4.	**U.T. System: Laredo Multipurpose Building - Amendment of the current Capital Improvement Program to include project; and allocation of Permanent University Fund (PUF) Bond Proceeds**	**Action** *Sean Griffin* *Jonathan Lewis*	**Action**	**240**
Adjourn		*4:30 p.m.*		

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

RECOMMENDATION

The Board will be asked to approve the Consent Agenda beginning on Page 244.

2. U.T. Arlington: UTA West Academic Building and Associated Infrastructure Improvement - Amendment of the current Capital Improvement Program to include project

RECOMMENDATION

The Chancellor *ad interim* concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor and Chief Operating Officer, and the institutional president that the U.T. System Board of Regents amend the current Capital Improvement Program (CIP) to include the UTA West Academic Building and Associated Infrastructure Improvement project at The University of Texas at Arlington.

BACKGROUND INFORMATION

Previous Action

On February 4, 2025, the Chancellor approved the project for Definition Phase.

Project Description

The proposed project entails the construction of an initial academic building and associated infrastructure improvements on the north parcel of the UTA West Campus. Infrastructure elements include a new 300-space surface parking lot and the installation of gas, electric, fiber, and water lines, including domestic, waste, and stormwater systems, to the campus.

The vision and purpose of UTA West is to develop a highly skilled and well-trained workforce that will address the educational needs of health care, manufacturing, technology, business, industry, and local governmental agencies. The Academic Building will consist of flexible, active learning spaces, library resources, student engagement spaces, administrative spaces, and spaces to support student success. It will be purposefully designed for adaptability to empower students through experiential learning across many disciplines. This first building will establish design standards for master planning of all future buildings and improvements on the UTA West Campus where campus environments will be customizable, multipurpose, and designed to evolve over time.

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 The University of Texas Systemwide Policy UTS 199, pertaining to Management of Major Capital Projects, U.T. Arlington has delegated authority for institutional management of construction projects.

The University of Texas at Arlington
UTA West Academic Building and Associated Infrastructure

Project Information

Project Number	301-1548
CIP Project Type	New Construction
Facility Type	Classroom, General
Management Type	Institutional Management
Institution's Project Advocate	Teresea Madden – Vice President Extension and Extended Campus
Project Delivery Method	Design/Build
Gross Square Feet (GSF)	150,000

Project Funding

	Proposed
Revenue Financing System Bond Proceeds[1]	$135,500,000
Unexpended Plant Funds	$30,000,000
Gifts[2]	$4,000,000
Total Project Cost	$169,500,000

[1] Revenue Financing System (RFS) Bond Proceeds are anticipated to be repaid from Designated Tuition
[2] Gifts are fully pledged

Project Cost Detail

	Cost
Building Cost	$91,674,561
Fixed Equipment	$3,100,000
Site Development	$18,842,052
Furniture and Moveable Equipment	$8,000,000
Institutionally Managed Work	$6,949,166
Architectural/Design Services	$13,083,387
Project Management	$4,237,500
CIP Support Services	$170,000
Insurance	$2,751,204
Other Professional Fees	$5,670,000
Project Contingency	$15,022,130
Other Costs	-
Total Project Cost	$169,500,000

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

UTA West Academic Building and Infrastructure	$611
Texas Higher Education Coordinating Board Average – Classroom, General	$723

	Low Quartile	Median	High Quartile
Other U.T. System Projects	$559	$626	$665
Other National Projects	$619	$811	$1,078

The University of Texas at Arlington
UTA West Academic Building and Associated Infrastructure
(continued)

Investment Metrics

- To achieve an overall student enrollment of 1,000 by 2028

Project Planning

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

Project Milestones

Definition Phase Approval	February 2025
Addition to CIP	August 2025
Design Development Approval - Infrastructure	November 2025
Design Development Approval - Academic Building	February 2026
Construction Notice to Proceed	March 2026
Substantial Completion	March 2028
Final Completion	May 2028

Basis of Design

The planned building life expectancy includes the following elements:

Enclosure: 50 years
Building Systems: 30 years
Interior Construction: 20 years

3. U.T.M.D. Anderson Cancer Center: Demolition of Jones, Bates-Freeman, and Anderson Central - Amendment of the current Capital Improvement Program to include project; approval of total project cost; and appropriation of funds

RECOMMENDATION

Dr. John M. Zerwas, in his roles as Chancellor *ad interim* and Executive Vice Chancellor for Health Affairs, concurs in the recommendation of the Executive Vice Chancellor and Chief Operating Officer and the institutional president that the U.T. System Board of Regents amend the current Capital Improvement Program (CIP) to include the Demolition of Jones, Bates-Freeman, and Anderson Central project at The University of Texas M. D. Anderson Cancer Center as follows:

a. amend the current CIP and approve a total project cost of $188,485,000; and

b. appropriate funds of $188,485,000 from Hospital Revenues.

BACKGROUND INFORMATION

Previous Action

On July 28, 2023, the Chancellor approved this project for Definition Phase.

Project Description

The proposed project involves the demolition of the Percy and Ruth Leggett Jones Research Building, the Bates-Freeman Building, the Anderson Central Building, the Houston Endowment Inc. Park, and other ancillary areas and buildings. The project scope also includes utility rerouting and decoupling, asbestos abatement, protection of existing facilities, building envelope repair/renovation at disconnection points, and site restoration for the interim site condition. The work will occur in a fully functioning Hospital and Research complex, which requires the buildings to be selectively and precisely dismantled while providing robust mitigation and monitoring measures. The patient care and research operations conducted in the buildings to be demolished are being relocated to a combination of existing facilities and new facilities currently under construction.

As envisioned in U.T.M.D. Anderson Cancer Center's Master Facilities Framework, this vacating and demolishing of aged facilities, will allow new facilities to provide environments that better support modern cancer care and will be sized to accommodate growing patient demand. Upon completion of this project, approximately $190,000,000 in deferred maintenance will be removed from inventory.

This proposed repair and rehabilitation project has been approved by U.T. System staff and meets the criteria for inclusion in the CIP. Design development plans and authorization of expenditure of funding will be presented to the President for approval at a later date. Pursuant to The University of Texas Systemwide Policy 199, pertaining to Management of Major Capital Projects, U.T.M.D. Anderson Cancer Center has delegated authority for institutional management of construction projects.

The University of Texas M.D. Anderson Cancer Center
Demolition of Jones, Bates-Freeman, and Anderson Central

Project Information

Project Number	703-1472
CIP Project Type	Repair and Rehabilitation
Facility Type	Healthcare Facility, Hospital
Management Type	Institutional Management
Institution's Project Advocate	Rosanna Morris - Chief Operating Officer
Project Delivery Method	Design/Build
Gross Square Feet (GSF)	619,208

Project Funding

	Proposed
Hospital Revenues	$188,485,000
Total Project Cost	$188,485,000

Project Cost Detail

	Cost
Building Cost	
Building Demolition	$79,010,306
Decoupling/Renovation	$63,595,742
Fixed Equipment	-
Site Development	$9,874,964
Furniture and Moveable Equipment	-
Institutionally Managed Work	$1,000,000
Architectural/Design Services	$6,718,988
Project Management	$13,200,000
CIP Support Services	-
Insurance	-
Other Professional Fees	$1,385,000
Project Contingency	$13,700,000
Other Costs	-
Total Project Cost	$188,485,000

Project Planning

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

The University of Texas M.D. Anderson Cancer Center
Demolition of Jones, Bates-Freeman, and Anderson Central
(continued)

Project Milestones

Definition Phase Approval	July 2023
Addition to CIP	August 2025
Design Development Approval	September 2025
Construction Notice to Proceed	October 2025
Substantial Completion	December 2030
Final Completion	May 2032

4. U.T. System: Laredo Multipurpose Building - Amendment of the current Capital Improvement Program to include project; and allocation of Permanent University Fund (PUF) Bond Proceeds

RECOMMENDATION

Dr. John M. Zerwas, in his roles as Chancellor *ad interim* and Executive Vice Chancellor for Health Affairs, concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs and the Executive Vice Chancellor and Chief Operating Officer that the U.T. System Board of Regents amend the current Capital Improvement Program (CIP) and approve the recommendation to include the Laredo Multipurpose Building project at The University of Texas System Education and Research Center at Laredo and allocate Permanent University Fund (PUF) Bond Proceeds in the amount of $60,000,000 for an overall total project cost of $60,000,000.

BACKGROUND INFORMATION

Previous Action

On November 5, 2024, the Chancellor approved the project for Definition Phase.

Project Description

The U.T. System Education and Research Center at Laredo is a multi-institution education and research hub serving the South Texas border region. By leveraging the central support of U.T. System and harnessing the collective power of U.T. Health Science Center - San Antonio, U.T. Health Science Center - Houston, U.T. Rio Grande Valley, U.T. San Antonio, and U.T. Medical Branch - Galveston, the center offers a wide range of health-focused bachelor's, master's and doctoral degrees, as well as certifications, taught by U.T. faculty at the U.T. Center at Laredo.

The proposed Laredo Multipurpose Building is anticipated to be a three-level structure constructed to accommodate the growth in existing academic programs as well as incoming programs at the U.T. System Education and Research Center at Laredo. The first and second floors will consist of programmatic spaces such as classrooms, collaboration spaces, breakout/huddle spaces, small and large conference rooms, student lounges, dental labs for the dental hygiene program, medical labs for the incoming Medical Laboratory Science program, simulation labs, flex labs, faculty offices, a large multi-use lobby and support spaces. The third floor will serve as shell space and will include dedicated spaces for future restrooms, electrical room, network infrastructure room, and custodial closets. Additionally, the third-floor shell space will have climate control to temper the space, main water and sewer connections, and main electrical infrastructure.

Concurrently, the project is developing a comprehensive Campus Master Plan that will provide architectural guidelines and target the continued development of the 15.7-acre property with more buildings, safe pedestrian infrastructure, connections to neighboring partners, and supporting infrastructure of a central plant and stormwater management. This project is essential to support the U.T. Center at Laredo's vision of being a distinguished multi-institution teaching center, in interdisciplinary education, healthcare innovation, and community engagement.

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, on behalf of the U.T. Center at Laredo.

The University of Texas Education and Research Center at Laredo
Laredo Multipurpose Building

Project Information

Project Number	101-1543
CIP Project Type	New Construction
Facility Type	Laboratory, Medical/Healthcare
Management Type	Office of Capital Projects
Institution's Project Advocates	Sean Griffin – Associate Vice Chancellor, Governmental Relations and Health Affairs Jonathan Lewis - Associate Vice Chancellor, Health Affairs
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	57,469
Shell Space (GSF)	20,389

Project Funding

	Proposed
Permanent University Fund Bond Proceeds	$60,000,000
Total Project Cost	$60,000,000

Project Cost Detail

	Cost
Building Cost	$35,544,320
Fixed Equipment	$4,208,539
Site Development	$4,018,533
Furniture and Moveable Equipment	$1,400,000
Institutionally Managed Work	$2,188,325
Architectural/Design Services	$3,982,185
Project Management	$1,610,000
CIP Support Services	$25,000
Insurance	$951,425
Other Professional Fees	$3,021,673
Project Contingency	$3,050,000
Other Costs	-
Total Project Cost	$60,000,000

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

Laredo Multipurpose Building (with 35% Shell Space)	$618
Laredo Multipurpose Building (Total Estimated Finish-Out)	$808
Texas Higher Education Coordinating Board Average – Classroom, Medical/Healthcare	$865

	Low Quartile	Median	High Quartile
Other U.T. System Projects	$549	$646	$717
Other National Projects	$654	$854	$1,099

The University of Texas Education and Research Center at Laredo
Laredo Multipurpose Building
(continued)

Investment Metrics

- Increase student enrollment from 142 to 346 by 2029
- Increase projected graduates from 64 to 128 by 2029

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	November 2024
Addition to CIP	August 2025
Design Development Approval	February 2026
Construction Notice to Proceed	June 2026
Substantial Completion	February 2028
Final Completion	April 2028

Basis of Design

The planned building life expectancy includes the following elements:

Enclosure: 50 years
Building Systems: 30 years
Interior Construction: 15 years