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Committee Meeting: 5/8/2024

Board Meeting: 5/9/2024
Austin, Texas

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

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| Convene | 2:45 p.m. <i>Chairman Weaver</i> | | |
| 1. U. T. System Board of Regents: Discussion and appropriate action regarding Consent Agenda items, if any, assigned for Committee consideration | Discussion | Action | 113 |
| 2. U. T. M. D. Anderson Cancer Center: Biosciences Research Facility - Amendment of the current Capital Improvement Program to include project; approval of total project cost; approval of design development; and appropriation of funds and authorization of expenditure | Action <i>President Pisters</i> | Action | 114 |
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| 5. U. T. Austin: The Precursors - We Are Texas East Mall, Phase I - Amendment of the current Capital Improvement Program to include project; approval of total project cost; and appropriation of funds | Action <i>President Hartzell</i> | Action | 125 |
| 6. U. T. Dallas: Naveen Jindal School of Management Phase III - Amendment of the current Capital Improvement Program to include project | Action <i>President Benson</i> | Action | 127 |

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| 7. U. T. Dallas: Arts and Performance Complex - Performance Hall/Music Building, Phase II - Amendment of the current Capital Improvement Program to increase total project cost; approval of design development; appropriation of funds and authorization of expenditure; and resolution regarding parity debt | Action <i>President Benson</i> | Action | 130 |
| 8. U. T. Dallas: Student Success Center/Student Union - Approval of design development; and appropriation of funds and authorization of expenditure; and resolution regarding parity debt | Action <i>President Benson</i> | Action | 134 |
| 9. U. T. San Antonio: Volleyball and Basketball Training Facility - Approval of design development; appropriation of funds and authorization of expenditure; and resolution regarding parity debt | Action <i>President Eighmy</i> | Action | 138 |
| 10. U. T. Rio Grande Valley: New Student Housing and Dining - Amendment of the current Capital Improvement Program to include project; approval of total project cost; approval of design development; appropriation of funds and authorization of expenditure; and resolution regarding parity debt | Action <i>President Bailey</i> | Action | 142 |
| 11. U. T. Tyler: School of Nursing - Amendment of the current Capital Improvement Program to increase total project cost; approval to revise funding sources; appropriation of funds and authorization of expenditure; and resolution regarding parity debt | Action <i>President Calhoun</i> | Action | 146 |
| Adjourn | <i>3:15 p.m.</i> | | |

1. **U. T. System Board of Regents: Approval of Consent Agenda and consideration of any item referred to the full Board**

RECOMMENDATION

The Board will be asked to approve the Consent Agenda beginning on [Page 150](#).

2. **U. T. M. D. Anderson Cancer Center: Biosciences Research Facility - Amendment of the current Capital Improvement Program to include project; approval of total project cost; approval of design development; and appropriation of funds and authorization of expenditure**

RECOMMENDATION

The Chancellor concurs with the recommendation of the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and the institutional president that the U. T. System Board of Regents amend the current Capital Improvement Program (CIP) to include the Biosciences Research Facility project and approve the recommendations for the 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 \$335,000,000;
- b. approve design development plans; and
- c. appropriate funds and authorize expenditure of \$335,000,000 from Hospital Revenues.

BACKGROUND INFORMATION

Previous Actions

On January 22, 2020, the Chancellor approved the Centralize South Campus Vivarium project for Definition Phase with a total project cost of \$82,500,000. On March 8, 2021, the Chancellor revised the Definition Phase approval to revise the scope and increase the total project cost to \$400,000,000. On February 28, 2024, the Assistant Vice Chancellor for Capital Projects approved the project name change to Biosciences Research Facility.

Project Description

The proposed project will construct a one-of-a-kind vivarium facility of approximately 269,500 gross square feet (GSF), comprising three floors and a two-floor mechanical equipment penthouse that will initially provide capacity for 26,500 animals, research space, and the requisite supporting spaces and equipment. The scope of the project will also include demolition of an existing parking lot, a hazardous materials storage building, and an operation and maintenance building; site work encompassing utility infrastructure work, site flatwork, lighting, and landscaping; construction of the building shell and core; and the interior finish out of Floors 1 and 2. Approximately 78,000 gross square feet of shell space will be created by the project to be finished out under a future project.

Future phases, not included in this project, are anticipated to include the build-out of the shell space on Floor 3 and the horizontal construction expansion of an approximately 600,000 GSF single vivarium to house animals. This future expansion will allow the university to meet the needs of over 250 research faculty and institutional research platforms conducting cutting edge laboratory research to drive meaningful breakthroughs. Centralizing research laboratories and animals will make operations more efficient while simultaneously freeing up additional North

Campus space and real estate for more clinically focused applications.

This proposed new construction project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. Pursuant to a Memorandum of Understanding effective September 1, 2020, U. T. M. D. Anderson Cancer Center has delegated authority for institutional management of construction projects under the continued oversight of the Office of Capital Projects.

**The University of Texas M. D. Anderson Cancer Center
Biosciences Research Facility**

Project Information

| | |
|--------------------------------|---|
| Project Number | 703-1302 |
| CIP Project Type | New Construction |
| Facility Type | Laboratory, General |
| Management Type | Institutional Management |
| Institution's Project Advocate | Vanessa Jensen, D.V.M., Chair of Veterinary Medicine and Surgery |
| Project Delivery Method | Construction Manager-at-Risk |
| Gross Square Feet (GSF) | 269,500 |
| Shell Space (GSF) | 78,000 |

Project Funding

| | |
|--------------------|---|
| Hospital Revenues | <u>Proposed</u> <u>\$335,000,000</u> |
| Total Project Cost | \$335,000,000 |

Project Cost Detail

| | Cost |
|----------------------------------|----------------------|
| Building Cost | \$221,000,000 |
| Fixed Equipment | 18,000,000 |
| Site Development | 10,000,000 |
| Furniture and Moveable Equipment | 20,000,000 |
| Institutionally Managed Work | 5,000,000 |
| Architectural/Design Services | 19,000,000 |
| Project Management | 9,000,000 |
| CIP Support Services | - |
| Insurance | 6,000,000 |
| Other Professional Fees | 8,000,000 |
| Project Contingency | 19,000,000 |
| Other Costs | - |
| Total Project Cost | \$335,000,000 |

**The University of Texas M. D. Anderson Cancer Center
Biosciences Research Facility**
(continued)

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

| | | | |
|--|--------------|---------|---------------|
| Biosciences Research Facility (with 29% shell space) | \$820 | | |
| Biosciences Research Facility (Estimated Finish-Out) | \$987 | | |
| Texas Higher Education Coordinating Board Average - Laboratory, Medical/Healthcare | \$765 | | |
| | | | |
| | Low Quartile | Median | High Quartile |
| Other U. T. System Projects | \$727 | \$859 | \$968 |
| National Projects | \$738 | \$1,006 | \$1,198 |

Investment Metrics

- Enables consolidation of research community within the South Campus by 2028
- Increase in grant, industry, and philanthropic funding enhancing scientific output and attracting additional research talent 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 | March 2021 |
| Addition to CIP | May 2024 |
| Design Development Approval | May 2024 |
| Construction Notice to Proceed | September 2024 |
| Substantial Completion | January 2028 |
| Final Completion | March 2028 |

Basis of Design

The planned building life expectancy includes the following elements:

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

3. **U. T. M. D. Anderson Cancer Center: Consolidated Service Center - Amendment of the current Capital Improvement Program to decrease total project cost; approval of design development; and appropriation of funds and authorization of expenditure**

RECOMMENDATION

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

- a. amend the current CIP to decrease the total project cost from \$159,000,000 to \$151,000,000;
- b. approve design development plans; and
- c. appropriate funds and authorize expenditure of \$151,000,000 from Hospital Revenues.

BACKGROUND INFORMATION

Previous Actions

On March 8, 2021, the Chancellor approved this project for Definition Phase as the Central Service Center project. On January 3, 2024, the Assistant Vice Chancellor for Capital Projects approved the project name change to Consolidated Service Center. On February 22, 2024, the project was included in the CIP with a total project cost of \$159,000,000 with funding from Hospital Revenues.

Project Description

The Consolidated Service Center (CSC) will be a free-standing, centralized hub and will be located on the institution's East Campus, designed and constructed to meet the institution's facility needs. The scope of the project will include site development, which encompasses utility infrastructure work; new construction of the exterior shell and core; and the interior finish-out of the facility.

The proposed decrease in total project cost is attributed to medical equipment being funded outside of the project and the decision to shell 13,400 gross square feet (GSF) of the 251,400 GSF facility to support long-term growth of the institution.

The current campus receiving and distribution system and its associated facilities have outgrown the capacity the system was configured to support. The CSC will provide secure, temperature-controlled centralized storage, and will enable better management of materials, expenses, and operations. The facility will provide a central location for key services that support institutional operations in the greater Houston area.

Key occupants of the CSC will include: Supply Chain Services, Pharmacy, Sterile Processing, Information Systems, Food and Nutrition Services, Pathology and Laboratory Medicine, and Clinical Engineering. The CSC is a key part of the institution's strategy for centralizing operations and vacating aged facilities as a precursor to realizing the goal of reinvigorating the institution's North Campus to serve as the hub for inpatient care.

**The University of Texas M. D. Anderson Cancer Center
Consolidated Service Center**

Project Information

| | |
|--------------------------------|---|
| Project Number | 703-1348 |
| CIP Project Type | New Construction |
| Facility Type | Healthcare Facility, Hospital |
| Management Type | Institutionally Managed |
| Institution's Project Advocate | Ken Postma, Vice President for Ambulatory Operations and Clinical Infrastructure Development |
| Project Delivery Method | Design/Build |
| Gross Square Feet (GSF) | 251,400 |
| Shell Space GSF | 13,400 |

Project Funding

| | | |
|--------------------|----------------------|----------------------|
| | <u>Current</u> | <u>Proposed</u> |
| Hospital Revenues | <u>\$159,000,000</u> | <u>\$151,000,000</u> |
| Total Project Cost | <u>\$159,000,000</u> | <u>\$151,000,000</u> |

Project Cost Detail

| | Cost |
|----------------------------------|----------------------|
| Building Cost | \$97,300,000 |
| Fixed Equipment | 5,117,300 |
| Site Development | 8,600,000 |
| Furniture and Moveable Equipment | 4,275,000 |
| Institutionally Managed Work | 13,492,000 |
| Architectural/Design Services | 2,000,000 |
| Project Management | 5,250,000 |
| Insurance | 1,507,000 |
| Other Professional Fees | 1,400,000 |
| Project Contingency | 11,858,700 |
| Other Costs | 200,000 |
| Total Project Cost | \$151,000,000 |

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

| | |
|---|---|
| Consolidated Service Center (with 5% shell space) | \$387 |
| Consolidated Service Center (Estimated Finish-Out) | \$414 |
| Texas Higher Education Coordinating Board Average, Healthcare Facility Hospital | \$797 |
| | Low Quartile Median High Quartile |
| Other U. T. System Projects | \$510 \$622 \$777 |
| National Projects | \$680 \$917 \$1,408 |

**The University of Texas M. D. Anderson Cancer Center
Consolidated Service Center**
(continued)

Investment Metrics

- Support institution's strategy for replacing aged inpatient care facilities by 2027
- Support institution's strategy for increasing capacity for inpatient care within next 10 to 15 years

Project Milestones

| | |
|--------------------------------|----------------|
| Definition Phase Approval | March 2021 |
| Addition to CIP | February 2024 |
| Design Development Approval | May 2024 |
| Construction Notice to Proceed | July 2024 |
| Substantial Completion | May 2026 |
| Final Completion | September 2026 |

Basis of Design

The planned building life expectancy includes the following elements:

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

4. **U. T. M. D. Anderson Cancer Center: Northwest Houston Surgical and Specialty Care - Amendment of the current Capital Improvement Program to increase total project cost; approval of design development; and appropriation of funds and authorization of expenditure**

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and the institutional president that the U. T. System Board of Regents amend the current Capital Improvement Program (CIP) and approve the recommendations for the Northwest Houston Surgical and Specialty Care project at The University of Texas M. D. Anderson Cancer Center as follows:

- a. amend the current CIP and increase the total project cost from \$35,000,000 to \$66,500,000;
- b. approve design development plans; and
- c. appropriate funds and authorize expenditure of \$66,500,000 from Hospital Revenues.

BACKGROUND INFORMATION

Previous Actions

On July 5, 2021, the Chancellor approved the Champions Forest Facility for Definition Phase. On May 5, 2022, the Champions Forest Facility project was included in the CIP with a total project cost of \$35,000,000. On March 15, 2024, the Assistant Vice Chancellor for Capital Projects approved the project name change to Northwest Houston Surgical and Specialty Care.

Project Description

The original project scope included renovation to the acquired three-story facility to accommodate surgical, procedural and infusion services. The project also included construction of surface or above-grade parking. Initial renovations of approximately 28,400 GSF were completed, including space for outpatient surgery, short stay patients, patient and visitor waiting, sterile processing, phlebotomy, pharmacy, and clinical staff spaces. During this stage of work, several pre-existing conditions that did not comply with current institutional guidelines and standards were discovered and corrected, including replacement of chilled water system equipment, information technology, life safety, and security infrastructure systems.

The proposed total project cost increase includes the correction of similar deficiencies within the remaining renovation of approximately 37,800 GSF and the purchase of additional medical equipment. The remaining renovation will include space for patient access services, out-of-operating room procedure suite, infusion therapy, and additional space for outpatient surgery, phlebotomy, pharmacy, food and nutrition services staff, and building support.

This proposed repair and rehabilitation project has been approved by U. T. System staff and

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

**The University of Texas M. D. Anderson Cancer Center
Northwest Houston Surgical and Specialty Care**

Project Information

| | |
|--------------------------------|---|
| Project Number | 703-1355 |
| CIP Project Type | Repair and Rehabilitation |
| Facility Type | Healthcare Facility, Clinic |
| Management Type | Institutional Management |
| Institution's Project Advocate | Kent Postma, Vice President, Ambulatory Operations and Clinical Infrastructure Development |
| Project Delivery Method | Design/Build |
| Gross Square Feet (GSF) | 66,200 |
| Surface Parking | 94 spaces |

Project Funding

| | <u>Current</u> | <u>Proposed</u> |
|--------------------|---------------------|---------------------|
| Hospital Revenues | <u>\$35,000,000</u> | <u>\$66,500,000</u> |
| Total Project Cost | <u>\$35,000,000</u> | <u>\$66,500,000</u> |

Project Cost Detail

| | Cost |
|----------------------------------|---------------------|
| Building Cost | \$31,440,000 |
| Fixed Equipment | 7,500,000 |
| Site Development - Parking | 1,400,000 |
| Furniture and Moveable Equipment | 13,020,000 |
| Institutionally Managed Work | 100,000 |
| Architectural/Design Services | 6,000,000 |
| Project Management | 1,000,000 |
| Insurance | 700,000 |
| Other Professional Fees | 1,790,000 |
| Project Contingency | 3,550,000 |
| Total Project Cost | \$66,500,000 |

Project Milestones

| | |
|--------------------------------|---------------|
| Definition Phase Approval | July 2021 |
| Addition to CIP | May 2022 |
| Design Development Approval | May 2024 |
| Construction Notice to Proceed | October 2024 |
| Substantial Completion | February 2026 |
| Final Completion | April 2026 |

5. **U. T. Austin: The Precursors - We Are Texas East Mall, Phase I - Amendment of the current Capital Improvement Program to include project; approval of total project cost; and appropriation of funds**

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for 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 Precursors - We Are Texas East Mall, Phase I project at The University of Texas at Austin as follows:

- a. amend the current CIP and approve a total project cost of \$35,000,000; and
- b. appropriate funds of \$35,000,000 with funding of \$18,000,000 from Interest on Local Funds and \$17,000,000 from the Available University Fund.

BACKGROUND INFORMATION

Previous Action

On October 5, 2023, the Chancellor approved this project for Definition Phase.

Project Description

This proposed project will provide renovation to the landscape and hardscape of the East Mall. Revitalization of the East Mall will replace the current East Mall Fountain with a new fountain commemorating the Precursors and will significantly improve pedestrian access across a primary East-West axis. The Precursors project will honor the first undergraduate students to integrate U. T. Austin and will continue the work of creating an environment where students, faculty, and staff are fully supported before, during, and after their time at U. T. Austin.

The project will correct site drainage deficiencies by upgrading storm sewer infrastructure and will integrate needed landscape improvements by implementing rain gardens featuring lush vegetation to assist in water collection, by installing green stormwater infrastructure to treat new and redeveloped impervious cover, and by planting additional trees for shade. These improvements will provide a gateway between two significant academic and public use zones, namely the East Mall and Winship traffic circle. As funds allow future phases to further refresh the East Mall area between Speedway and Waller Creek may require additional approvals.

This proposed repair and rehabilitation project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. Design development plans and authorization of expenditure of funding will be presented to the President for approval at a later date. Pursuant to a May 10, 2017 Board of Regents approval, effective September 1, 2017, U. T. Austin has delegated authority for institutional management of construction projects under the continued oversight of the Office of Capital Projects.

**The University of Texas at Austin
The Precursors - We Are Texas East Mall, Phase 1**

Project Information

Project Number 102-1501
 CIP Project Type Repair and Rehabilitation
 Facility Type Other
 Management Type Institutional Management
 Institution’s Project Advocate Edmund T. Gordon, Professor and Executive Director of the Contextualization and Commemoration Initiative
 Project Delivery Method Construction Manager-at-Risk
 Gross Square Feet (GSF) 45,000

Project Funding

| | |
|---------------------------|---------------------------------|
| Available University Fund | <u>Proposed</u> \$17,000,000 |
| Interest on Local Funds | <u>\$18,000,000</u> |
| Total Project Cost | \$35,000,000 |

Project Cost Detail

| | Cost |
|----------------------------------|---------------------|
| Building Cost | 0 |
| Fixed Equipment | \$ 1,805,360 |
| Site Development | 21,803,750 |
| Furniture and Moveable Equipment | 2,670,000 |
| Institutionally Managed Work | 882,500 |
| Architectural/Design Services | 2,170,000 |
| Project Management | 875,000 |
| Insurance | 448,200 |
| Other Professional Fees | 1,397,500 |
| Project Contingency | 1,050,000 |
| Other Costs | 1,897,690 |
| Total Project Cost | \$35,000,000 |

Project Planning

| | |
|------------------------------|-----|
| Definition Phase Completed | Yes |
| Owner’s Project Requirements | Yes |
| Basis of Design | Yes |
| Schematic Design | Yes |
| Detailed Cost Estimate | Yes |

Project Milestones

| | |
|--------------------------------|---------------|
| Definition Phase Approval | October 2023 |
| Addition to CIP | May 2024 |
| Design Development Approval | November 2024 |
| Construction Notice to Proceed | December 2024 |
| Substantial Completion | December 2026 |
| Final Completion | February 2027 |

6. U. T. Dallas: Naveen Jindal School of Management Phase III - 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 Naveen Jindal School of Management Phase III project at The University of Texas at Dallas.

BACKGROUND INFORMATION

Previous Action

On June 20, 2023, the Chancellor approved this project for Definition Phase.

Project Description

The proposed project will support the growing student enrollment in the Naveen Jindal School of Management (JSOM) by providing additional classrooms, meeting rooms, study areas, testing areas, and faculty offices. The four-story building will be constructed on an existing parking lot and will provide a direct connection to the existing JSOM buildings, provide dedicated spaces to support the JSOM student activities and programs, and provide outdoor private event space to serve faculty and staff.

Exterior improvements will include landscaping, irrigation, bicycle storage, lighting, sidewalks, and crosswalks. The project will also include a site utilization analysis to demonstrate future expansions and phasing of the new facility and adjacent facilities, as well as utility, and pedestrian connectivity.

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

**The University of Texas at Dallas
Naveen Jindal School of Management Phase III**

Project Information

| | |
|--------------------------------|--|
| Project Number | 302-1468 |
| CIP Project Type | New Construction |
| Facility Type | Classroom, General |
| Management Type | Office of Capital Projects |
| Institution's Project Advocate | Hasan Pirkul, Dean, Naveen Jindal School of Management |
| Project Delivery Method | Construction Manager-at-Risk |
| Gross Square Feet (GSF) | 125,000 |

Project Funding

| | |
|---|--|
| Revenue Financing System Bond Proceeds ¹ | <u>Proposed</u> <u>\$98,000,000</u> |
| Total Project Cost | <u>\$98,000,000</u> |

¹ Revenue Financing System (RFS) Bond Proceeds to be repaid from Designated Tuition

Project Cost Detail

| | Cost |
|----------------------------------|---------------------|
| Building Cost | \$74,966,070 |
| Fixed Equipment | 1,033,930 |
| Site Development | 3,000,000 |
| Furniture and Moveable Equipment | 2,500,000 |
| Institutionally Managed Work | 1,650,000 |
| Architectural/Design Services | 6,312,950 |
| Project Management | 2,000,000 |
| CIP Support Services | 25,000 |
| Insurance | 1,593,000 |
| Other Professional Fees | 1,980,000 |
| Project Contingency | 2,939,050 |
| Other Costs | - |
| Total Project Cost | \$98,000,000 |

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

| Naveen Jindal School of Management, Phase III | \$600 | | | | | | | | | | | | |
|--|---|--------|---------------|--------|---------------|-----------------------------|-------|-------|-------|-------------------------|-------|-------|-------|
| Texas Higher Education Coordinating Board Average – Classroom, General | \$633 | | | | | | | | | | | | |
| | <table border="1"> <thead> <tr> <th></th> <th>Low Quartile</th> <th>Median</th> <th>High Quartile</th> </tr> </thead> <tbody> <tr> <td>Other U. T. System Projects</td> <td style="text-align: right;">\$452</td> <td style="text-align: right;">\$567</td> <td style="text-align: right;">\$599</td> </tr> <tr> <td>Other National Projects</td> <td style="text-align: right;">\$486</td> <td style="text-align: right;">\$638</td> <td style="text-align: right;">\$904</td> </tr> </tbody> </table> | | Low Quartile | Median | High Quartile | Other U. T. System Projects | \$452 | \$567 | \$599 | Other National Projects | \$486 | \$638 | \$904 |
| | Low Quartile | Median | High Quartile | | | | | | | | | | |
| Other U. T. System Projects | \$452 | \$567 | \$599 | | | | | | | | | | |
| Other National Projects | \$486 | \$638 | \$904 | | | | | | | | | | |

The University of Texas at Dallas
Naveen Jindal School of Management, Phase III
(continued)

Investment Metrics

- Support Strategic Plan by attracting talent for research opportunities, outreach programs, and partnerships by 2026

Project Planning

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

Project Milestones

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

Basis of Design

The planned building life expectancy includes the following elements:

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

7. U. T. Dallas: Arts and Performance Complex - Performance Hall/Music Building, Phase II - Amendment of the current Capital Improvement Program to increase total project cost; approval of design development; appropriation of funds and authorization of expenditure; and resolution regarding parity debt

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for 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) and approve the recommendations for the Arts and Performance Complex - Performance Hall/Music Building, Phase II project at The University of Texas at Dallas as follows:

- a. amend the current CIP to increase the total project cost from \$83,000,000 to \$93,750,000;
- b. approve design development plans;
- c. appropriate funds and authorize expenditure of \$93,750,000 with funding of \$50,000,000 from Gifts and \$43,750,000 from Revenue Financing System (RFS) Bond Proceeds; and
- d. resolve in accordance with Section 5 of the Amended and Restated Master Resolution Establishing The University of Texas System Revenue Financing System that parity debt shall be issued to pay the project's cost, including any costs prior to the issuance of such parity debt; sufficient funds will be available to meet the financial obligations of the U. T. System, including sufficient Pledged Revenues as defined in the Master Resolution to satisfy the Annual Debt Service Requirements of the Financing System, and to meet all financial obligations of the U. T. System Board of Regents relating to the Financing System; and U. T. Dallas, which is a "Member" as such term is used in the Master Resolution, possesses the financial capacity to satisfy its direct obligation as defined in the Master Resolution relating to the issuance by the U. T. System Board of Regents of tax-exempt parity debt in the aggregate amount of \$43,750,000.

BACKGROUND INFORMATION

Debt Service

The \$43,750,000 in RFS debt will be repaid from designated tuition. Annual debt service on the \$43,750,000 in RFS debt is expected to be \$2.4 million. The institution's Scorecard Rating of 2.4 at fiscal year-end 2023 is below the maximum threshold of 6.0 and demonstrates that the institution has the financial capacity to satisfy its direct obligations related to parity debt.

Previous Actions

On August 12, 2019, the Chancellor approved this project for Definition Phase. On June 5, 2023, the Chancellor approved an updated Definition Phase for the Performance Hall/Music Building, Phase II project. On August 24, 2023, the project was included in the CIP with a total project cost of \$83,000,000 with funding of \$50,000,000 from Gifts and \$33,000,000 from RFS Bond Proceeds.

Project Description

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

The proposed increase in total project cost is due to a 6,500 gross square foot increase in the building, an increase in material costs, and supply chain issues.

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

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

Project Information

| | |
|---------------------------------|--|
| Project Number | 302-1254B |
| CIP Project Type | New Construction |
| Facility Type | Auditorium/Theater |
| Management Type | Office of Capital Projects |
| Institution's Project Advocates | Inga H. Musselman, Provost and VP of Academic Affairs Calvin D. Jamison, VP Facilities and Econ Development Rafael Martin, VP and Chief of Staff Nils Roemer, Dean, Bass School of Arts, Humanities, and Technology |
| Project Delivery Method | Construction Manager-at-Risk |
| Gross Square Feet (GSF) | 66,900 |

Project Funding

| | <u>Current</u> | <u>Proposed</u> |
|---|---------------------|---------------------|
| Gifts ¹ | \$50,000,000 | \$50,000,000 |
| Revenue Financing System Bond Proceeds ² | <u>\$33,000,000</u> | <u>\$43,750,000</u> |
| Total Project Cost | \$83,000,000 | \$93,750,000 |

¹ Gifts are fully committed

² Revenue Financing System (RFS) Bond Proceeds to be repaid from designated tuition

Project Cost Detail

| | Cost |
|----------------------------------|---------------------|
| Building Cost | \$66,824,201 |
| Fixed Equipment | 2,819,741 |
| Site Development | 4,505,058 |
| Furniture and Moveable Equipment | 1,000,000 |
| Institutionally Managed Work | 1,650,000 |
| Architectural/Design Services | 6,178,560 |
| Project Management | 2,500,000 |
| CIP Support Services | 25,000 |
| Insurance | 1,346,000 |
| Other Professional Fees | 3,374,435 |
| Project Contingency | 3,027,005 |
| Other Costs | 500,000 |
| Total Project Cost | \$93,750,000 |

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

| | |
|--|---|
| Performance Hall/Music Building, Phase II | \$999 |
| The U. T. Permian Basin Wagner Noel Performing Arts Center | \$976 |
| | Low Quartile Median High Quartile |
| National Projects | \$606 \$849 \$946 |

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

Investment Metrics

- Support Strategic Plan by attracting talent and enriching the student experience by 2026
- Support Strategic Plan by enriching the Arts and engaging globally by 2026
- Support Strategic Plan by advancing research and becoming an economic engine for the region by 2026

Project Milestones

| | |
|--------------------------------|-------------|
| Definition Phase Approval | August 2019 |
| Addition to CIP | August 2023 |
| Design Development Approval | May 2024 |
| Construction Notice to Proceed | May 2024 |
| Substantial Completion | July 2026 |
| Final Completion | August 2026 |

Basis of Design

The planned building life expectancy includes the following elements:

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

8. U. T. Dallas: Student Success Center/Student Union - Approval of design development; and appropriation of funds and authorization of expenditure; and resolution regarding parity debt

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and the institutional president that the U. T. System Board of Regents approve the recommendations for the Student Success Center/Student Union project at The University of Texas at Dallas as follows:

- a. approve design development plans;
- b. appropriate funds and authorize expenditure of \$292,500,000 with funding of \$198,000,000 from Revenue Financing System (RFS) Bond Proceeds, \$52,409,972 from Capital Construction Assistance Project (CCAP) Bond Proceeds, \$42,000,000 from Permanent University Fund (PUF) Bond Proceeds, and \$90,028 from Designated 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. 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 \$198,000,000.

BACKGROUND INFORMATION

Debt Service

The \$198,000,000 in RFS debt will be repaid from designated tuition. Annual debt service on the \$198,000,000 in RFS debt is expected to be \$11.0 million. The institution's Scorecard Rating of 2.4 at fiscal year-end 2023 is below the maximum threshold of 6.0 and demonstrates that the institution has the financial capacity to satisfy its direct obligations related to parity debt.

Previous Actions

On June 17, 2022, the Chancellor approved the Student Success Center/Student Union Phases I and II project for Definition Phase. On August 24, 2023, the Student Success Center/Student Union Phase I project was included in the CIP with a total project cost of \$105,000,000 with funding of \$52,409,972 from CCAP Bond Proceeds, \$42,000,000 from PUF Bond Proceeds, \$10,500,000,000 from RFS Bond Proceeds, and \$90,028 from Designated Funds. On

November 16, 2023, Phase II was added to the project with a total project cost of \$187,500,000 from RFS Bond Proceeds, for a combined total project cost of \$292,500,000 for Phases I and II.

Project Description

The Student Success Center/Student Union project will provide the campus with a four-story, approximately 359,297 GSF student-focused gathering place that cultivates a welcoming, dynamic, and collaborative learning community. Co-locating the Student Success Center with the Student Union will achieve efficient and effective coordination and will serve as a model for leveraging the synergies among diverse departments to the overall benefit of the student body.

The Student Success Center will include classrooms, a 400-seat lecture hall, the Office of Undergraduate Education, the Honors College, the Office of Graduate Education, the Education Abroad Office, the Center for Teaching and Learning, and the Office of Instructional Technology, meeting spaces, and administration and support space. Programmatic spaces for the Student Union will include a large event space with a pre-function lounge, student government offices, the Student Wellness Center, the Office of Student Volunteerism, the Student Union Activities Advisory Board, Building Services, and a retail food hall and display gallery.

**The University of Texas at Dallas
Student Success Center/Student Union**

Project Information

| | |
|--------------------------------|---|
| Project Number | 302-1414 |
| CIP Project Type | New Construction |
| Facility Type | Student Center |
| Management Type | Office of Capital Projects |
| Institution's Project Advocate | Inga Musselman, VP of Academic Affairs and Provost Gene Fitch, VP of Student Affairs |
| Project Delivery Method | Construction Manager-at-Risk |
| Gross Square Feet (GSF) | 359,297 |

Project Funding

| | |
|---|----------------------|
| | <u>Proposed</u> |
| Capital Construction Assistance Project Bond Proceeds | \$ 52,409,972 |
| Permanent University Fund Bond Proceeds | 42,000,000 |
| Revenue Financing System Bond Proceeds ¹ | 198,000,000 |
| Designated Funds | <u>90,028</u> |
| Total Project Cost | <u>\$292,500,000</u> |

¹ Revenue Financing System (RFS) Bond Proceeds to be repaid from Student Fees and Designated Tuition

Project Cost Detail

| | Cost |
|----------------------------------|---------------|
| Building Cost | \$219,298,345 |
| Fixed Equipment | 10,926,689 |
| Site Development | 9,774,966 |
| Furniture and Moveable Equipment | 7,600,000 |
| Institutionally Managed Work | 5,800,000 |
| Architectural/Design Services | 17,238,425 |
| Project Management | 3,700,000 |
| CIP Support Services | 25,000 |
| Insurance | 4,912,250 |
| Other Professional Fees | 4,300,000 |
| Project Contingency | 8,924,325 |
| Total Project Cost | \$292,500,000 |

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

| | |
|--|---|
| Student Success Center/Student Union | \$610 |
| Texas Higher Education Coordinating Board Average - Student Center | \$1,238 |
| | Low Quartile Median High Quartile |
| Other U. T. System Projects | \$390 \$481 \$616 |
| National Projects | \$494 \$659 \$781 |

**The University of Texas at Dallas
Student Success Center/Student Union**
(continued)

Investment Metric

- Support Strategic Plan by enriching the student experience by 2026

Project Milestones

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

Basis of Design

The planned building life expectancy includes the following elements:

Enclosure: 50 years

Building Systems: 25 years

Interior Construction: 25 years

9. U. T. San Antonio: Volleyball and Basketball Training Facility - Approval of design development; appropriation of funds and authorization of expenditure; and resolution regarding parity debt

RECOMMENDATION

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

- a. approve design development plans;
- b. appropriate funds and authorize expenditure of \$35,000,000 with funding of \$15,000,000 from Revenue Financing System (RFS) Bond Proceeds, \$10,000,000 from Designated Funds, and \$10,000,000 from Grants; 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. 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 \$15,000,000.

BACKGROUND INFORMATION

Debt Service

The \$15,000,000 in RFS debt will be recovered from athletics gifts and reserves, conference distributions, and corporate sponsorships. Annual debt service on the \$15,000,000 in RFS debt is expected to be \$836,000. The institution's Scorecard Rating of 3.3 at fiscal year-end 2023 is below the maximum threshold of 6.0 and demonstrates that the institution has the financial capacity to satisfy its direct obligations related to parity debt.

Previous Actions

On January 6, 2022, the Chancellor approved the Basketball and Volleyball Training Facility project for Definition Phase. On January 2, 2024, the Assistant Vice Chancellor for Capital Projects approved the project name change to Volleyball and Basketball Training Facility. On February 22, 2024, the project was included in the CIP with a total project cost of \$35,000,000 with funding of \$15,000,000 from RFS Bond Proceeds, \$10,000,000 from Designated Funds, and \$10,000,000 from Grants.

Project Description

The proposed project will be located adjacent to the recently completed Roadrunner Athletic Center of Excellence (RACE) on the west part of the main campus and will house the daily operations of the Men's and Women's Basketball and the Women's Volleyball programs. This two-story facility will provide all practice facility amenities associated with top-tier NCAA Division 1 basketball and volleyball programs. Each program will have its own practice court, team locker room with shower space, film review room, team lounge area, and program office spaces for coaching staff. Programs will share strength and conditioning facilities, hydrotherapy facilities, and equipment and laundry facilities.

U. T. San Antonio's current athletic facilities are aging and do not adequately meet student needs, nor are they on par with other Division I institutions. The project will support the Roadrunner Volleyball and Basketball teams in their continued growth in the American Athletic Conference. Occupation of this building by those programs will free up 58,400 GSF in the Intercollegiate Athletics Building for more efficient and effective space utilization in the student-centric campus core, to support the growth needs of research and academic spaces.

**The University of Texas at San Antonio
Volleyball and Basketball Training Facility**

Project Information

| | |
|---------------------------------|---|
| Project Number | 401-1394 |
| CIP Project Type | New Construction |
| Facility Type | Athletic |
| Management Type | Institutional Management |
| Institution's Project Advocates | Veronica Salazar, Executive Vice President for Business Affairs and Chief Enterprise Development Officer Lisa Campos, Vice President for Intercollegiate Athletics |
| Project Delivery Method | Construction Manager-at-Risk |
| Gross Square Feet (GSF) | 51,900 |

Project Funding

| | |
|---|-------------------|
| | <u>Current</u> |
| Revenue Financing System Bond Proceeds ¹ | \$15,000,000 |
| Designated Funds | 10,000,000 |
| Grants ² | <u>10,000,000</u> |
| Total Project Cost | \$35,000,000 |

¹ Revenue Financing System (RFS) Bond Proceeds to be repaid from athletics gifts and reserves, conference distributions, and corporate sponsorships

² Grant funding from Bexar County and City of San Antonio Bonds

Project Cost Detail

| | Cost |
|----------------------------------|---------------------|
| Building Cost | \$24,810,150 |
| Fixed Equipment | 1,160,000 |
| Site Development | 1,250,000 |
| Furniture and Moveable Equipment | 1,100,000 |
| Institutionally Managed Work | 50,000 |
| Architectural/Design Services | 2,837,350 |
| Project Management | 1,025,000 |
| CIP Support Services | 262,500 |
| Insurance | 505,000 |
| Other Professional Fees | 380,000 |
| Project Contingency | 1,500,000 |
| Other Costs | 120,000 |
| Total Project Cost | \$35,000,000 |

**The University of Texas at San Antonio
Volleyball and Basketball Training Facility**
(continued)

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

| | | | |
|---|---------------------|---------------|----------------------|
| Volleyball and Basketball Training Facility | \$478 | | |
| Texas Higher Education Coordinating Board Average – Athletics | \$505 | | |
| | Low Quartile | Median | High Quartile |
| Other U. T. System Projects | \$379 | \$470 | \$631 |
| National Projects | \$362 | \$441 | \$717 |

Investment Metrics

- Free 58,400 GSF in the Intercollegiate Athletics Building to support growth needs in research and academics by 2027
- Serve as hub for over 350 student-athletes participating in 17 NCAA Division 1 sports programs at UTSA by 2027

Project Milestones

| | |
|--------------------------------|---------------|
| Definition Phase Approval | January 2022 |
| Addition to CIP | February 2024 |
| Design Development Approval | May 2024 |
| Construction Notice to Proceed | January 2025 |
| Substantial Completion | August 2026 |
| Final Completion | November 2026 |

Basis of Design

The planned building life expectancy includes the following elements:

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

10. **U. T. Rio Grande Valley: New Student Housing and Dining - Amendment of the current Capital Improvement Program to include project; approval of total project cost; approval of design development; appropriation of funds and authorization of expenditure; and resolution regarding parity debt**

RECOMMENDATION

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

- a. amend the CIP to include project with a total project cost of \$135,500,000;
- b. approve design development plans;
- c. appropriate funds and authorize expenditure of \$135,500,000 from Revenue Financing System (RFS) Bond Proceeds; and
- d. resolve in accordance with Section 5 of the Amended and Restated Master Resolution Establishing The University of Texas System Revenue Financing System that parity debt shall be issued to pay the project's cost, including any costs prior to the issuance of such parity debt; sufficient funds will be available to meet the financial obligations of the U. T. System, including sufficient Pledged Revenues as defined in the Master Resolution to satisfy the Annual Debt Service Requirements of the Financing System, and to meet all financial obligations of the U. T. System Board of Regents relating to the Financing System; and U. T. Rio Grande Valley, which is a "Member" as such term is used in the Master Resolution, possesses the financial capacity to satisfy its direct obligation as defined in the Master Resolution relating to the issuance by the U. T. System Board of Regents of tax-exempt parity debt in the aggregate amount of \$135,500,000.

BACKGROUND INFORMATION

Debt Service

The \$135,500,000 in RFS debt will be repaid from auxiliary revenues from student housing and food service sales. Annual debt service on the \$135,500,000 in RFS debt is expected to be \$7.54 million. The institution's Scorecard Rating of 4.4 at fiscal year-end 2023 is below the maximum threshold of 6.0 and demonstrates that the institution has the financial capacity to satisfy its direct obligations related to parity debt.

Previous Actions

On June 29, 2023, the Chancellor approved the New Student Housing project for Definition

Phase. On March 27, 2024, the Assistant Vice Chancellor for Capital Projects approved the name change to New Student Housing and Dining project.

Project Description

The proposed project will construct a residence hall to provide 550 beds. This facility will feature various common areas tailored for study and community-building activities. Designed to facilitate meaningful interactions that build community and foster connections, the new residence hall will offer double, single, and premium single bed units configured in community pods around shared collaboration spaces. The project will also include a dining facility with seating capacity for 500 students.

Located at the intersection of North Sugar Road and West Van Week Street on the western edge of the Edinburg campus, the new facility will be adjacent to existing housing communities and the Vaquero Dining Hall.

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

**The University of Texas Rio Grande Valley
New Student Housing and Dining**

Project Information

| | |
|---|---|
| Project Number | 903-1470 |
| CIP Project Type | New Construction |
| Facility Type | Housing |
| Management Type | Office of Capital Projects |
| Institution's Project Advocate | Maggie Hinojosa, Senior VP - Strategic Enrollment |
| Project Delivery Method | Construction Manager-at-Risk |
| Student Housing Gross Square Feet (GSF) | 141,540 |
| Dining Hall GSF | 32,737 |

Project Funding

| | |
|---|---|
| Revenue Financing System Bond Proceeds ¹ | <u>Proposed</u> <u>\$135,500,000</u> |
| Total Project Cost | <u>\$135,500,000</u> |

¹ Revenue Financing System (RFS) Bond Proceeds to be repaid from auxiliary revenues from student housing and food service sales

Project Cost Detail

| | Cost |
|----------------------------------|----------------------|
| Building Cost | |
| Student Housing | \$75,000,000 |
| Dining Hall | 31,400,000 |
| Fixed Equipment | 1,750,000 |
| Site Development | 2,482,522 |
| Furniture and Moveable Equipment | 2,500,000 |
| Institutionally Managed Work | 5,250,000 |
| Architectural/Design Services | 7,135,000 |
| Project Management | 1,685,600 |
| CIP Support Services | 25,000 |
| Insurance | 2,094,250 |
| Other Professional Fees | 1,875,000 |
| Project Contingency | 4,302,628 |
| Other Costs | - |
| Total Project Cost | \$135,500,000 |

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

| | |
|---|---|
| New Student Housing (only) | \$136,364 |
| Texas Higher Education Coordinating Board Average – Facility Type | \$137,484 |
| | Low Quartile Median High Quartile |
| Other U. T. System Projects | \$117,030 \$135,161 \$158,732 |
| Other National Projects | \$110,302 \$141,165 \$179,106 |

The University of Texas Rio Grande Valley
New Student Housing and Dining
(continued)

Investment Metrics

- Increase on-campus student housing in Edinburg from 810 to 1,160 beds by 2026 and 1,360 beds by 2027

Undergraduate Student Housing Statistics

| | |
|---|-------|
| Waiting list for on-campus housing | 300 |
| Total number of beds added in this project | 550 |
| Units to be demolished in this project | 0 |
| Total number of beds on campus after completion | 1,360 |

Project Planning

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

Project Milestones

| | |
|--------------------------------|---------------|
| Definition Phase Approval | June 2023 |
| Addition to CIP | May 2024 |
| Design Development Approval | May 2024 |
| Construction Notice to Proceed | July 2024 |
| Substantial Completion | November 2026 |
| Final Completion | February 2027 |

Basis of Design

The planned building life expectancy includes the following elements:

- Enclosure: 50 years
- Building Systems: 40 years
- Interior Construction: 15 years

11. **U. T. Tyler: School of Nursing - Amendment of the current Capital Improvement Program 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 in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and the institutional president that the U. T. System Board of Regents approve the recommendations for the School of Nursing project at The University of Texas at Tyler as follows:

- a. amend the current Capital Improvement Program (CIP) to increase the total project cost from \$35,000,000 to \$50,500,000;
- b. revise funding sources to include Revenue Financing System (RFS) Bond Proceeds;
- c. appropriate funds and authorize expenditure of \$15,500,000 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. 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 \$15,500,000.

BACKGROUND INFORMATION

Debt Service

The \$15,500,000 in RFS debt will be repaid from designated tuition. Annual debt service on the \$15,500,000 in RFS debt is expected to be \$863,000. The institution's Scorecard Rating of 4.8 at fiscal year-end 2023 is below the maximum threshold of 6.0 and demonstrates that the institution has the financial capacity to satisfy its direct obligations related to parity debt.

Previous Actions

On May 5, 2022, the Chancellor approved the Nursing Addition and Renovation project for Definition Phase. On November 14, 2019, the Board approved an allocation of \$35,000,000 in PUF Bond Proceeds for this project. On August 25, 2022, the project was included in the CIP with a total project cost of \$35,000,000 with funding from PUF Bond Proceeds. On February 23, 2023, the Board approved design development and appropriation and expenditure of funds. On January 25, 2024, the Associate Vice Chancellor Capital Projects approved the renaming of the project to the School of Nursing.

Project Description

The original project included a two-story addition with classrooms, clinical training spaces, simulation spaces for ICU, labor and delivery, pediatric training spaces, and nurses' stations, offices, and support space to provide state-of-the-art spaces and increase efficiency of the facility to improve operations for the nationally ranked nursing program in one of the most underserved regions of Texas. The 48,162 gross square foot (GSF) addition was to include approximately 21,826 GSF of shell space on the second floor. The project also included renovation of 9,641 GSF in the existing School of Nursing to provide student commons space, student kitchen, advising offices, and a direct connection between the new addition and the existing building.

The proposed increase in total project will complete the build-out of the second floor, and renovation of an additional 34,404 GSF of space in the previously existing building will include a large lecture hall, research suite, student affairs/community engagement suite, dean suite, conference rooms, health and wellness suite, student organization spaces, student success space, and storage.

**The University of Texas at Tyler
School of Nursing**

Project Information

| | |
|--|--|
| Project Number | 802-1406 |
| CIP Project Type | Repair and Rehabilitation |
| Facility Type | Classroom, General |
| Management Type | Office of Capital Projects |
| Institution's Project Advocates | Daniel Deslatte, Senior VP - Business Affairs; Chief Operating Officer - Health Affairs Dr. Barbara Haas, Dean, School of Nursing |
| Project Delivery Method | Construction Manager-at-Risk |
| New Construction Gross Square Feet (GSF) | 48,162 |
| Renovation GSF | 44,045 |

Project Funding

| | <u>Current</u> | <u>Proposed</u> |
|---|----------------|---------------------|
| Permanent University Fund Bond Proceeds | \$35,000,000 | \$35,000,000 |
| Revenue Financing System Bond Proceeds ¹ | <u>0</u> | <u>\$15,500,000</u> |
| Total Project Cost | \$35,000,000 | \$50,500,000 |

¹ Revenue Financing System (RFS) Bond Proceeds to be repaid from Designated Tuition

Project Cost Detail

| | Cost |
|--|--------------|
| Building Cost | |
| Nursing Addition, including 2 nd Floor Finish Out | \$29,763,936 |
| Expanded Renovation | 5,610,474 |
| Site Development | 2,400,000 |
| Furniture and Moveable Equipment | 2,200,000 |
| Institutionally Managed Work | 3,241,317 |
| Architectural/Design Services | 2,923,634 |
| Project Management | 1,500,000 |
| CIP Support Services | 350,000 |
| Insurance | 530,000 |
| Other Professional Fees | 1,101,333 |
| Project Contingency | 879,306 |
| Total Project Cost | \$50,500,000 |

Investment Metrics

- Increase nursing program's undergraduate enrollment from 1,741 to 2,710 students by 2027
- Increase nursing program's graduate enrollment from 474 to 807 students by 2027

**The University of Texas at Tyler
School of Nursing**
(continued)

Project Milestones

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

Basis of Design

The planned building life expectancy includes the following elements:

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