

to allow for maintenance without significant disruption to ongoing activities. The interior appearance and finish are also identical to Phases I and II, and consistent with other U. T. System student housing.

The Total Project Cost range for this building type from the “OFPC Building Type Cost Database” is \$215/GSF - \$395/GSF, with an average of \$277/GSF. This project’s Total Project Cost per gross square foot is \$215/GSF, at the very lowest of the Building Type range. Similarly, the cost-per-bed for this project is approximately \$76,730/bed, well below the average.

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

4. **U. T. Brownsville: Approval of updated Campus Master Plan to revise real estate acquisitions zone**

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Vice Chancellor and General Counsel, and President García that an update to the institution's Campus Master Plan be approved to revise the real estate acquisitions zone for U. T. Brownsville.

BACKGROUND INFORMATION

The Campus Master Plan for U. T. Brownsville was approved by the Board of Regents on May 11, 2000. The approved Campus Master Plans for all 15 institutions were subsequently included in a single bound volume as directed by the Board on November 16, 2000. Since that time, some institutions have presented updates of their Campus Master Plans to the Board.

A common element in many of the institutions' master plans is a real estate acquisitions zone. The acquisitions zone is intended to reflect anticipated, long-term future needs of the institution as it manages its enrollment and programmatic offerings.






Given the planned separation of U. T. Brownsville and Texas Southmost College, U. T. Brownsville and U. T. System staff members have reviewed real estate needs for the future campus of U. T. Brownsville. As a result of that review, staff members have

developed the proposed real estate acquisitions zone that is depicted on the map on the following page. The acquisitions zone is intended to be a long-range forecast of the land needed as U. T. Brownsville plans for and builds its future.

The acquisitions zone totals approximately 180 acres. Acquisitions would be made over an extended period of time. Approval of the acquisitions zone permits negotiated, voluntary acquisitions only for properties with a purchase price of \$1 million or less. In accordance with Regents' *Rules and Regulations*, Rules 10501 and 70301, acquisitions exceeding \$1 million will be brought to the Board for approval as and when an acquisition within the zone is proposed.



LEGEND

-  UT Owned Properties
-  UT Owned Buildings
-  Ground Leased to UT
-  Acquisition Zone
-  UTB/TSC Current Campus Area