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FOR  
FACILITIES PLANNING AND CONSTRUCTION  
COMMITTEE**

**Committee Meeting: 11/10/2010**

**Board Meeting: 11/11/2010**  
Austin, Texas

*Printice L. Gary, Chairman*  
*James D. Dannenbaum*  
*R. Steven Hicks*  
*Wm. Eugene Powell*

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<b>Convene</b>	<i>4:00 p.m.</i> <i>Chairman Gary</i>		
<b><u>REPORT</u></b>			
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<b><u>ADDITION TO THE CIP</u></b>			
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<b><u>DESIGN DEVELOPMENT APPROVALS</u></b>			
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<b><u>MODIFICATIONS TO THE CIP</u></b>			
5. <b>U. T. Austin: Geology Building Addition study - Amendment of the FY 2011-2016 Capital Improvement Program (CIP) to redesignate the study as the Geology Building Renovation project; approval to increase the total project cost; approval to revise funding sources; appropriation of funds; remove the Renovation of E. P. Schoch Building project from the CIP; and resolution regarding parity debt (Final Board approval)</b>	4:35 p.m. <b>Action</b> <i>Mr. O'Donnell</i>	<b>Action</b>	<b>288</b>
6. <b>U. T. Pan American: Fine Arts Academic and Performance Complex - Amendment of the FY 2011-2016 Capital Improvement Program to revise the scope of the project and approval to redesignate as new construction (Preliminary Board approval)</b>	4:45 p.m. <b>Action</b> <i>Mr. O'Donnell</i>	<b>Action</b>	<b>291</b>
7. <b>U. T. Medical Branch – Galveston: Infrastructure - Ike Recovery - Amendment of the FY 2011-2016 Capital Improvement Program to increase total project cost and appropriation of funds and authorization of expenditure (Final Board approval)</b>	4:55 p.m. <b>Action</b> <i>Mr. O'Donnell</i>	<b>Action</b>	<b>292</b>
<b>Adjourn</b>	5:00 p.m.		

**1. U. T. System: Fiscal Year 2010 Energy Utility Task Force Report**

REPORT

Mr. Michael O'Donnell, Associate Vice Chancellor for Facilities Planning and Construction, will provide the annual report on the progress of the Energy Utility Task Force for Fiscal Year 2010. The Task Force was created in February 2001 to evaluate and recommend strategies for U. T. System institutions to reduce energy consumption, better manage commodity price risk, and leverage purchasing power to reduce energy costs.

Initial recommendations and energy consumption reduction goals were presented to, and previously approved by, the Board in November 2001 and a 10%-15% reduction in energy usage was targeted for Fiscal Year 2011. The estimated reduction in energy usage for Fiscal Year 2010 from baseline levels is 15.98%. Since Fiscal Year 2001, reductions in energy consumption per square foot by U. T. System institutions have resulted in cumulative savings of \$195.8 million.

**2. U. T. Health Science Center – San Antonio: FY 11 Fire and Life Safety Projects - Amendment of the FY 2011-2016 Capital Improvement Program to increase the total project cost and appropriation of additional funds (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 FY 11 Fire and Life Safety Projects at The University of Texas Health Science Center at San Antonio as follows:

<b>Project No.:</b>	402-578		
<b>Institutionally Managed:</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
<b>Project Delivery Method:</b>	Competitive Sealed Proposals		
<b>Substantial Completion Date:</b>	June 2012		
<b>Total Project Cost:</b>	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Permanent University Fund Bond Proceeds	\$1,700,000	\$3,200,000

- a. increase the total project cost from \$1,700,000 to \$3,200,000; and
- b. appropriate additional funding of \$1,500,000 from Permanent University Fund (PUF) Bond Proceeds.

## BACKGROUND INFORMATION

### Previous Board Actions

On August 14, 2008, the Board approved the allocation of \$1,700,000 from PUF Bond Proceeds for Fiscal Year 2011. On August 12, 2010, the project was included in the CIP with a total project cost of \$1,700,000 with funding from PUF Bond Proceeds and institutional management was authorized. On August 12, 2010, the Board also approved the allocation of \$1,500,000 from PUF Bond Proceeds for Fiscal Year 2011 Fire and Life Safety projects.

### Project Description

The new Fiscal Year 2011 allocation will be combined with the existing project to increase the total project cost to continue addressing high priority fire and life safety issues on campus. The project will include installation of a sprinkler system in the Cafeteria Building and in the Dental School Building. The buildings are adjacent to each other on the Joe R. and Teresa Lozano Long Campus. The project will also rectify deficiencies identified by the State Fire Marshal.

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 approved by the President at a later date. It has been determined that this project would best be managed by the U. T. Health Science Center – San Antonio Facility Management personnel who have the experience and capability to manage all aspects of the work.

**3. U. T. Brownsville: Biomedical Research Facility II - Amendment of the FY 2011-2016 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 García that the U. T. System Board of Regents amend the FY 2011-2016 Capital Improvement Program (CIP) to include the Biomedical Research Facility II project at The University of Texas at Brownsville as follows:

<b>Project No.:</b>	902-618	
<b>Project Delivery Method:</b>	Construction Manager at Risk	
<b>Substantial Completion Date:</b>	April 2013	
<b>Total Project Cost:</b>	<u>Source</u>	<u>Proposed</u>
	Grants	\$3,993,085
	Higher Education Assistance Funds (HEAF)	<u>\$ 760,591</u>
		<u>\$4,753,676</u>

**Investment Metrics:**

By 2013

- Increase research by expanding infrastructure laboratories from 16 to 22, including 8,452 gross square feet (GSF)
- Increase external funding by \$1.5 million on research expenditures
- Increase retention by providing approximately 12 part-time positions for students
- Increase productivity in research by recruitment of two professors

BACKGROUND INFORMATION

The Biomedical Research Facility will provide approximately 8,452 GSF for six research laboratories, private investigator research offices, support spaces, and a mechanical, electrical, and plumbing support system. The project will connect via a covered walkway to the Biomedical Research and Health Professions Building. The National Institutes of Health (NIH) grant dictates allowable project costs. Higher Education Assistance Funds (HEAF) will cover costs in excess of, or ineligible for, NIH grant funding.

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 for approval to the Board at a later date.

**4. U. T. San Antonio: East Parking Garage - Approval of design development; appropriation of funds and authorization of expenditure; approval of evaluation of alternative energy economic feasibility; 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 Romo that the U. T. System Board of Regents approve the recommendations for the East Parking Garage project at The University of Texas at San Antonio as follows:

<b>Project No.:</b>	401-568	
<b>Project Delivery Method:</b>	Construction Manager at Risk	
<b>Substantial Completion Date:</b>	June 2012	
<b>Total Project Cost:</b>	<u>Source</u>	<u>Current</u>
	Revenue Financing System Bond Proceeds	\$22,000,000
	Auxiliary Enterprise Balances	<u>\$ 8,000,000</u>
		\$30,000,000

**Investment Metrics:**

By 2012

- Increase number of parking spaces on the Main Campus by a net of approximately 1,200 spaces
  - Increase number of parking spaces without a net increase in the land area consumed by parking, leaving land available for other uses
- a. approve design development plans;
  - b. appropriate funds and authorize expenditure of \$30,000,000 with funding of \$22,000,000 from Revenue Financing System Bond Proceeds and \$8,000,000 from Auxiliary Enterprise Balances;
  - c. approve the evaluation of alternative energy economic feasibility; 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. 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 \$22,000,000.

**BACKGROUND INFORMATION**

**Debt Service**

The \$22,000,000 in Revenue Financing System debt will be repaid from parking revenues. Annual debt service on the \$22,000,000 Revenue Financing System debt is expected to be approximately \$1,600,000. The institution's debt service coverage is expected to be at least 1.7 times and average 1.9 times over FY 2011-2016.

### Previous Board Action

On February 5, 2010, the project was included in the Capital Improvement Program (CIP) with a total project cost of \$30,000,000 with funding of \$22,000,000 from Revenue Financing System Bond Proceeds and \$8,000,000 from Auxiliary Enterprise Balances.

### Project Description

The proposed parking garage will consist of a new multistory facility containing approximately 1,200 parking spaces to be located on an existing parking lot. Support space needs associated with the parking operation include offices, maintenance, a spirit shop, a coffee kiosk located within the garage, and roads and service drives associated with the facility. The garage will increase the number of parking spaces to meet the demands of growth in enrollment without a net increase in the land area consumed by parking, leaving land available for other uses including future buildings.

### Basis of Design

The planned building life expectancy includes the following element:

- Enclosure: 60-75 years

The exterior appearance and finish are consistent with existing campus parking garages, nearby buildings, and with the existing Campus Master Plan.

*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.

5. **U. T. Austin: Geology Building Addition study - Amendment of the FY 2011-2016 Capital Improvement Program (CIP) to redesignate the study as the Geology Building Renovation project; approval to increase the total project cost; approval to revise funding sources; appropriation of funds; remove the Renovation of E. P. Schoch Building project from the CIP; 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 Powers that the U. T.

System Board of Regents approve the recommendations for the Geology Building Addition project at The University of Texas at Austin as follows:

<b>Project No.:</b>	102-364		
<b>Project Delivery Method:</b>	Construction Manager at Risk		
<b>Substantial Completion Date:</b>	June 2012		
<b>Total Project Cost for Geology Building Renovation</b>	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Interest on Local Funds	\$ 550,000	\$ 550,500
	Gifts		\$1,447,500
	Revenue Financing System Bond Proceeds		<u>\$6,102,000</u>
			\$8,100,000
<b>Total Project Cost for Renovation of E. P. Schoch Building:</b>	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Revenue Financing System Bond Proceeds	\$10,000,000	\$ 0

- a. amend the FY 2011-2016 Capital Improvement Program (CIP) to redesignate the study as the Geology Building Renovation project;
- b. approve to increase the total project cost from \$550,000 to \$8,100,000;
- c. revise the funding sources from \$550,000 from Interest on Local Funds to \$550,500 from Interest on Local Funds, \$1,447,500 from Gifts, and \$6,102,000 from Revenue Financing System Bond Proceeds;
- d. appropriate additional funds of \$500 from Interest on Local Funds, \$1,447,500 from Gifts, and \$6,102,000 from Revenue Financing System Bond Proceeds;
- e. approval to remove the Renovation of E. P. Schoch Building project from the CIP; and
- f. 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. Austin, 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 \$6,102,000.

## BACKGROUND INFORMATION

### Debt Service

The \$6,102,000 in Revenue Financing System debt will be repaid from revenues from the John A. and Katherine G. Jackson School of Geosciences. Annual debt service on the \$6,102,000 Revenue Financing System debt is expected to be approximately \$400,000. The institution's debt service coverage is expected to be at least 1.7 times and average 1.8 times over FY 2011-2016. The gift funding authorized for expenditure is fully collected or committed at this time, and the institution possesses sufficient local funds to cover any shortfall.

### Previous Board Actions

On August 23, 2007, the Geology Building Addition study was included in the CIP with a total project cost of \$500,000 with funding from Interest on Local Funds. On May 6, 2010, the Chancellor approved the increase in the total project cost to \$550,000 with funding from Interest on Local Funds.

**Renovation of E. P. Schoch Building** - On November 9, 2007, the project was included in the CIP with a total project cost of \$10,000,000 with funding from Revenue Financing System Bond Proceeds.

### Project Description

The Geology Building Addition study for the John A. and Katherine G. Jackson School of Geosciences was developed to provide various options for an addition to house a student center. The study is being redefined as a project to renovate a portion of the second floor of the existing building to create the new student center. The proposed increase to the total project cost will renovate approximately 11,020 gross square feet (GSF) to include student social space with a coffee bar, student work space, career services office, a recruitment and placement office, advisors' offices, tutorial spaces, and support spaces. The scope also includes upgrading various building and life safety systems throughout the entire floor as required by the renovation. The Renovation of the E. P. Schoch Building project will be removed from the CIP to support the Revenue Financing System Bond Proceeds funding for the proposed Geology Building Renovation.

Fundraising will begin immediately and construction will not commence prior to obtaining commitments. If sufficient funds are not raised, the remaining funding will come from the John A. and Katherine G. Jackson Endowed Fund in Geosciences.

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 approved by the Chancellor at a later date.

**6. U. T. Pan American: Fine Arts Academic and Performance Complex - Amendment of the FY 2011-2016 Capital Improvement Program to revise the scope of the project and approval to redesignate as new construction (Preliminary Board approval)**

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Nelsen that the U. T. System Board of Regents approve the recommendations for the Fine Arts Academic and Performance Complex at The University of Texas – Pan American as follows:

<b>Project No.:</b>	901-283	
<b>Project Delivery Method:</b>	Construction Manager at Risk	
<b>Substantial Completion Date:</b>	May 2013	
<b>Total Project Cost:</b>	<u>Source</u>	<u>Current</u>
	Tuition Revenue Bond Proceeds	\$39,796,000
	Revenue Financing System Bond Proceeds	\$ 7,049,000
	Higher Education Assistance Funds (HEAF)	<u>\$ 2,900,000</u>
		\$49,745,000

- a. amend the FY 2011-2016 Capital Improvement Program (CIP) to revise the scope of the project; and
- b. redesignate the project from a repair and rehabilitation project to a new construction project.

BACKGROUND INFORMATION

Previous Board Actions

On August 10, 2006, the project was included in the CIP with a total project cost of \$49,745,000 with funding of \$39,796,000 from Tuition Revenue Bond Proceeds and \$9,949,000 from Revenue Financing System Bond Proceeds. On May 10, 2007, the Board designated the project as architecturally significant. On December 9, 2009, the Board revised the scope of the project; revised the funding to \$39,796,000 from Tuition Revenue Bond Proceeds, \$7,049,000 with funding from Revenue Financing System Bond Proceeds, and \$2,900,000 with funding from Higher Education Assistance Funds (HEAF); removed the special interest designation; and appropriated funding.

## Project Description

This request involves revising the scope of the project from a repair and rehabilitation project to a new construction project because the evaluation of the numerous existing building conditions of the Fine Arts Auditorium proved the planned renovation and available budget could not support the Institution's program requirements and vision.

The project will include construction of a new performing arts center that will consist of a mid-sized theatre designed for approximately 1,000 audience members with accessible seating dispersed throughout, a recital hall for smaller ensembles seating approximately 180 audience members, rehearsal facilities, and performance and audience amenities supporting these programs. The lobby will be able to accommodate seated dinners for up to 200 guests. Restrooms, food concessions, circulation, and other audience amenity areas will reflect modern audience expectations and will be sized to accommodate all theatre patrons before and after performances. Also included will be four rehearsal rooms.

The scope of work for the Fine Arts Academic and Performance Complex will include the associated demolition of existing interior space with interior renovations to meet the academic program requirements. Renovation will consist of life safety, code, and accessibility upgrades; new heating, ventilation, and air conditioning (HVAC); new interior space reconfigurations; new interior architectural finishes; and new roofing.

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. Medical Branch – Galveston: Infrastructure - Ike Recovery - Amendment of the FY 2011-2016 Capital Improvement Program to increase total project cost and appropriation of funds and authorization of expenditure (Final Board approval)**

### RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and President Callender that the U. T. System Board of Regents approve the recommendations for the Infrastructure - Ike Recovery project at The University of Texas Medical Branch at Galveston as follows:

**Project No.:** 601-506  
**Project Delivery Method:** Construction Manager at Risk  
**Substantial Completion Date:** November 2014

<b>Total Project Cost:</b>	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	FEMA	\$ 98,522,000	\$149,204,677
	General Revenue	\$ 32,841,000	\$ 32,841,000
	Private Insurance Claims	\$ <u>14,669,000</u>	\$ <u>14,669,000</u>
		\$146,032,000	\$196,714,677

- a. amend the FY 2011-2016 Capital Improvement Program (CIP) to increase the total project cost from \$146,032,000 to \$196,714,677; and
- b. appropriate additional funds and authorize expenditure in the amount of \$50,682,677 from the Federal Emergency Management Agency (FEMA).

BACKGROUND INFORMATION

Previous Board Action

On August 20, 2009, the project was included in the CIP with a total project cost of \$146,032,000 with funding of \$98,522,000 from FEMA Insurance Claims, \$14,669,000 from Private Insurance Claims, and \$32,841,000 from General Revenue (Unexpended Plant Funds).

Project Description

Infrastructure repairs will involve campuswide distribution systems including: cathodic protection, storm and sanitary sewer, diesel supply loop, electrical emergency and normal power, steam transmission, chilled water systems, telecommunication systems, underground telecom and data cabling, condensate return system, shore dock, helipad, irrigation, way finding signage, clock towers, paving and erosion, blue pedestal phones, West and Central production plants, and campuswide lighting.

The revised total project cost is the result of FEMA approving the rebuild in-kind estimate and a portion of the mitigated thermal distribution system proposal. The current chilled water and steam/condensate system will be replaced with new chilled water and hot water distribution systems.