



**TABLE OF CONTENTS
FOR
FACILITIES PLANNING AND CONSTRUCTION
COMMITTEE**

Committee Meeting: 11/13/2019

Board Meeting: 11/14/2019
Austin, Texas

*David J. Beck, Chairman
Christina Melton Crain
R. Steven Hicks
Nolan Perez
Kelcy L. Warren
Rad Weaver*

	Committee Meeting	Board Meeting	Page
Convene	<i>2:00 p.m. Chairman Beck</i>		
1. U. T. System Board of Regents: Discussion and appropriate action regarding Consent Agenda items, if any, assigned for Committee consideration	<i>2:00 p.m. Discussion</i>	Action	142
<u>Addition to the CIP</u>			
2. U. T. Arlington: Administrative and Faculty Support Services Building - Amendment of the current Capital Improvement Program to include project	<i>2:00 p.m. Action President Karbhari</i>	Action	143
3. U. T. Austin: Red River Street Realignment - Amendment of the current Capital Improvement Program to include project; approval of total project cost; and appropriation of funds	<i>2:05 p.m. Action President Fenves</i>	Action	146
4. U. T. Southwestern Medical Center: James W. Aston Ambulatory Care Building Renovations - Amendment of the current Capital Improvement Program to include project; approval of total project cost; appropriation of funds; and resolution regarding parity debt	<i>2:10 p.m. Action President Podolsky</i>	Action	148
5. U. T. M. D. Anderson Cancer Center: Renovate Alkek Hospital - Main Building - Floor 12 - Amendment of the current Capital Improvement Program to include project; approval of total project cost; and appropriation of funds	<i>2:15 p.m. Action Mr. Chris McKee</i>	Action	151
6. U. T. M. D. Anderson Cancer Center: Demolish Dental Branch Building - Amendment of the current Capital Improvement Program to include project; approval of total project cost; and appropriation of funds	<i>2:20 p.m. Action Mr. Chris McKee</i>	Action	153

	Committee Meeting	Board Meeting	Page
<u>Design Development Approval</u>			
7. U. T. Rio Grande Valley: School of Medicine Institute of Neurosciences - Approval of design development; and appropriation of funds and authorization of expenditure	2:25 p.m. Action <i>President Bailey</i>	Action	155
Adjourn	2:30 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 proposed Consent Agenda item assigned to this Committee is [Item 70](#).

2. U. T. Arlington: Administrative and Faculty Support Services Building - 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 Administrative and Faculty Support Services Building project at The University of Texas at Arlington.

BACKGROUND INFORMATION

Previous Actions

On August 8, 2018, the Chancellor approved the Trinity House Repurposing project as a Repair and Rehabilitation project for Definition Phase. On September 28, 2019, the Chancellor reapproved Definition Phase of the project as the Administrative and Faculty Support Services Building as a new construction project.

Project Description

The proposed project will construct a three-story building in an open office environment for high efficiency and utilization, provide training room and conference room spaces, and a media production area to serve administrative and faculty support services. Approximately half of the facility will house the Office of Information Technology, currently housed at the Arlington Regional Data Center in Fort Worth. The remaining space will be focused on faculty support, including the Center for Research on Teaching and Learning Excellence and the Link Lab, including programs for engagement and training, and for analytics associated with student success.

During the Definition Phase, it was determined that the cost savings of reusing the existing building frame, versus a complete tear-down and construction of a new building, would be significantly less than anticipated. Additional benefits of new construction were also established due to increased flexibility of the building design. Benefits will include a more efficient interior layout; increased ceiling heights allowing for greater efficiency in mechanical, electrical, and plumbing systems; reduced elevator and stair costs due to a three-story design, in lieu of four stories; and the ability to design and construct a building more in keeping with the university's campus master plan.

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 Board of Regents approval on September 1, 2019, U. T. Arlington has delegated authority for institutional management of construction projects under the continued oversight of the Office of Capital Projects.

**The University of Texas at Arlington
Administrative and Faculty Support Services Building**

Project Information

Project Number	301-1251
CIP Project Type	New Construction
Facility Type	Office, General
Management Type	Institutional Management
Institution's Project Advocate	John Hall, Vice President, Administration and Campus Operations
Project Delivery Method	Design/Build
Gross Square Feet (GSF)	57,265

Project Funding

	<u>Proposed</u>
Unexpended Plant Funds	<u>\$26,000,000</u>
Total Project Cost	\$26,000,000

Project Cost Detail

Building Cost	\$17,126,230
Fixed Equipment	-
Site Development	250,000
Furniture and Moveable Equipment	1,400,000
Institutionally Managed Work	1,640,000
Architectural/Design Services	1,268,212
Project Management Fees	375,000
Insurance	367,691
Other Professional Fees	600,000
Project Contingency	2,972,867
Other Costs	-
Total Project Cost	<u>\$26,000,000</u>

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

Administrative and Faculty Support Services Building	\$299		
Texas Higher Education Coordinating Board Average – Office, General	\$399		
	Low Quartile	Median	High Quartile
Other U. T. System Projects	\$303	\$397	\$461
Other National Projects	\$392	\$540	\$571

**The University of Texas at Arlington
Administrative and Faculty Support Services Building**
(continued)

Investment Metric

- Increase level of service to support expanding programs and service activities by 2021

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	September 2019
Addition to CIP	November 2019
Design Development Approval	February 2020
Construction Notice to Proceed	March 2020
Substantial Completion	January 2021

Basis of Design

The planned building life expectancy includes the following elements:

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

3. U. T. Austin: Red River Street Realignment - 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 Red River Street Realignment project at The University of Texas at Austin as follows:

- a. amend the current CIP and approve a total project cost of \$38,500,000; and
- b. appropriate funds of \$38,500,000 with funding from the Available University Fund.

BACKGROUND INFORMATION

Previous Action

On May 17, 2019, the Chancellor approved this project for Definition Phase.

Project Description

The proposed project will realign Red River Street from approximately the intersection at 18th Street to 32nd Street, generally along the route of the existing Robert Dedman Drive, vacating the existing Red River Street right of way from approximately the intersection at Martin Luther King, Jr. Boulevard to the intersection at Clyde Littlefield Drive. The name of the new realigned street will remain Robert Dedman Drive. Included in the project is the design and construction of new paving, curb and gutter, street lighting, pedestrian lighting, landscaping, and other amenities.

This project is in support of a new 15,000-seat arena to host the University Men's and Women's Basketball games and is necessary for the proposed location. The realignment will provide more efficient access for fans, visitors, and the public to the event venue and a more direct north-to-south road through campus.

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
Red River Street Realignment**

Project Information

Project Number	102-1233
CIP Project Type	Repair and Rehabilitation
Facility Type	Utilities/Infrastructure
Management Type	Institutional Management
Institution's Project Advocate	Bobby Stone, Director, Parking and Transportation Services
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	N/A

Project Funding

Available University Fund	<u>Proposed</u> <u>\$38,500,000</u>
Total Project Cost	\$38,500,000

Project Cost Detail

Building Cost	-
Fixed Equipment	-
Site Development	\$30,743,016
Furniture and Moveable Equipment	280,000
Institutionally Managed Work	512,384
Architectural/Design Services	2,693,459
Project Management Fees	866,250
Insurance	611,786
Other Professional Fees	1,333,417
Project Contingency	1,459,688
Other Costs	-
Total Project Cost	\$38,500,000

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	May 2019
Addition to CIP	November 2019
Design Development Approval	November 2019
Construction Notice to Proceed	November 2019
Substantial Completion	July 2021

4. U. T. Southwestern Medical Center: James W. Aston Ambulatory Care Building Renovations - Amendment of the current Capital Improvement Program to include project; approval of total project cost; appropriation of funds; and resolution regarding parity debt

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 approve the recommendations for the James W. Aston Ambulatory Care Building Renovations project at The University of Texas Southwestern Medical Center as follows:

- a. amend the current CIP and approve a total project cost of \$37,000,000;
- b. appropriate funds of \$37,000,000 with funding of \$25,000,000 from Revenue Financing System (RFS) Bond Proceeds and \$12,000,000 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. Southwestern Medical Center, which is a "Member" as such term is used in the Master Resolution, possesses the financial capacity to satisfy its direct obligation as defined in the Master Resolution relating to the issuance by the U. T. System Board of Regents of tax-exempt parity debt in the aggregate amount of \$25,000,000.

BACKGROUND INFORMATION

Debt Service

The \$25,000,000 in RFS debt will be repaid from Clinical Revenues. Annual debt service on the \$25,000,000 in RFS debt is expected to be \$1.45 million. The institution's Scorecard Rating of 2.2 at fiscal year-end 2018 is below the maximum threshold of 5.0 and demonstrates that the institution has the financial capacity to satisfy its direct obligations related to parity debt.

Previous Action

On May 10, 2019, the Chancellor approved this project for Definition Phase.

Project Description

The James W. Aston Ambulatory Care Building was built in 1983 and is in need of major renovations to meet the clinical needs of patients and research needs of faculty. The proposed project will improve the patient and provider experience; allow for the expansion of the neuroscience and ophthalmology clinics; provide a central core of clinical research space for investigators and their patients; and address significant building infrastructure issues including mechanical, electrical, and plumbing systems, and ADA regulatory compliance deficiencies.

This proposed repair and rehabilitation project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. Approval of design development plans and authorization of expenditure of funding will be presented to the President for approval at a later date. Pursuant to a Memorandum of Understanding effective September 1, 2016, U. T. Southwestern Medical Center has delegated authority of institutional management of construction projects under the continued oversight of the Office of Capital Projects.

**The University of Texas Southwestern Medical Center
James W. Aston Ambulatory Care Building Renovations**

Project Information

Project Number	303-1243
CIP Project Type	Repair and Rehabilitation
Facility Type	Healthcare Facility, Hospital
Management Type	Institutional Management
Institution's Project Advocate	Brendan Kelley, Vice Chair of Clinical Affairs, Neurology and Neurotherapeutics
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	143,050

Project Funding

	<u>Proposed</u>
Revenue Financing System Bond Proceeds ¹	\$25,000,000
Designated Funds	<u>\$12,000,000</u>
Total Project Cost	\$37,000,000

¹ RFS Bond Proceeds to be repaid from Clinical Revenues

Project Cost Detail

Building Cost	\$ 28,593,250
Fixed Equipment	1,667,744
Site Development	-
Furniture and Moveable Equipment	215,000
Institutionally Managed Work	-
Architectural/Design Services	2,523,000
Project Management Fees	1,036,000
Insurance	436,802
Other Professional Fees	200,000
Project Contingency	1,248,004
Other Costs	<u>1,080,200</u>
Total Project Cost	\$37,000,000

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	May 2019
Addition to CIP	November 2019
Design Development Approval	January 2020
Construction Notice to Proceed	January 2020
Substantial Completion	July 2021

5. U. T. M. D. Anderson Cancer Center: Renovate Alkek Hospital - Main Building - Floor 12 - 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 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 Renovate Alkek Hospital - Main Building - Floor 12 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 \$14,500,000; and
- b. appropriate funds of \$14,500,000 with funding from Hospital Revenues.

BACKGROUND INFORMATION

Previous Action

On March 14, 2018, the Chancellor approved this project for Definition Phase.

Project Description

The project involves general renovations throughout Floor 12 of the Alkek Hospital to renew finishes and infrastructure systems, to restore patient rooms that had been partially removed from service to full service, to renovate the nurse stations, and to enclose medicine preparation areas. Floor 11 will be impacted as hard ceilings on that floor will need to be removed and replaced. The renovations are needed to increase clinical capacity, improve the overall patient experience, and bring the sterile processing area into compliance with accreditation requirements promulgated by The Joint Commission.

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 Memorandum of Understanding effective September 1, 2007, 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
Renovate Alkek Hospital - Main Building - Floor 12**

Project Information

Project Number 703-1176
 CIP Project Type Repair and Renovation
 Facility Type Healthcare Facility, Hospital
 Management Type Institutional Management
 Institution's Project Advocates Carol Porter, Senior Vice President and Chief Nursing Officer
 Project Delivery Method Construction Manager-at-Risk
 Gross Square Feet (GSF) 44,500

Project Funding

	<u>Proposed</u>
Hospital Revenues	<u>\$14,500,000</u>
Total Project Cost	\$14,500,000

Project Cost Detail

Building Cost	\$10,200,000
Fixed Equipment	-
Site Development	-
Furniture and Moveable Equipment	1,900,000
Institutionally Managed Work	-
Architectural/Design Services	950,000
Project Management Fees	-
Insurance	250,000
Other Professional Fees	-
Project Contingency	1,200,000
Other Costs	-
Total Project Cost	<u>\$14,500,000</u>

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 2018
Addition to CIP	November 2019
Design Development Approval	November 2019
Construction Notice to Proceed	April 2020
Substantial Completion	October 2021

6. U. T. M. D. Anderson Cancer Center: Demolish Dental Branch Building - 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 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 Demolish Dental Branch Building 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 \$13,500,000; and
- b. appropriate funds of \$13,500,000 with funding from Hospital Revenues.

BACKGROUND INFORMATION

Previous Action

On December 18, 2017, the Chancellor approved this project for Definition Phase.

Project Description

This project involves the demolition of a building that was formerly occupied by the U. T. Health Science Center Dental School. The building has seven levels including a basement level and a utility service tunnel that connects with the U. T. M. D. Anderson Main Building complex. The work is expected to include the abatement of asbestos containing materials, as well as any other hazardous materials that may be present. The project is expected to include deconstruction of the building, rather than implosion, as well as modification of an existing flood wall system, shoring, removal of basement walls, protection of buried underground utilities, and analysis of capacities for existing infrastructure to support future site development. Finally, a portion of the site is to be developed as surface parking, on an interim basis, to support valet services for the Main Building complex.

This proposed repair and rehabilitation project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. Demolition plans and authorization of expenditure of funding will be presented to the President for approval at a later date. Pursuant to a Memorandum of Understanding effective September 1, 2007, 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
Demolish Dental Branch Building**

Project Information

Project Number 703-1165
 CIP Project Type Repair and Rehabilitation
 Facility Type Demolition/Infrastructure
 Management Type Institutional Management
 Institution's Project Advocates Karen Mooney, Associate Vice President, Facilities Planning, Design & Construction
 Project Delivery Method Design/Build
 Gross Square Feet (GSF) 326,110

Project Funding

	<u>Proposed</u>
Hospital Revenues	<u>\$13,500,000</u>
Total Project Cost	\$13,500,000

Project Cost Detail

Building Cost	-
Fixed Equipment	-
Site Development - Demolition of Existing Facility	\$11,312,500
Furniture and Moveable Equipment	-
Institutionally Managed Work	-
Architectural/Design Services	169,000
Project Management Fees	373,500
Insurance	120,000
Other Professional Fees	-
Project Contingency	1,350,000
Other Costs	<u>175,000</u>
Total Project Cost	\$13,500,000

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	December 2017
Addition to CIP	November 2019
Design Development Approval	November 2019
Construction Notice to Proceed	November 2019
Substantial Completion	July 2020

7. **U. T. Rio Grande Valley: School of Medicine Institute of Neurosciences - 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 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 Medicine Institute of Neurosciences project at The University of Texas Rio Grande Valley as follows:

- a. approve design development plans; and
- b. appropriate funds and authorize expenditure of \$30,000,000 from Permanent University Fund (PUF) Bond Proceeds.

BACKGROUND INFORMATION

Previous Actions

On August 29, 2018, the Chancellor approved this project for Definition Phase. On December 6, 2012, the Board approved \$100 million of unspecified resources over the next 10 years to be used for start-up costs for the School of Medicine. Previously, the Board approved \$50 million in Permanent University Fund (PUF) Bond Proceeds toward the \$100 million and on August 15, 2019, the Board approved the remaining \$50 million in PUF Bond Proceeds. Additionally on August 15, 2019, this project was included in the CIP with a total project cost of \$30,000,000 with funding from PUF Bond Proceeds.

Project Description

The proposed project will be located in Harlingen, Texas on 35 acres of land located near the Clinical Education Building. The facility will advance one of the core research priorities for the School of Medicine of alleviating the space demand in clinical and research areas. The building will house dry research labs, core imaging, a therapy center, administrative, support and collaborative areas, and community focused spaces. The facility will serve as a world-class site for the departments of neurology, psychiatry, and neurosciences and will house clinics and diagnostic centers for numerous neuropsychiatric and aging disorders.

The project is expected to consist of two or three phases over several years and to be a designated center for research on brain health and other aspects of neurosciences. This first phase is planned to include clinical, shared clinical, clinical research, imaging, core research, satellite vivarium, collaboration and support space.

**The University of Texas Rio Grande Valley
School of Medicine Institute of Neurosciences**

Project Information

Project Number	903-1220
CIP Project Type	New Construction
Facility Type	Laboratory, Medical Healthcare
Management Type	Office of Capital Projects
Institution's Project Advocates	Ihsan M. Salloum, Director/Chair, Department of Neuroscience
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	32,570

Project Funding

	<u>Proposed</u>
Permanent University Fund Bond Proceeds ¹	<u>\$30,000,000</u>
Total Project Cost	<u>\$30,000,000</u>

¹ PUF Bond Proceeds previously committed and awarded in support of the School of Medicine

Project Cost Detail

Building Cost	\$ 16,779,132
Fixed Equipment	-
Site Development	3,226,494
Furniture and Moveable Equipment	1,306,500
Institutionally Managed Work	2,500,000
Architectural/Design Services	2,145,366
Project Management Fees	1,007,100
Insurance	585,179
Other Professional Fees	686,400
Project Contingency	1,584,349
Other Costs	<u>179,480</u>
Total Project Cost	<u>\$30,000,000</u>

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

School of Medicine Institute of Neurosciences	\$515
Texas Higher Education Coordinating Board Average – Laboratory, Medical/Healthcare	\$468
	Low Quartile Median High Quartile
Other U. T. System Projects	\$485 \$545 \$605
Other National Projects	\$591 \$711 \$907

**The University of Texas Rio Grande Valley
School of Medicine Institute of Neurosciences**
(Continued)

Investment Metrics

- Increase neurology clinical faculty by 2023
- Increase School of Medicine extramural research by 50% by 2023

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	August 2018
Addition to CIP	August 2019
Design Development Approval	November 2019
Construction Notice to Proceed	March 2020
Substantial Completion	June 2021

Basis of Design

The planned building life expectancy includes the following elements:

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