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FOR
FACILITIES PLANNING AND CONSTRUCTION COMMITTEE

Committee Meeting: 11/19/2025

Board Meeting: 11/20/2025
Austin, Texas

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

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

RECOMMENDATION

The Board will be asked to approve the Consent Agenda beginning on Page 99.

2. U.T. Arlington: UTA West Academic Building and Associated Infrastructure Improvement, Phase I - Approval of design development; 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 and Chief Operating Officer, and the institutional president that the U.T. System Board of Regents approve the recommendations for the UTA West Academic Building and Associated Infrastructure Improvement, Phase I project at The University of Texas at Arlington as follows:

a. approve design development plans for Phase I; and

b. appropriate funds and authorize expenditure of $20,000,000 with funding of $16,000,000 from Unexpended Plant Funds and $4,000,000 from Gifts.

BACKGROUND INFORMATION

Previous Actions

On February 4, 2025, the Chancellor approved the project for Definition Phase. On August 21, 2025, the project was included in the Capital Improvement Program (CIP) with a total project cost of $169,500,000 with funding of $135,500,000, from Revenue Financing System (RFS) Bond Proceeds, $30,000,000 from Unexpended Plant Funds, and $4,000,000 from Gifts.

Project Description

Phase I of the UTA West Academic Building and Associated Infrastructure Improvement project entails the construction of the supporting infrastructure for the new UTA West Academic Building on the Walsh Ranch, Highland Hills Development, on the north parcel of the UTA West campus.

Infrastructure elements include a 484-space surface parking lot, associated landscaping, lighting and sidewalks, an enhanced entry element to the campus, and the installation of natural gas lines, electrical feeders, fiber, and water (including domestic, waste, and storm). The university will seek approval from the Board at a later date, for the design development plans for the Academic Building on the UTA West campus.

The University of Texas at Arlington
UTA West Academic Building and Associated Infrastructure Improvement, Phase I

Project Information

Project Number	301-1548
CIP Project Type	New Construction
Facility Type	Classroom, General
Management Type	Institutional Management
Institution's Project Advocate	Wayne Atchley – Vice President for Regional Campuses
Project Delivery Method	Design/Build

Project Funding

	Proposed Ph. I	Current TPC
Revenue Financing System Bond Proceeds	$0	$135,500,000
Unexpended Plant Funds	$16,000,000	$30,000,000
Gifts[1]	$4,000,000	$4,000,000
Total Project Cost	$20,000,000	$169,500,000

[1]Gifts of $2M are pledged and $2M in-hand

Project Cost Detail

Phase I	Cost
Building Cost	$15,525,810
Fixed Equipment	250,000
Site Development	-
Furniture and Moveable Equipment	200,000
Institutionally Managed Work	700,000
Architectural/Design Services	$1,420,242
Project Management	300,000
Insurance	324,000
Other Professional Fees	529,948
Project Contingency	750,000
Other Costs	-
Total Project Cost	$20,000,000

Project Milestones

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

3. U.T. Austin: Biological Laboratories Building Renovation - Amendment of the current Capital Improvement Program to include project; approval of total project cost; allocation of Permanent University Fund (PUF) Bond Proceeds; and appropriation of funds

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor and Chief Operating Officer, and the institutional president that the U.T. System Board of Regents amend the current Capital Improvement Program (CIP) to include the Biological Laboratories Building Renovation project at The University of Texas at Austin as follows:

a. amend the current CIP and approve a total project cost of $100,000,000; and

b. allocate and appropriate funds of $100,000,000 with funding from Permanent University Fund Bond Proceeds.

BACKGROUND INFORMATION

Previous Action

On April 18, 2025, the Chancellor approved this project for Definition Phase.

Project Description

The proposed project will renovate the Biological Laboratories Building (BIO) to accommodate the School of Civic Leadership's academic, research, student engagement, and administrative functions. Design and construction of this project will progress sequentially in two phases.

Phase I will vacate BIO to prepare the building for Phase II construction. This will be achieved through occupant relocations and decommissioning of existing spaces. The project will relocate approximately 40,000 gross square feet (GSF) of academic and research spaces from BIO to the E.P. Schoch Building, T.S. Painter Hall, and J.T. Patterson Hall. The project will include targeted infrastructure investments in these locations to support occupancy. In parallel, the project will decommission BIO, including removal of chemicals, materials, equipment, and initiation of environmental abatement.

Phase II will renovate approximately 70,000 GSF of the existing BIO building for the School of Civic Leadership. This project will also include exterior restoration and site improvements to reestablish the building's historic character, along with interior renovations to provide new offices, classrooms, and support spaces, including accessibility upgrades.

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

The University of Texas at Austin
Biological Laboratories Building Renovation

Project Information

Project Number	102-1551
CIP Project Type	Repair and Rehabilitation
Facility Type	Laboratory, General
Management Type	Institutional Management
Institution's Project Advocate	Justin Dyer, Dean, School of Civic Leadership
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	110,000

Project Funding

	Proposed
Permanent University Fund Bond Proceeds	$100,000,000
Total Project Cost	$100,000,000

Project Cost Detail

	Cost
Building Cost	
Phase I – BIO Building Transition and Relocations	$ 6,580,000
Phase II – BIO Building Renovation	68,100,000
Fixed Equipment	1,750,000
Site Development	500,000
Furniture and Moveable Equipment	3,716,000
Institutionally Managed Work	3,234,000
Architectural/Design Services	9,092,500
Project Management	2,000,000
Insurance	1,125,000
Other Professional Fees	2,000,500
Project Contingency	1,500,000
Other Costs	402,000
Total Project Cost	$100,000,000

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	April 2025
Addition to CIP	November 2025
Design Development Approval	March 2026
Construction Notice to Proceed	October 2026
Substantial Completion	May 2028
Final Completion	December 2028

4. U.T. El Paso: Student Housing Complex - 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 and Chief Operating Officer, and the institutional president that the U.T. System Board of Regents amend the current Capital Improvement Program (CIP) to include the Student Housing Complex project at The University of Texas at El Paso.

BACKGROUND INFORMATION

Previous Action

On September 30, 2024, the Chancellor approved this project for Definition Phase.

Project Description

The proposed Student Housing Complex will create a high-quality, on-campus living and learning environment to accommodate enrollment growth. The project, designed as a four-story, co-ed style dormitory with an estimated 456 beds in single and double occupancy rooms, will provide housing for incoming Freshmen. Amenities on the first floor will include a fitness center, an activity room, a study room, and lounges. The project will include a dining hall that will accommodate all of the residents, plus approximately 130 student athletes from various athletic programs.

Designed to be a cost-effective housing option for students, the exterior of the building will reflect the university's Bhutanese style and will also include landscaping that will follow the existing appearance of the campus. This project will be located on the north side of Kidd Field and includes the demolition of a portion of the existing stadium seating, removal of ancillary structures, and renovation of an existing parking lot.

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.

The University of Texas at El Paso
Student Housing Complex

Project Information

Project Number	201-1541
CIP Project Type	New Construction
Facility Type	Housing, Dormitory
Management Type	Office of Capital Projects
Institution's Project Advocate	Catie McCorry-Andalis, Vice President Student Affairs
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	142,153

Project Funding

	Proposed
Revenue Financing System Bond Proceeds[1]	$103,000,000
Auxiliary Enterprises Balances	$5,000,000
Total Project Cost	$108,000,000

[1] Revenue Financing System (RFS) Bond Proceeds to be repaid from rental income

Project Cost Detail

	Cost
Building Cost	$69,415,431
Fixed Equipment	4,544,976
Site Development	11,502,178
Furniture and Moveable Equipment	2,712,415
Institutionally Managed Work	2,158,325
Architectural/Design Services	6,340,043
Project Management	2,325,000
Insurance	1,579,900
Other Professional Fees	1,940,000
Project Contingency	5,481,732
Other Costs	-
Total Project Cost	$108,000,000

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

Student Housing Complex	$152,227

	Low Quartile	Median	High Quartile
Other U.T. System Projects	$119,483	$137,097	$164,109
Other National Projects	$120,865	$185,059	$220,690

The University of Texas at El Paso
Student Housing Complex
(continued)

Undergraduate Student Housing Statistics

Waiting list for on-campus housing	441
Total number of beds added in this project	456
Units to be demolished in this project	0
Total number of beds on campus after completion	1,454

Investment Metrics

- Increase first-year housing to support enrollment growth by 2029

Project Planning

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

Project Milestones

Definition Phase Approval	September 2024
Addition to CIP	November 2025
Design Development Approval	February 2026
Construction Notice to Proceed	March 2026
Substantial Completion	July 2028
Final Completion	August 2028

Basis of Design

The planned building life expectancy includes the following elements:

Enclosure: 25 - 30 years
Building Systems: 30 years
Interior Construction: 10 - 20 years

5. U.T. Medical Branch - Galveston: Sealy Heart and Vascular Institute - Amendment of the current Capital Improvement Program to include project; approval of total project cost; and appropriation of funds

RECOMMENDATION

Dr. John M. Zerwas, in his roles as Chancellor and Executive Vice Chancellor for Health Affairs, concurs in the recommendation of the Executive Vice Chancellor and Chief Operating Officer, and the institutional president that the U.T. System Board of Regents amend the current Capital Improvement Program (CIP) to include the Sealy Heart and Vascular Institute project at the University of Texas Medical Branch at Galveston as follows:

a. amend the current CIP and approve a total project cost of $65,000,000; and

b. appropriate funds of $65,000,000 from Gifts.

BACKGROUND INFORMATION

Previous Action

On September 2, 2025, the Chancellor approved the project for Definition Phase.

Project Description

The proposed Sealy Heart and Vascular Institute (Institute) project involves the build-out of approximately 46,000 gross square feet of shell space, along with the renovation of up to 8,500 gross square feet, all on the sixth floor of Jennie Sealy Hospital. This initiative will expand the existing catheterization lab platform and consolidate key components of the Institute to establish a comprehensive cardiovascular floor. Designed to support both inpatient and outpatient services, the project will significantly enhance the university's capacity to meet current and future patient needs.

This project will create new cardiovascular education and research spaces, relocate administrative offices to improve alignment with clinical operations, and establish a new echocardiography clinic serving both inpatient and outpatient populations. Furthermore, this project enables more efficient, integrated care delivery for heart and vascular patients, positions the university to meet growing procedural demand, and reinforces its role as a regional leader in complex, image-guided treatment.

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

The University of Texas Medical Branch at Galveston
Sealy Heart and Vascular Institute

Project Information

Project Number	601-1573
CIP Project Type	Repair and Rehabilitation
Facility Type	Healthcare Facility, Hospital
Management Type	Institutional Management
Institution's Project Advocate	Wayne Keathley, Executive Vice President and Chief Operating Officer
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	54,500

Project Funding

	Proposed
Gifts[1]	$65,000,000
Total Project Cost	$65,000,000

[1] Gifts are fully committed

Project Cost Detail

	Cost
Building Cost	$33,100,000
Fixed Equipment	17,380,000
Site Development	-
Furniture and Moveable Equipment	1,800,000
Institutionally Managed Work	2,055,000
Architectural/Design Services	3,160,600
Project Management	1,622,461
Insurance	900,000
Other Professional Fees	481,939
Project Contingency	4,500,000
Other Costs	-
Total Project Cost	$65,000,000

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	September 2025
Addition to CIP	November 2025
Design Development Approval	May 2026
Construction Notice to Proceed	June 2026
Substantial Completion	June 2027
Final Completion	August 2027

6. U.T.M.D. Anderson Cancer Center: Patient Care Building 1, Stage A, Clinics of the Future, and Stage B, Legacy Site Early Work - 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

Dr. John M. Zerwas, in his roles as Chancellor and Executive Vice Chancellor for Health Affairs, concurs in the recommendation of the Executive Vice Chancellor and Chief Operating Officer and the institutional president that the U.T. System Board of Regents amend the current Capital Improvement Program (CIP) to include the Patient Care Building 1, Stage A, Clinics of the Future and Stage B, Legacy Site Early Work 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 $160,000,000 for Stages A and B;

b. approve design development plan for Stages A and B of the project; and

c. appropriate funds of $160,000,000 from Hospital Revenues.

BACKGROUND INFORMATION

Previous Actions

On May 5, 2022, the Board of Regents approved the 2/3 Ambulatory Clinical Building TMC project for Definition Phase, with an anticipated total project cost of $2,900,000,000. On September 12, 2025, the Assistant Vice Chancellor for Capital Projects approved the project name change to Patient Care Building 1.

Project Description

The proposed project includes Stage A, Clinics of the Future, and Stage B, Legacy Site Early Work. The Clinics of the Future project, previously approved by the Chancellor on May 17, 2024, for Definition Phase has been rolled into this project as Stage A of the Patient Care Building 1 project. The scope will include extensive renovation of Floors 2, 3, and 4 of the Dan L. Duncan Building to convert space for use from general administrative services to clinical services and on Floor P1 of the Lowry and Peggy Mays Clinic to provide space for high level disinfection services. The scope will also include extensive modifications to mechanical, electrical, plumbing, fire protection, and information technology infrastructure systems, as well as modifications to vertical transportation systems within the Duncan Building.

Stage B, Legacy Site Early Work scope will include excavation, retention, tree relocations and removals, field engineering, perimeter controls (fencing and traffic control), utility cut/cap, and temporary utilities (construction power, water and sanitary services) as required to support the initial mobilization of the site.

In addition to Stages A and B, the overall project is to involve the construction of two new buildings, the Patient Care 1 (1PC) Podium and Tower, and a Radiation Oncology Building, below-grade parking structure for patients, and an elevated pedestrian concourse to interconnect the buildings at the corner of Holcombe Boulevard and Fannin Street. The remainder of the project will be presented to the Board for addition to CIP, design development approval, and authorization of expenditure of funding at a later date.

These proposed repair and rehabilitation stages of the project have been approved by U.T. System staff and meets the criteria for inclusion in the CIP. The university will seek approval from the Board for addition to the CIP and design development plans for the remaining stages of the 1PC project at a later date. Pursuant to The University of Texas Systemwide Policy 199, pertaining to Management of Major Capital Projects, U.T.M.D. Anderson Cancer Center has delegated authority for institutional management of construction projects.

The University of Texas M. D. Anderson Cancer Center
Patient Care Building 1 - Stage A, Clinics of the Future, and Stage B, Legacy Site Early Work

Project Information

Project Number	703-1404
CIP Project Type	Repair and Rehabilitation, Stages A and B
Facility Type	Healthcare Facility, Clinic
Management Type	Institutional Management
Institution's Project Advocate	Rosanna Morris, Chief Operating Officer
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	94,000 Stages A and B

Project Funding

	Proposed for Stages A & B
Hospital Revenues	$160,000,000
Total Project Cost	$160,000,000

Project Cost Detail

	Cost
Building Cost	
Stage A, Clinics of the Future	$42,421,650
Stage B, Legacy Site- Early Work	1,000,000
Fixed Equipment	20,300,000
Site Development	51,560,000
Furniture and Moveable Equipment	10,000,000
Institutionally Managed Work	1,000,000
Architectural/Design Services	14,800,000
Project Management	1,740,000
Insurance	1,950,000
Other Professional Fees	1,850,000
Project Contingency	12,378,350
Other Costs	1,000,000
Total Project Cost	$160,000,000

Project Planning for Stages A and B

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

The University of Texas M. D. Anderson Cancer Center
Patient Care Building 1 - Stage A, Clinics of the Future, and Stage B, Legacy Site Early Work
(continued)

Project Milestones for Stages A and B

Definition Phase Approval	May 2022
Addition to CIP	November 2025
Design Development Approval	November 2025
Construction Notice to Proceed	March 2026
Substantial Completion	January 2028
Final Completion	March 2029