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FOR
FACILITIES PLANNING AND CONSTRUCTION COMMITTEE

Committee Meeting: 11/18/2026

Board Meeting: 11/19/2026
Austin, Texas

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

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Adjourn	*3:30 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 Board will be asked to approve the Consent Agenda beginning on Page 186.

2. U.T. System: Amendment of the current Capital Improvement Program to include Deferred Maintenance Permanent University Fund (PUF) Funded Program projects; appropriation of funds for Repair and Rehabilitation projects; authorization of institutional management

RECOMMENDATION

In accordance with the Constitutional debt capacity of the Permanent University Fund (PUF) funding for U.T. institutions, the Chancellor, the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor and Chief Operating Officer, and the Presidents of the respective U.T. institutions recommend that the U.T. System Board of Regents amend the current Capital Improvement Program (CIP) to include the following project as follows:

a. amend the current Capital Improvement Program (CIP) to include projects for U.T.M.D. Cancer Center, and the University of Texas System Administration;

b. approve the appropriation of $89,250,000 of PUF Bond Proceeds for U.T.M.D. Anderson Cancer Center to address deferred maintenance in education and general facilities; and

c. approve the appropriation of $10,000,000 of PUF Bond Proceeds for U.T. System to address Phase I of deferred maintenance in education and general facilities;

d. authorize U.T.M.D. Anderson Cancer Center, and U.T. System Administration, to manage its project budgets, appoint architects, approve facility programs, prepare final plans, and award contracts in compliance with all rules, regulations, and policies.

BACKGROUND INFORMATION

Previous Actions

On August 21, 2025, the Board approved the allocation of $1.19 billion of Permanent University Fund (PUF) Bond Proceeds for capital projects addressing Deferred Maintenance (DM). Based on the Fiscal Year 2024 Campus Condition Report (Report), issued January 2025 summarizing the facilities condition and deferred maintenance needs across U.T. institutions, there was $2.63 billion in unfunded deferred maintenance needs in Education and General (E&G) space as of Fiscal Year 2024. This amount excludes the deferred maintenance needs in non-E&G space, which totaled an additional $1.2 billion.

On February 19, 2026, the Board approved the addition of four institutional PUF DM projects to the current CIP for U.T. Dallas, U.T. San Antonio - Phase I, U.T. Southwestern Medical Center, and U.T. Health Science Center - Houston, totaling approximately $422 million.

On May 21, 2026, the Board approved the addition of four institutional PUF DM projects to the current CIP for U.T. Arlington, U.T. El Paso, U.T. Tyler, and U.T. Medical Branch - Galveston, totaling approximately $336.8 million.

On August 13, 2026, the Board approved the addition of four institutional PUF DM projects to the current CIP for U.T. Permian Basin - Phase I, U.T. San Antonio - Phase II, and Stephen F. Austin State University, totaling approximately $159.5 million.

Project Description

As described in the Report, a relevant industry metric for annual facility recapitalization is 1.5% to 3.0% of current replacement value. The proposed allocation methodology would allocate PUF bond proceeds to address deferred maintenance for E&G space allocated at 2.5% of current replacement value for academic institutions and 1.5% of current replacement value for health institutions, with each institution's allocation capped at the amount of deferred maintenance reflected on the most recent Report, subject to a minimum annual allocation of $10 million.

The aggregate PUF allocation of $1.19 billion would address approximately 45% of the $2.63 billion of deferred maintenance needs in E&G space across U.T. institutions. This item addresses $99.25 million of the total $1.19 billion PUF allocation, and additional phases at the remaining institutions will be presented to the Board for approval at a later date.

The proposed repair and rehabilitation projects have been approved by U.T. System staff and meet the criteria for inclusion in the CIP. Design development plans and authorization of expenditure of funding will be presented to the Board of Regents, Chancellor, or the institution President for approval at a later date.

U.T.M.D. Anderson Cancer Center (703-1631)

This program focuses on completing maintenance work for certain buildings listed on the Fiscal Year 2024 Gordian Sightlines 5.5.11 report that included $89,250,000 in reported Deferred Maintenance (DM). The U.T.M.D. Cancer Center DM program is to serve as an "umbrella" project under which multiple small projects will be executed to address DM needs in education and general facilities.

U.T. System Administration (101-1651)

The U.T. System program aligns with the stated intent to reduce the deferred maintenance backlog by addressing the most critical projects on the report in E&G space across the overall portfolio. Phase I will include the Research and Education Center at Laredo, and the Police Academy. Additional phases of work at other UT System facilities will be proposed at a later date.

3. U.T. Austin: Amendment of the current Capital Improvement Program to include Deferred Maintenance Available University Fund Funded Program projects; appropriation of funds for Repair and Rehabilitation projects; and authorization of institutional management

RECOMMENDATION

In accordance with the Constitutional debt capacity of the Available University Fund funding for U.T. institutions, the Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor and Chief Operating Officer, and the President of the institution that the U.T. System Board of Regents amend the current Capital Improvement Program (CIP) to include the following project as follows:

a. amend the current Capital Improvement Program (CIP) to include the Available University Fund (AUF) Deferred Maintenance (DM) Program projects for The University of Texas at Austin (U.T. Austin);

b. approve the appropriation of $300,000,000 of AUF Bond Proceeds for U.T. Austin to address DM in education and general facilities; and

c. authorize U.T. Austin to manage its project budgets, appoint architects, approve facility programs, prepare final plans, and award contracts in compliance with U.T. System rules, regulations, and policies.

BACKGROUND INFORMATION

Previous Actions

On May 21, 2026, the Board of Regents appropriated $300,000,000 in AUF for U.T. Austin to address DM across education and general (E&G) facilities. On October 20, 2026. the Chancellor approved this project for Definition Phase and has been assigned CIP project number 102-1648.

Project Description

U.T. Austin will use their AUF allocation to advance DM projects programmed for Fiscal Year (FY) 2026 and FY2027 and to fund planning, design, and preconstruction activities for projects anticipated to proceed in FY2028.

Funding will support recurring infrastructure renewal programs, including roof replacements, elevator and escalator modernization, building system renewals, electrical infrastructure improvements, and other high-priority renewal projects. U.T. Austin has established a comprehensive DM program that provides a structured, portfolio-based approach to assessing facility conditions, prioritizing investments, and advancing renewal projects across its facilities and infrastructure portfolio. Through facility condition assessments, asset management practices, recurring renewal programs, and strategic capital planning, U.T. Austin has developed

a disciplined framework for reducing DM liabilities, preserving existing assets, and supporting long-term campus stewardship.

Projects within the program will be prioritized to align with U.T. Austin's strategic objectives and advance investments that provide the greatest institutional benefit. The program will be organized into three categories and will be managed as a coordinated portfolio of projects. This approach strengthens program oversight, improves resource alignment, enhances cost-effectiveness, and supports a more proactive and sustainable approach to campus asset management.

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. Austin has delegated authority for institutional management of construction projects.

4. U.T. San Antonio: Nexus Initiative - Amendment of the current Capital Improvement Program to include project; approval of total project cost; allocation and appropriation of Permanent University Funds (PUF) Bond Proceeds

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Health 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 Nexus Initiative project at The University of Texas at San Antonio 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 Permanent University Funds (PUF) Bond Proceeds;

BACKGROUND INFORMATION

Previous Action

On May 19, 2026, the Chancellor approved this project for Definition Phase.

Project Description

The Nexus Initiative is a strategic, institution-wide investment to establish an integrated, closed-loop biomedical discovery environment that unifies AI-optimized high-performance computing infrastructure with a shared, enterprise-scale multi-omics research cluster. The high-performance computing center will be located adjacent to the Health Science Center's existing computing center. The project includes 20,000 gross square feet (GSF) of repair and rehabilitation work and the construction of a 7,500 GSF modular building.

Modern biomedical research is fundamentally data- and computation-intensive. Without integrated multi-omics and high-performance computing infrastructure, U.T. San Antonio faces a structural disadvantage in faculty recruitment and retention, center-scale grant competitiveness, and industry engagement. The Nexus Initiative directly addresses this gap while strengthening the integration of academic and health research enterprises.

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. San Antonio has delegated authority for institutional management of construction projects.

The University of Texas at San Antonio
Nexus Initiative

Project Information

Project Number	402-1629
CIP Project Type	Repair and Rehabilitation
Facility Type	Utilities/Infrastructure
Management Type	Institutional Management
Institution's Project Advocates	Jennifer Potter, Senior Executive Vice President Research and Innovation, and Michael Schnabel, Senior Vice President and Chief Information Officer
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	27,500

Project Funding

	Proposed
Permanent University Fund Bond Proceeds	$65,000,000
Total Project Cost	$65,000,000

Project Cost Detail

	Cost
Building Cost	$17,500,000
Fixed Equipment	1,500,000
Site Development	500,000
Furniture and Moveable Equipment	-
Institutionally Managed Work	39,433,550
Architectural/Design Services	1,700,000
Project Management	829,700
Insurance	421,750
Other Professional Fees	755,000
Project Contingency	2,210,000
Other Costs	150,000
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

The University of Texas at San Antonio
Nexus Initiative
(continued)

Project Milestones

Definition Phase Approval	May 2026
Addition to CIP	November 2026
Design Development Approval	November 2026
Construction Notice to Proceed	February 2027
Substantial Completion	December 2028
Final Completion	January 2029

5. U.T. Tyler: Campus Village Residence Hall, Phase 1 - 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 and Chief Operating Officer, and the institutional president that the U.T. System Board of Regents approve the recommendations for the Campus Village Residence Hall, Phase 1 project at The University of Texas at Tyler as follows:

a. approve design development plans;

b. appropriate funds and authorize expenditure of $114,000,000 from Revenue Financing System (RFS) Bond Proceeds; 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 The University of Texas at 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 $114,000,000.

BACKGROUND INFORMATION

Debt Service

The $114,000,000 in RFS debt will be repaid from rental income. Annual debt service on the $114,000,000 in RFS debt is expected to be $6.35 million. The institution's Scorecard Rating of 4.7 at Fiscal Year-end 2025 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 December 14, 2023, the Chancellor approved the project for Definition Phase with an original total project cost of $100,000,000. On March 16, 2026, a revised Definition Phase request was approved to increase the total project cost to $114,000,000, and the project was added to the current CIP at the August 13, 2026, Board of Regents' Meeting.

Project Description

The Campus Village Residence Hall, Phase 1 project represents the first phase of a broader housing expansion strategy identified in U.T. Tyler's Campus Master Plan as a near-term strategic initiative to support continued enrollment growth and strengthen the University's residential campus environment.

Located within the campus core, The Campus Village Residence Hall, Phase 1 (CVRH) project advances the vision of a vibrant, walkable campus that integrates student living with academic, dining, and student life resources. The project is intended to provide 390 beds, primarily serving first and second-year students. The residential program will consist primarily of traditional two-bed units and six-bed suite-style units organized around shared living areas that promote interaction and community building among residents. The facility will also include accessible units as well as staff and resident life accommodations necessary to support community oversight, student engagement, and residence life programming.

In addition to residential units, the project will incorporate a variety of indoor and outdoor community amenities intended to enhance the residential experience and encourage student engagement. These amenities may include student lounges, study areas, community gathering spaces, grab-and-go food service, a wellness room, enrichment or programming spaces, shared laundry facilities, and exterior gathering areas that support informal interaction and community activities.

The project also includes the development of an associated multi-story parking garage providing 450 parking spaces to support the residence hall and address parking needs in the surrounding campus area. Supporting site improvements will include irrigated landscaping, pedestrian pathways, roads, drives, fire lanes, and other circulation elements necessary to support full occupancy and safe operations. The development will also provide the required utility infrastructure through expansion of and connection to existing campus utility systems. By concentrating on new residential development within the campus core, the project will strengthen campus identity, increase accessibility to key campus resources, and contribute to the creation of a more active and cohesive residential campus environment.

The University of Texas at Tyler
Campus Village Residence Hall, Phase 1

Project Information

Project Number	802-1503
CIP Project Type	New Construction
Facility Type	Housing, Apartments
Management Type	Office of Capital Projects
Institution's Project Advocates	Daniel Deslatte, Chief Business Officer Stephanie Fenter, Vice President Operations for Academic Affairs
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	263,391
Parking Spaces	450

Project Funding

	Proposed
Revenue Financing System Bond Proceeds[1]	$114,000,000
Total Project Cost	$114,000,000

[1] Revenue Financing System (RFS) debt service to be repaid from rental income

Project Cost Detail

	Cost
Building Cost	
Residence Hall	$64,569,886
Parking Garage	$14,730,914
Fixed Equipment	500,000
Site Development	5,775,114
Furniture and Moveable Equipment	2,814,336
Institutionally Managed Work	4,275,000
Architectural/Design Services	7,526,720
Project Management	3,375,000
Insurance	1,689,819
Other Professional Fees	4,275,000
Project Contingency	4,468,211
Other Costs	-
Total Project Cost	$114,000,000

The University of Texas at Tyler
Campus Village Residence Hall, Phase 1
(continued)

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

Campus Village Residence Hall, Phase 1 – Residence Hall only	$165,564
Texas Higher Education Coordinating Board Average – Housing, Dormitory	N/A

	Low Quartile	Median	High Quartile
Other U.T. System Projects	$119,258	$143,314	$183,761
Other National Projects	$119,816	$178,271	$217,876

Investment Metrics

- Increase student housing from 1,362 beds to 1,752 beds by 2029

Project Milestones

Definition Phase Approval	March 2026
Addition to CIP	August 2026
Design Development Approval	November 2026
Construction Notice to Proceed	December 2026
Substantial Completion	September 2028
Final Completion	October 2028

Basis of Design

The planned building life expectancy includes the following elements:

Enclosure: 25 - 30 years
Building Systems: 15 - 25 years
Interior Construction: 10 - 15 years

6. U.T. Southwestern Medical Center: School of Public Health and School of Health Professions Academic Building - Amendment of the current Capital Improvement Program to include project

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Health 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 School of Public Health and School of Health Professions Academic Building project at The University of Texas Southwestern Medical Center.

BACKGROUND INFORMATION

Previous Action

On November 25, 2025, the Chancellor approved the project for Definition Phase.

Project Description

As U.T. Southwestern Medical Center (UTSWMC) has grown substantially in all its missions over the last decade, there is an acute need for modern spaces to support excellence in each mission. The recently established School of Public Health and School of Health Professions will be a curated mix of classroom, laboratory and academic clinical environments essential to meet student requirements in their respective programs.

The School of Public Health is currently operating out of classroom space retrofitted into existing academic buildings and is already in need of additional dedicated space. Similarly, the building the School of Health Professions (SHP) has occupied for many years can no longer support the most current teaching modalities and student needs. The campus master plan calls for the existing SHP building, which consists of clinical and academic/research education space, to be demolished along with the new building construction.

To address this need for dedicated space across both schools, neither of which currently has the up-to-date academic space to support the type of teaching and research that these disciplines require, UTSWMC proposes to construct a new seven story academic building. Integrated into the building will be small and large lecture spaces, hands-on academic spaces that will allow for collaboration with medical school curriculum, and administrative support space. The new facility will provide additional, state-of-the-art faculty accommodations that can foster an environment of collaboration and serve as a recruiting tool for the continued growth of both programs.

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 Southwestern Medical Center
School of Public Health and School of Health Professions Academic Building

Project Information

Project Number	303-1579
CIP Project Type	New Construction
Facility Type	Classroom, Medical/Healthcare
Management Type	Institutional Management
Institution's Project Advocate	W.P. Andrew Lee, Executive Vice President, Academic Affairs
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	218,000

Project Funding

	Proposed
Permanent University Fund Bond Proceeds	$225,000,000
Designated Funds	$50,000,000
Total Project Cost	$275,000,000

Project Cost Detail

	Cost
Building Cost	
New Academic Building	$167,162,578
Parking Garage	17,167,500
Fixed Equipment	8,780,000
Site Development	-
Furniture and Moveable Equipment	21,017,008
Institutionally Managed Work	-
Architectural/Design Services	16,051,865
Project Management	5,080,000
Insurance	3,500,000
Other Professional Fees	200,000
Project Contingency	30,000,000
Other Costs	6,041,049
Total Project Cost	$275,000,000

The University of Texas Southwestern Medical Center
School of Public Health and School of Health Professions Academic Building
(continued)

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

School of Public Health/Professions Academic Building	$767
Texas Higher Education Coordinating Board Average Classroom, Medical/Healthcare	$846

	Low Quartile	Median	High Quartile
Other U.T. System Projects	$579	$676	$760
Other National Projects	$677	$876	$1,117

Investment Metrics

- Provide dedicated up-to-date space to support needed teaching and research required by 2030

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	November 2025
Addition to CIP	November 2026
Design Development Approval	May 2027
Construction Notice to Proceed	July 2027
Substantial Completion	December 2029
Final Completion	October 2030

Basis of Design

The planned building life expectancy includes the following elements:

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

7. U.T. Medical Branch - Galveston: Sealy Heart and Vascular Institute - Amendment of the current Capital Improvement Program to increase total project cost; 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 and Chief Operating Officer, 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 Sealy Heart and Vascular Institute project at The University of Texas Medical Branch at Galveston as follows:

a. amend the current Capital Improvement Program (CIP) to increase the total project cost from $65,000,000 to $87,000,000; and

b. appropriate funds and authorize expenditure of $22,000,000 from Gifts.

BACKGROUND INFORMATION

Previous Actions

On September 2, 2025, the Chancellor approved this project for Definition Phase. On November 20, 2025, the Sealy Heart and Vascular Institute project was included in the CIP with a total project cost of $65,000,000 with funding from Gifts. On July 22, 2026, the President approved Design Development.

Project Description

The Sealy Heart and Vascular Institute project includes the build-out of 54,454 square feet of shell space and renovation of 12,931 square feet on the sixth floor of Jennie Sealy Hospital. The project will expand the existing catheterization lab platform and consolidate much of the Sealy Heart and Vascular Institute to create a full cardiovascular floor that supports both inpatient and outpatient services and expands UTMB's capabilities to better serve current and future patient needs. This initiative aligns with UTMB's goals of enhancing procedural capacity, optimizing clinical workflows, and supporting institutional growth.

The increase in Total Project Cost (TPC) is associated with an expansion of project scope supported by additional gifts from the Sealy & Smith Foundation. To accommodate the Sealy Heart and Vascular Institute (SHVI) program on Level 6 of Jennie Sealy Hospital, an existing Interventional Radiology (IR) Bi-Plane must be relocated. While UTMB originally anticipated managing this relocation separately, the Sealy & Smith Foundation has committed additional funding to build-out the space required on level 12 to facilitate the relocation of the IR Bi-Plane. The Sealy & Smith Foundation is also providing additional funds for new equipment required to support the SHVI program. These additional scope elements and associated philanthropic funding are the basis for the requested TPC increase.

This proposed Repair and Rehabilitation project has been approved by U.T. System staff and meets the criteria for modifying the CIP. 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 for Clinical Enterprise
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	54,454

Project Funding

	Current	Proposed
Gifts	$65,000,000	$87,000,000
Total Project Cost	$65,000,000	$87,000,000

[1] Gifts are fully committed

Project Cost Detail

	Cost
Building Cost	$42,300,000
Fixed Equipment	30,660,000
Site Development	-
Furniture and Moveable Equipment	766,882
Institutionally Managed Work	1,674,500
Architectural/Design Services	4,657,000
Project Management	2,767,000
Insurance	586,000
Other Professional Fees	1,239,600
Project Contingency	2,179,828
Other Costs	169,190
Total Project Cost	$87,000,000

Project Milestones

Definition Phase Approval	September 2025
Addition to CIP	November 2025
Design Development Approval	July 2026
Construction Notice to Proceed	July 2026
Substantial Completion	October 2028
Final Completion	April 2030

8. U.T. Medical Branch - Galveston: League City Campus Hospital Expansion - 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 and Chief Operating Officer, and the institutional president that the U.T. System Board of Regents approve the recommendations for the League City Campus Hospital Expansion project at The University of Texas Medical Branch at Galveston as follows:

a. approve design development plans; and

b. appropriate funds and authorize expenditure of $300,000,000 from Hospital Revenues.

Previous Actions

On November 19, 2025, the Chancellor approved the project for Definition Phase. On February 19, 2026, the project was included in the CIP with a total project cost of $300,000,000 with funding from Hospital Revenues.

Project Description

The League City Campus Hospital Expansion project represents a major investment in the University of Texas Medical Branch at Galveston's (UTMB) clinical infrastructure, designed to address the growing demand for patient care while advancing long-term strategic objectives. The project includes the construction of a new 40-bed Emergency Department that will enhance patient throughput and improve access to emergency services. To complement this expansion, the project will build new advanced imaging capabilities for both inpatient and emergency settings, including MRI, CT, ultrasound, and fluoroscopy. Additionally, new inpatient and outpatient procedural imaging services - such as lnterventional Radiology, procedural ultrasounds, and procedural CT - will be incorporated to strengthen diagnostic and treatment capabilities.

The scope also includes an expanded inpatient pharmacy to optimize medication management and renovated laboratory spaces to improve workflow and diagnostic efficiency. The existing 17-bed Emergency Department will be converted into a 20-bed Observation Unit. Administrative offices and training facilities will be relocated to newly constructed areas, enabling the vacated space to be converted into a 20-bed Medical-Surgical Unit. Further enhancements include a new hospital entry and loading dock to improve patient and supply access, as well as the addition of a dialysis unit to meet specialized care needs. Strategic shelled space will be reserved to accommodate future growth and evolving clinical requirements.

Pursuant to The University of Texas Systemwide Policy 199, pertaining to Management of Major Capital Projects, UTMB has delegated authority for institutional management of construction projects.

The University of Texas Medical Branch at Galveston
League City Campus Hospital Expansion

Project Information

Project Number	601-1578
CIP Project Type	New Construction
Facility Type	Healthcare Facility, Hospital
Management Type	Institutional Management
Institution's Project Advocate	Wayne Keathley, Executive Vice President and Chief Operating Officer for Clinical Enterprise
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	177,000
Shell Space (GSF)	32,000

Project Funding

	Current
Hospital Revenues	$300,000,000
Total Project Cost	$300,000,000

Project Cost Detail

	Cost
Building Cost	
New Construction	$123,946,851
Renovation	23,934,871
Fixed Equipment	21,251,508
Site Development	41,790,332
Furniture and Moveable Equipment	4,239,488
Institutionally Managed Work	11,403,863
Architectural/Design Services	17,483,319
Project Management	7,488,300
Insurance	5,441,379
Other Professional Fees	7,676,368
Project Contingency	35,211,772
Other Costs	131,949
Total Project Cost	$300,000,000

The University of Texas Medical Branch at Galveston
League City Campus Hospital Expansion
(continued)

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

League City Campus Hospital Expansion (with 18% shell space)	$2,385,189
League City Campus – Hospital Expansion (estimated Finish-Out)	$2,788,415
Texas Higher Education Coordinating Board Average – Facility Type	NA

	Low Quartile	Median	High Quartile
Other U.T. System Projects	$ 1,272,492	$1,329,900	$ 2,792,283
Other National Projects	$ 2,129,580	$3,570,631	$5,887,052

Investment Metrics

- Increase operational efficiencies by 2031

Project Milestones

Definition Phase Approval	November 2025
Addition to CIP	February 2026
Design Development Approval	November 2026
Construction Notice to Proceed	November 2026
Substantial Completion	November 2029
Final Completion	May 2030

Basis of Design

The planned building life expectancy includes the following elements:

Enclosure: 50 years
Building Systems: 20 years
Interior Construction: 10 - 15 years

9. U.T. Health Science Center - Houston: Reuel A. Stallones Rehabilitation and Repair Project - 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 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 Reuel A. Stallones Rehabilitation and Repair Project at The University of Texas Health Science Center at Houston (U.T. Health Science Center - Houston) as follows:

a. amend the current CIP and approve a total project cost of $170,000,000;

b. appropriate funds of $170,000,000 with funding of $136,000,000 from Revenue Financing System (RFS) Bond Proceeds and $34,000,000 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 The University of Texas Health Science at Houston, 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 $136,000,000.

BACKGROUND INFORMATION

Debt Service

The $136,000,000 in RFS debt will be repaid from Designated Funds. Annual debt service on the $136,000,000 in RFS debt is expected to be $7.57 million. The institution's Scorecard Rating of 3.9 at Fiscal Year-end 2025 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

The Chancellor approved the Definition Phase on February 11, 2026. A request to revise the Definition Phase with an increased project scope and total project cost was approved by the Chancellor on October 6, 2026.

Project Description

The existing Reuel A. Stallones (RAS) Building comprises approximately 231,700 gross square feet and was originally constructed in 1976 for the U.T. Health Science Center - Houston School of Public Health. Construction of the new Public Health Education and Research Building began in June 2023, with operational occupancy achieved in summer 2026. This proposed project will renovate and repurpose the now-vacant RAS Building to support expanded campus needs. Planned improvements include the modernization and expansion of wet laboratory research space, vivarium space, dry computational space, administrative space, and areas that will support continued academic growth. This project has been deemed essential to address current and future research requirements by providing modern, flexible, state-of-the-art research facilities, and is intended to strengthen U.T. Health Science Center - Houston's ability to recruit and retain leading research talent while supporting the institution's long-term research mission.

The renovated RAS facility is intended to support interdisciplinary research across all eight U.T. Health Science Center - Houston schools while addressing the current needs of campus faculty, staff, and students. The project will also provide capacity to support future growth of departments, centers, and educational programs. The renovation will prioritize flexibility to accommodate the evolving needs of departments and research centers over time. Collaborative and shared working spaces will be incorporated into faculty and staff office areas to promote cross-disciplinary engagement and improve space utilization. Teaching spaces, including classrooms and auditoriums, will be renovated and equipped with modern audio/visual technology to support contemporary instructional methods and larger class sizes.

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. Health Science Center - Houston has delegated authority for institutional management of construction projects.

The University of Texas Health Science Center at Houston
Reuel A. Stallones Rehabilitation and Repair Project

Project Information

Project Number	701-1620
CIP Project Type	Repair and Rehabilitation
Facility Type	Laboratory, General
Management Type	Institutional Management
Institution's Project Advocate	Kevin Morano, Senior Vice President for Academic and Faculty Affairs
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	231,700

Project Funding

	Proposed
Revenue Financing System Bond Proceeds[1]	$136,000,000
Designated Funds	$ 34,000,000
Total Project Cost	$170,000,000

[1] Revenue Financing System (RFS) debt service to be repaid from Designated Funds

Project Cost Detail

	Cost
Building Cost	$114,325,000
Fixed Equipment	9,925,000
Site Development	250,000
Furniture and Moveable Equipment	7,000,000
Institutionally Managed Work	3,000,000
Architectural/Design Services	11,400,000
Project Management	3,100,000
Insurance	3,200,000
Other Professional Fees	1,800,000
Project Contingency	15,000,000
Other Costs	1,000,000
Total Project Cost	$170,000,000

Project Planning

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

The University of Texas Health Science Center at Houston
Reuel A. Stallones Rehabilitation and Repair Project
(continued)

Project Milestones

Definition Phase Approval	October 2026
Addition to CIP	November 2026
Design Development Approval	November 2026
Construction Notice to Proceed	February 2027
Substantial Completion	March 2029
Final Completion	May 2029

10. U.T.M.D. Anderson Cancer Center: PTC1 Clinical Equipment Replacement - 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 in the recommendation of the Executive Vice Chancellor for Health 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 Proton Therapy Center 1 (PTC1) Clinical Equipment Replacement project at The University of Texas M.D. Anderson Cancer Center and approve the recommendations as follows:

a. amend the current CIP and approve a total project cost of $230,900,000;

b. approve design development plans; and

c. appropriate funds and authorize expenditure of $206,400,000 from additional Hospital Revenues;

BACKGROUND INFORMATION

Previous Actions

On December 12, 2024. the Chancellor approved this project for Definition Phase. On November 20, 2025, the PTC1 Clinical Equipment Replacement project was included in the CIP with a total project cost of $24,500,000 from Hospital Revenues to proceed with competitive procurement of the proton therapy equipment to place customized long-lead equipment on order via the Consent Agenda.

Project Description

The PTC1 Clinical Equipment Replacement project involves replacing existing proton therapy equipment in PTC1 facility at U.T.M.D. Anderson's Texas Medical Center Campus (TMC Campus). The project includes decommissioning and removal of the existing Hitachi multi-room proton therapy system, including the synchrotron, beam line, three rotating gantries, and fixed-beam equipment; design and renovation of the three rotating treatment vaults; procurement and installation of three new proton therapy equipment systems, each with a dedicated cyclotron and rotating gantry; and conversion of the existing fixed-beam treatment room to shell space. The existing treatment rooms share a single proton source, limiting treatment to one patient at a time. The new IBA ProteusONE systems will provide a dedicated cyclotron for each of the three rotating treatment rooms, allowing the rooms to operate simultaneously, which will substantially increase treatment throughput without increasing the number of rotating treatment rooms.

The scope of the project includes an addition of approximately 5,390 gross square feet (GSF) to the facility, renovations to approximately 34,830 GSF within the existing building, and modifications to the facility infrastructure systems as needed to accommodate the new equipment. The work includes modifications to the treatment vaults and control rooms, removal and replacement of portions of the building exterior and roof, enlargement of existing roof hatches, structural modifications to support the new equipment, modifications to shielding and foundations, and upgrades to the building fire protection system. The project also includes enabling work required to maintain critical clinical support functions during construction, as well as the installation of ancillary equipment associated with the new proton therapy systems.

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 The University of Texas Systemwide Policy UTS 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
PTC1 Clinical Equipment Replacement

Project Information

Project Number	703-1546
CIP Project Type	Repair and Rehabilitation
Facility Type	Healthcare Facility, Clinic
Management Type	Institutional Management
Institution's Project Advocate	Rosanna Morris, Executive Vice President and Chief Operating Officer
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	40,220

Project Funding

	Current	Proposed
Hospital Revenues	$24,500,000	$230,900,000
Total Project Cost	$24,500,000	$230,900,000

Project Cost Detail

	Cost
Building Cost	$98,000,000
Fixed Equipment	78,000,000
Site Development	-
Furniture and Moveable Equipment	5,132,000
Institutionally Managed Work	-
Architectural/Design Services	6,000,000
Project Management	2,500,000
Insurance	-
Other Professional Fees	3,000,000
Project Contingency	23,090,000
Other Costs	15,178,000
Total Project Cost	$230,900,000

Project Planning

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
PTC1 Clinical Equipment Replacement
(continued)

Project Milestones

Definition Phase Approval	December 2024
Addition to CIP	November 2026
Design Development Approval	November 2026
Construction Notice to Proceed	March 2027
Substantial Completion	March 2029
Final Completion	March 2030

11. U.T.M.D. Anderson Cancer Center: Legacy Campus Support Facility - Amendment of the current Capital Improvement Program to increase total project cost; approval of design development for Stage B; 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 Health 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 Legacy Campus Support Facility project at The University of Texas M.D. Anderson Cancer Center as follows:

a. amend the current Capital Improvement Program (CIP) to increase the total project cost from $217,000,000 to $272,000,000;

b. approve design development plans for Stage B with total project cost of $246,700,000;

c. appropriate funds and authorize expenditure for Stage B of $246,700,000 with funding of $11,425,000 from Auxiliary Enterprises Fund Balance, $204,620,000 from Revenue Financing (RFS) Bond Proceeds, and $30,655,000 from Hospital Revenues; 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 The University of Texas M.D. Anderson Cancer 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 $204,620,000.

BACKGROUND INFORMATION

Debt Service

The $204,620,000 in RFS debt will be repaid from Hospital Revenues. Annual debt service on the $204,620,000 in RFS debt is expected to be $14.59 million. The institution's Scorecard Rating of 2.2 at Fiscal Year-end 2025 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 3, 2019, the Chancellor approved the Pressler Street Garage 2 project for Definition Phase. In 2020, work on the project was suspended due to the pandemic and remained suspended until such time that the institution could complete the development of its overall strategy and related Master Facilities Framework. On October 8, 2025, the Chancellor approved an update to the Definition Phase, and a project name change to Legacy Campus Support Facility (LCSF).

On May 21, 2026, the project was included in the CIP with a total project cost of $217,000,000 and the Board approved the Design Development Plans for Stage A - Project Site Early Work for $25,300,000 with funding from Hospital Revenues.

Project Description

U.T.M.D. Anderson Cancer Center (UTMDACC) is implementing major capital projects to develop an area of the institution's Texas Medical Center campus in Houston, Texas, locally referred to as the Legacy Campus. These projects include Patient Care Building 1 (1PC), the Therapeutic Radiation Center (TRC), and the LCSF.

The previously approved Stage A - Project Site Early Work includes demolition of the existing surface parking lot, excavation, retention, utility work, temporary utilities, perimeter controls, and other early work required to prepare the site for construction of the LCSF. Stage B of the LCSF involves the design and construction of a free-standing, ten-level, cast-in-place structure, including one level below grade with direct connections to adjacent clinical and support buildings. The facility will provide approximately 1,100 parking spaces and approximately 236,926 GSF of non-parking functions, including investigational pharmacy, logistics and supply chain operations, arrival lobby, concourses, and central utility infrastructure required to support 1PC, the TRC, the Dan L. Duncan Building, the Lowry and Peggy Mays Clinic, and other Legacy Campus operations.

Pursuant to The University of Texas Systemwide Policy 199, pertaining to Management of Major Capital Projects, UTMDACC has delegated authority for institutional management of construction projects.

The University of Texas M.D. Anderson Cancer Center
Legacy Campus Support Facility

Project Information

Project Number	703-1248
CIP Project Type	New Construction
Facility Type	Other
Management Type	Institutional Management
Institution's Project Advocate	Andrew Burkhardt, Associate Vice President for Research and Administrative Facilities
Project Delivery Method	Design/Build
Gross Square Feet (GSF)	710,296

Project Funding

	Current	Proposed
Revenue Financing System Bond Proceeds[1]	$151,875,000	$204,620,000
Auxiliary Enterprises Balances	$11,425,000	$11,425,000
Hospital Revenues	$53,700,000	$55,955,000
Total Project Cost	$217,000,000	$272,000,000

[1] Revenue Financing System (RFS) Bond Proceeds to be repaid from Hospital Revenues

Project Cost Detail

	Cost
Building Cost	
Legacy Campus	$134,218,000
Parking	40,870,000
Fixed Equipment	2,115,000
Site Development	2,300,000
Furniture and Moveable Equipment	12,923,000
Institutionally Managed Work	-
Architectural/Design Services	15,313,000
Project Management	10,241,000
Insurance	5,531,000
Other Professional Fees	13,821,000
Project Contingency	27,132,000
Other Costs	7,536,000
Total Project Cost	$272,000,000

The University of Texas M.D. Anderson Cancer Center
Legacy Campus Support Facility
(continued)

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

Legacy Campus Support Facility – Parking Only	$35,416
Texas Higher Education Coordinating Board Average per Car	Not Available

	Low Quartile	Median	High Quartile
Other U.T. System Projects	$26,922	$30,588	$38,322
Other National Projects	$32,126	$45,176	$62,240

Investment Metrics

- Construct 1,100 parking spaces by 2029

Project Milestones

Definition Phase Approval	June 2019
Addition to CIP	May 2026
Design Development Approval	November 2026
Construction Notice to Proceed	December 2026
Substantial Completion	September 2028
Final Completion	June 2030

Basis of Design

The planned building life expectancy includes the following elements:

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

12. U.T.M.D. Anderson Cancer Center: Patient Care Building 1 (1PC) - Amendment of the current Capital Improvement Program to increase total project cost; approval of design development for Stage C - Therapeutic Radiation Center, and Stage D - 1 PC Podium and Tower; 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 Health 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) and approve the recommendations for the Patient Care Building (1PC) project at The University of Texas at U.T.M.D. Anderson Cancer Center as follows:

a. amend the current Capital Improvement Program (CIP) to increase the total project cost by $600,000,000 from $2,993,000,000 to $3,593,000,000;

b. approve design development plans for Stages C and D;

c. appropriate funds and authorize expenditure of $3,593,000 with funding of $1,700,000,000 from Revenue Financing System (RFS) Bond Proceeds and $1,893,000,000 from Hospital Revenues; 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.M.D. Anderson Cancer 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 $1,700,000,000.

Debt Service

The $1,700,000,000 in RFS debt will be repaid from Hospital Revenues. Annual debt service on the $1,700,000,000 in RFS debt is expected to be $$121.2 million. The institution's Scorecard Rating of 2.2 at Fiscal Year-end 2025 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 Board approved the 2/3 Ambulatory Clinical Building project for Definition Phase with an anticipated Total Project Cost (TPC) of $2,900,000,000. On September 12, 2025, the Assistant Vice Chancellor for Capital Projects approved the project name change to the Patient Care Building 1 (1PC).

On November 20, 2025, Stages A and B of the project were included in the current CIP, and received Design and Development approval by the Board, with a total project cost for those stages of $160,000,000 with funding from Hospital Revenues.

On May 21, 2026, the Board amended the CIP to include stages C and D, and to revise funding sources to include Revenue Financing System (RFS) Bond Proceeds, with a TPC for those stages of $2,833,000,000, with funding of $1,635,800,000 from Hospital Revenues and $1,197,200,000 from RFS Bond Proceeds, to bring the TPC of the 1PC project to $2,993,000,000.

Project Description

U.T.M.D. Anderson Cancer Center anticipates the 1PC project will have a cumulative TPC of $3,593,000,000 and will be implemented in multiple stages, with Stages A-D all being added to the CIP, and Stages A and B previously receiving Design Development approval.

Stage C - Therapeutic Radiation Center
The scope of the Therapeutic Radiation Center (TRC) is to include the construction of a stand-alone building of approximately 292,200 gross square feet (GSF), comprising one basement level, six floors above grade, and one two-level mechanical penthouse, and including interconnection to the elevated pedestrian concourse to 1PC. Key services to be delivered in the TRC include radiation therapy and associated imaging, simulation, and clinical services; and radiology services to include MRI, CT, PET/CT, and radiographic fluoroscopy X-ray. The initial construction is to include approximately 35,000 GSF of shelled space to be finished out in the future under a separate project. This stage of the project was approved for addition to the CIP on May 21, 2026.

The increase in the TPC is attributed to adjusting the scope to include the finish-out of an additional floor and the expansion of the basement level footprint to meet the space needs for the therapeutic services to be provided on that level.

Stage D - Patient Care Building 1 (1PC) - Podium and Tower
Patient Care Building 1 is to be approximately 1,434,700 GSF, comprising a basement level, twenty-four floors above grade, and a mechanical penthouse level. This stage of the project includes approximately 158,000 GSF of shell space to support future activation and growth and that is to be finished out under a separate future project.

Key services to be delivered in 1PC include infusion therapy, cellular therapy, diagnostic imaging, pathology and laboratory medicine, pharmacy, outpatient surgery, extended stay beds, endoscopy, outpatient clinics, a young adult center and ancillary services. In addition, the scope

of Stage D is to include a below-grade structure of approximately 50,600 GSF immediately adjacent to and interconnected with the 1PC podium and tower to accommodate approximately 135 valet parking spaces.

Finally, Stage D is to include an elevated concourse that will interconnect 1PC with the Therapeutic Radiation Center, and a tunnel to interconnect 1PC with the new Legacy Campus Support Facility being constructed on the site under a separate project.

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

Project Information

Project Number	703-1404
CIP Project Type	New Construction
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)	1,777,534
Shell Space (GSF)	193,000

Project Funding

	Current	Proposed
Hospital Revenues	$1,795,800,000	$1,893,000,000
Revenue Financing System (RFS) Bond Proceeds[1]	$1,197,200,000	$1,700,000,000
Total Project Cost	$2,993,000,000	$3,593,000,000

[1] Revenue Financing System (RFS) debt service to be repaid from Hospital Revenues

Project Cost Detail

	Cost
Building Cost	
Stage A	$89,400,000
Stage B	1,000,000
Stage C	377,100,000
Stage D	2,000,700,000
Fixed Equipment	376,400,000
Site Development	59,000,000
Furniture and Moveable Equipment	179,300,000
Institutionally Managed Work	7,000,000
Architectural/Design Services	174,000,000
Project Management	50,700,000
Insurance	75,000,000
Other Professional Fees	25,000,000
Project Contingency	161,800,000
Other Costs	16,600,000
Total Project Cost (Stages A-D)	$3,593,000,000

The University of Texas M. D. Anderson Cancer Center
Patient Care Building 1
(continued)

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

Patient Care Building 1 (with 11% shell space)	$1,389
Patient Care Building 1 (Estimated Finish Out)	$1,614
THECB Cost per GSF for Healthcare Facility, Clinic	Not Available

	Low Quartile	Median	High Quartile
Other U.T. System Projects	$553	$690	$820
Other National Projects	$817	$1,345	$2,047

Project Milestones

Definition Phase Approval	May 2022
Addition to CIP – Stages A and B	November 2025
Addition to CIP – Stages C and D	May 2026
Design Development Approval – Stages A and B	November 2025
Design Development Approval – Stages C and D	November 2026
Notice to Proceed	April 2026
Substantial Completion	November 2031
Final Completion	December 2033

Basis of Design

The planned building life expectancy includes the following elements:

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