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Committee Meeting: 2/11/2009

Board Meeting: 2/12/2009
Austin, Texas

James R. Huffines, Chairman
James D. Dannenbaum
Printice L. Gary
Janiece Longoria

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13. U. T. Pan American: Starr County Upper Level Center - Request for approval of design development; appropriation of funds and authorization of expenditure; approval of evaluation of alternative energy economic feasibility; and resolution regarding parity debt (Final Board approval)	<i>3:18 p.m.</i> Action <i>Mr. O'Donnell</i>	Action	115

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<u>Modifications to the Capital Improvement Program</u>			
14. U. T. Austin: Data Center at the Central Receiving Building - Amendment of the FY 2009-2014 Capital Improvement Program to increase total project cost; appropriation of funds and authorization of expenditure; and resolution regarding parity debt (Final Board approval)	3:22 p.m. Action <i>Mr. O'Donnell</i>	Action	117
15. U. T. Austin: Lee and Joe Jamail Texas Swimming Center Renovation/Renewal - Amendment of the FY 2009-2014 Capital Improvement Program to increase the total project cost, approval to revise the funding sources, appropriation of funds; and resolution regarding parity debt (Final Board approval)	3:26 p.m. Action <i>Mr. O'Donnell</i>	Action	119
Adjourn	3:30 p.m.		

1. U. T. System: Report on the U. T. System Policy on Sustainability Practices

REPORT

Mr. Michael O'Donnell, Associate Vice Chancellor for Facilities Planning and Construction, will report on the U. T. System Policy on Sustainability Practices.

A U. T. System policy has been developed for sustainability. Because of the diversity of the 15 institutions, each institutional president is delegated authority to further define and implement measures for sustainable practices at the respective institutions, all within budgetary constraints and legal, regulatory, and programmatic requirements. The policy affirms that U. T. System Administration and the U. T. System institutions are already doing a great deal to conserve energy use and reduce negative environmental impact.

The Sustainability Policy promotes continued efforts to implement well thought-out initiatives that increase efficiencies, reduce emissions, promote sustainability, and contribute meaningfully to the environment, while still achieving excellence in higher education. Those initiatives are:

- Institutional Policy
- Energy and Water Efficiency Practices
- Alternative Energy Practices
- Climate Protection Practices
- Sustainable Transportation Practices
- Waste and Recycling Management
- Environmentally Preferable Purchasing Practices
- High Performance Buildings
- Sustainability Awareness and Training
- Curricula Integration
- Endowment Transparency
- Student Involvement
- Community Outreach
- Annual Plan and Reports

Supplemental Materials: The U. T. System Policy on Sustainability Practices on Pages 316 - 318 of Volume 2.

2. U. T. Arlington: Special Events Center - Amendment of the FY 2009-2014 Capital Improvement Program to include project (Preliminary Board Approval)

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Spaniolo that the U. T. System Board of Regents amend the FY 2009-2014 Capital Improvement Program (CIP) to include the Special Events Center project at The University of Texas at Arlington as follows:

Project No.:	301-397										
Project Delivery Method:	Construction Manager at Risk										
Substantial Completion Date:	April 2012										
Total Project Cost:	<table><thead><tr><th><u>Source</u></th><th><u>Proposed</u></th></tr></thead><tbody><tr><td>Revenue Financing System Bond Proceeds</td><td>\$28,000,000</td></tr><tr><td>Gifts</td><td>\$10,000,000</td></tr><tr><td>Unexpended Plant Funds</td><td><u>\$35,000,000</u></td></tr><tr><td></td><td>\$73,000,000</td></tr></tbody></table>	<u>Source</u>	<u>Proposed</u>	Revenue Financing System Bond Proceeds	\$28,000,000	Gifts	\$10,000,000	Unexpended Plant Funds	<u>\$35,000,000</u>		\$73,000,000
<u>Source</u>	<u>Proposed</u>										
Revenue Financing System Bond Proceeds	\$28,000,000										
Gifts	\$10,000,000										
Unexpended Plant Funds	<u>\$35,000,000</u>										
	\$73,000,000										

- Investment Metrics:** By 2012:
- Host approximately 41 UTA athletic events and 25 other UTA related activities
 - Accommodate approximately 60 non-university events addressing the campus community and general public's interest
 - Accommodate commencement exercises, convocation ceremonies, student orientations, and Maverick Preview Days
 - Provide a facility capable of seating 6,500 people

BACKGROUND INFORMATION

The proposed Special Events Center (SEC) will be a multipurpose, state-of-the-art center with approximately 189,300 gross square feet and will be the home for U. T. Arlington athletics, graduation ceremonies and convocation celebrations, concerts, and distinguished lecture series as well as many community events. The SEC will also include large meeting rooms and suites for hosting special functions, events, and meetings. The SEC will include an athletic floor for both the men's and women's basketball teams and the women's volleyball team. There will be practice courts, offices, locker rooms, training facilities, a film and media center, lounge areas, and academic spaces for student athletes. The facility will be located between Pecan and Center Streets and south of West 1st Street.

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.

3. U. T. Austin: Children's Garden at the Lady Bird Johnson Wildflower Center - Amendment of the FY 2009-2014 Capital Improvement Program to include project; approval of total project cost; appropriation of funds; and authorization of institutional management (Preliminary Board approval)

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Powers that the U. T. System Board of Regents amend the FY 2009-2014 Capital Improvement Program (CIP) to include the Children's Garden at the Lady Bird Johnson Wildflower Center project at The University of Texas at Austin as follows:

Project No.: 102-482
Institutionally Managed: Yes No
Project Delivery Method: Construction Manager at Risk
Substantial Completion Date: November 2012
Total Project Cost:

<u>Source</u>	<u>Proposed</u>
Gifts	\$4,700,000

Investment Metrics: By 2012:

- Be the first educational and interactive Children's Garden in Central Texas
- Increase admissions revenue by 10%
- Educate community children
- Be the pilot project for the Sustainable Sites Initiative

- a. approve a total project cost of \$4,700,000 with funding from Gifts;
- b. appropriate funds; and
- c. authorize U. T. Austin to manage the total project budgets, appoint architects, approve facility programs, prepare final plans, and award contracts.

BACKGROUND INFORMATION

The project will develop an area of land northwest of the present Wildflower Center Administration buildings, creating a unique Children's Garden. This Garden will provide educational opportunities with outdoor classroom areas, a pavilion, and restrooms. Some of the garden features will be interactive.

This proposed 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 Board for approval at a later date. It has been determined that U. T. Austin Facility Management personnel have the experience and capability to manage all aspects of the work.

4. **U. T. Austin: FY09 High Priority Fire and Life Safety; William Randolph Hearst Building Renovation; LBJ Library Plaza, Lady Bird Johnson Center and LBJ School Renovations; and Art Building and Museum Renovation - Amendment of the FY 2009-2014 Capital Improvement Program to include two projects; approval to reduce the allocation and transfer approved Permanent University Fund Bond Proceeds; approval to increase the total project cost for two projects; revise funding sources; appropriation and authorization of funds; and authorization of institutional management (Final Board approval)**

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Powers that the U. T. System Board of Regents approve the recommendations for the FY09 High Priority Fire and Life Safety project; William Randolph Hearst Building Renovation project; the LBJ Library Plaza, Lady Bird Johnson Center, and LBJ School Renovations project; and the Art Building and Museum Renovation project at The University of Texas at Austin as follows:

FY 09 High Priority FLS

Project No.: 102-453
Institutionally Managed: Yes No
Project Delivery Method: Competitive Sealed Proposals
Substantial Completion Date: February 2010
Total Project Cost:

<u>Source</u>	<u>Current</u>	<u>Proposed</u>
Permanent University Fund Bond Proceeds	\$4,800,000	\$3,105,000

Hearst Building Renovation

Project No.: 102-479
Institutionally Managed: Yes No
Project Delivery Method: Competitive Sealed Proposals
Substantial Completion Date: September 2009

Total Project Cost:	<u>Source</u>	<u>Proposed</u>
	Permanent University Fund Bond Proceeds	\$ 375,000
	Gifts	\$ 600,000
	Designated Funds	<u>\$1,325,000</u>
		\$2,300,000

LBJ Library Plaza, Lady Bird Johnson Center, and LBJ School Renovations

Project No.: 102-208
Project Delivery Method: Construction Manager at Risk
Substantial Completion Date: December 2009

Total Project Cost:	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Grants	\$15,500,000	\$15,500,000
	Unexpended Plant Funds	\$20,250,000	\$20,250,000
	Revenue Financing System Bond Proceeds	\$15,000,000	\$15,000,000
	Permanent University Fund Bond Proceeds	<u>\$ 450,000</u>	<u>\$ 1,420,000</u>
		\$51,200,000	\$52,170,000

Art Building and Museum Renovation

Project No.: 102-273
Project Delivery Method: Construction Manager at Risk
Substantial Completion Date: December 2009

Total Project Cost:	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Revenue Financing System Bond Proceeds	\$7,000,000	\$1,000,000
	Permanent University Fund Bond Proceeds		\$ 350,000
	Available University Funds		<u>\$6,000,000</u>
			\$7,350,000

- a. amend the FY 2009-2014 Capital Improvement Program (CIP) to include the FY09 High Priority Fire and Life Safety project with a total project cost of \$3,105,000 with funding from Permanent University Fund (PUF) Bond Proceeds;
- b. reallocate \$1,695,000 of PUF funding from the \$4,800,000 of PUF allocation for the FY09 High Priority Fire and Life Safety project to three projects: William Randolph Hearst Building Renovation (\$375,000); LBJ Library Plaza, Lady Bird Johnson Center and LBJ School Renovations (\$970,000); and the Art Building and Museum Renovation (\$350,000);
- c. include the William Randolph Hearst Building Renovation project in the FY 2009-2014 CIP with a total project cost of \$2,300,000 with funding of \$1,325,000 from Designated Funds, \$600,000 from Gifts, and \$375,000 from PUF transferred from the FY09 High Priority Fire and Life Safety Project;

- d. increase the total project cost of the LBJ Library Plaza, Lady Bird Johnson Center and LBJ School Renovation project from \$51,200,000 to \$52,170,000 with the additional \$970,000 of PUF funding transferred from the FY09 High Priority Fire and Life Safety Project;
- e. increase the total project cost of the Art Building and Museum Renovation project from \$7,000,000 to \$7,350,000 with the additional \$350,000 of PUF funding transferred from the FY09 High Priority Fire and Life Safety Project;
- f. revise funding sources for the Art Building Museum Renovation project from \$7,000,000 from Revenue Financing System Bond Proceeds to \$1,000,000 from Revenue Financing System Bond Proceeds, \$350,000 from PUF, and \$6,000,000 from Available University Funds (AUF);
- g. appropriate additional funding of \$970,000 from PUF for the LBJ Library Plaza, Lady Bird Johnson Center and LBJ School Renovations project; and \$350,000 from PUF and \$6,000,000 from AUF for the Art Building and Museum Renovation; and
- h. authorize U. T. Austin to manage the total project budgets, appoint architects, approve facility programs, prepare final plans, and award contracts for the FY 09 High Priority Fire and Life Safety Project and the Hearst Building Renovation project.

BACKGROUND INFORMATION

Previous Board Actions

FY09 High Priority Fire and Life Safety Project - On August 14, 2008, the Board approved the allocation of \$4,800,000 from PUF Bond Proceeds for the project.

LBJ Library Plaza, Lady Bird Johnson Center, and LBJ School Renovations - On May 13, 2004, the project was included in the CIP with a preliminary project cost of \$30,000,000 with \$15,000,000 from Grants and \$15,000,000 from Unexpended Plant Funds and was designated as architecturally significant. On August 11, 2005, the funding for this repair and rehabilitation project was appropriated with funding of \$15,000,000 from Grants and \$15,000,000 from Unexpended Plant Funds. On March 20, 2006, the Chancellor approved increasing the total project cost from \$30,000,000 to \$32,250,000 with funding of \$15,000,000 from Grants and \$17,250,000 from Unexpended Plant Funds. On May 10, 2007, the Board approved increasing the total project cost from \$32,250,000 to \$47,250,000 with funding of \$15,000,000 from Grants, \$17,250,000 from Unexpended Plant Funds, and \$15,000,000 from Revenue Financing System Bond Proceeds. On October 15, 2007, the Chancellor approved increasing the total project cost from \$47,250,000 to \$47,750,000 with funding of \$15,500,000 from Grants, \$17,250,000 from Unexpended Plant Funds, and \$15,000,000 from Revenue Financing System Bond Proceeds. On February 11, 2008,

the Chancellor approved increasing the total project cost from \$47,750,000 to \$50,750,000 with funding of \$15,500,000 from Grants, \$20,250,000 from Unexpended Plant Funds, and \$15,000,000 from Revenue Financing System Bond Proceeds. On November 26, 2008, the Chancellor authorized the transfer of funding and expenditure of \$450,000 in additional funds from the LERR09 - Sid Richardson Hall Fire Safety project to increase the total project cost from \$50,750,000 to \$51,200,000.

Art Building and Museum Renovation - On June 20, 2006, the project was included in the CIP with a total project cost of \$3,500,000 with funding from Gifts. On August 14, 2008, the Board approved increasing the total project cost from \$3,500,000 to \$7,000,000 and the funding was revised to Revenue Financing System Bond Proceeds. On October 3, 2008, the Chancellor approved the design development plans.

Project Description

The FY09 High Priority Fire and Life Safety Project addresses various deficiencies identified as high priority items including design and installation of fire sprinkler and fire alarm systems, stairwell pressurization, and correction of egress deficiencies. The institutionally managed projects involved include Burdine Hall, Communication Building C, Harry Ransom Humanities Research Center, Main Building, Perry Castañeda Library, and the University Teaching Center.

U. T. Austin is requesting the transfer of \$1,695,000 of PUF funding allocated to the FY09 High Priority Fire and Life Safety Project to address fire and life safety deficiencies in three projects: the William Randolph Hearst Building Renovation; the LBJ Library Plaza, the Lady Bird Johnson Center, and LBJ School Renovations project; and the Art Building and Museum Renovation project.

The William Randolph Hearst Building Renovation project will address fire and life safety upgrades, renovate the heating, venting, and air conditioning system, update electrical and lighting systems, plumbing systems, elevators, and finishes. U. T. Austin will pursue the Leadership in Energy and Environmental Design (LEED) certification for the renovation project. The project provides the opportunity to improve the environment and working conditions for the Texas Student Media.

The reallocation is needed to consolidate the fire and life safety work in the Sid Richardson Hall phase of the LBJ work and the Art Building and Museum Renovation.

The proposed FY09 High Priority Fire and Life Safety project and the William Randolph Hearst Building Renovation 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 approved by the President at a later date. It has been determined that these projects would best be managed by the U. T. Austin Facility Management personnel who have the experience and capability to manage all aspects of the work.

5. U. T. Austin: Jester East Maintenance and Interior Finishes - Amendment of the FY 2009-2014 Capital Improvement Program to include project; approval of total project cost; appropriation of funds; and authorization of institutional management (Final Board approval)

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Powers that the U. T. System Board of Regents amend the FY 2009-2014 Capital Improvement Program (CIP) to include the Jester East Maintenance and Interior Finishes project at The University of Texas at Austin as follows:

Project No.:	102-483	
Institutionally Managed:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Project Delivery Method:	Competitive Sealed Proposals	
Substantial Completion Date:	August 2009	
Total Project Cost:	<u>Source</u> Auxiliary Enterprise Balances	<u>Proposed</u> \$21,000,000

- a. approve a total project cost of \$21,000,000 with funding from Auxiliary Enterprise Balances;
- b. appropriate funds; and
- c. authorize U. T. Austin to manage the total project budgets, appoint architects, approve facility programs, prepare final plans, and award contracts.

BACKGROUND INFORMATION

The project is phased over the next four years. The project prototype was successfully completed on the fifth floor during Summer 2008. The project scope is to systematically renovate the remaining nine floors of the Jester East Tower. The improvements update the finishes in the corridors, student rooms, supplemental rooms, and restrooms. Upgrades will also include improvements to the plumbing, electrical, and mechanical systems. An exterior curtain wall will be added at select corridor locations to add more natural light into the space similar to the Jester East fifth floor prototype.

The student rooms and floors in the Jester Center need new finishes and furniture to stay current with student needs and preferences in a competitive market. The floors are relatively unchanged since the building was opened 37 years ago.

This proposed repair and rehabilitation project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. Design development plans and authorization of expenditure of funding will be approved by the President at a later date. It has been determined that U. T. Austin Facility Management personnel have the experience and capability to manage all aspects of the work.

6. U. T. Dallas: Bookstore - Amendment of the FY 2009-2014 Capital Improvement Program to include project (Preliminary Board approval)

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Daniel that the U. T. System Board of Regents amend the FY 2009-2014 Capital Improvement Program (CIP) to include the Bookstore project at The University of Texas at Dallas as follows:

Project No.:	301-485	
Project Delivery Method:	Competitive Sealed Proposals	
Substantial Completion Date:	October 2010	
Total Project Cost:	<u>Source</u>	<u>Proposed</u>
	Revenue Financing System Bond Proceeds	\$6,250,000
	Unexpended Plant Funds	<u>\$3,000,000</u>
		\$9,250,000

- Investment Metrics:**
- By 2010:
- Support the University's Strategic Plan imperative of adding 5,000 full-time equivalent students
 - Strengthen the relationship to the surrounding community by creating another venue which will attract community members to the University campus

BACKGROUND INFORMATION

The proposed new bookstore will be a two-story building of approximately 25,000 gross square feet housing a vendor-run retail facility and possibly a campus visitor center. The location for the bookstore will be at a focal point to attract both campus and community customers. The current bookstore has become too small to serve the current student enrollment.

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.

7. **U. T. San Antonio: Multifunction Office Building I - Amendment of the FY 2009-2014 Capital Improvement Program to include project; approval of total project cost; appropriation of funds; and authorization of institutional management (Preliminary Board approval)**

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Romo that the U. T. System Board of Regents amend the FY 2009-2014 Capital Improvement Program (CIP) to include the Multifunction Office Building I project at The University of Texas at San Antonio as follows:

Institutionally Managed: Yes No

Project Delivery Method: Design/Build

Substantial Completion Date: August 2010

Total Project Cost:	<u>Source</u>	<u>Proposed</u>
	Designated Funds	\$4,750,000

Investment Metric:

- Increase by 10% the available classroom space for education purposes
- Increase student satisfaction by offering classes in less crowded classrooms
- Improve available space for administrative functions by 5%

- a. approve a total project cost of \$4,750,000 with funding from Designated Funds;
- b. appropriate funds; and
- c. authorize U. T. San Antonio to manage the total project budgets, appoint architects, approve facility programs, prepare final plans, and award contracts.

BACKGROUND INFORMATION

The proposed project to be located on the 1604 Campus between the Humanities and Social Sciences Building and the North Parking Garage will construct an approximately 30,000 gross square foot building including utilities and related infrastructure to house various administrative and academic functions. When completed, the facility will provide offices for the Reserve Officers' Training Corps (ROTC) program and Distance Learning and Academic Technology administration, and two general use classrooms and support space. Moving administrative functions to the new building will free up classroom space in core academic buildings to support the increased student population.

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. It has been determined that U. T. San Antonio Management personnel have the experience and capability to manage all aspects of the work.

8. U. T. San Antonio: Sculpture/Ceramics Building 2 - Amendment of the FY 2009-2014 Capital Improvement Program to include project; approval of total project cost; appropriation of funds; and authorization of institutional management (Preliminary Board approval)

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Romo that the U. T. System Board of Regents amend the FY 2009-2014 Capital Improvement Program (CIP) to include the Sculpture/Ceramics Building 2 project at The University of Texas at San Antonio as follows:

Institutionally Managed: Yes No

Project Delivery Method: Design/Build

Substantial Completion Date: July 2010

Total Project Cost:	<u>Source</u>	<u>Proposed</u>
	Designated Funds	\$2,275,000

- Investment Metrics:**
- Increase the number of graduate students by 10%
 - Increase faculty productivity/production of fine arts
 - Increase the number of undergraduate students in the program by 10%
 - Increase student satisfaction by providing additional space for teaching purposes
 - Increase the visibility of the fine arts program within the community, state, and nation

- a. approve a total project cost of \$2,275,000 with funding from Designated Funds;
- b. appropriate funds; and
- c. authorize U. T. San Antonio to manage the total project budgets, appoint architects, approve facility programs, prepare final plans, and award contracts.

BACKGROUND INFORMATION

The project is to construct a second building of approximately 12,000 gross square feet to include sculpture and ceramics class facilities and graduate art studio space including utilities and related infrastructure. Additional studio space will support the growing number of graduate students in fine arts-related studies. The building will house faculty and teaching assistants, materials storage, a glaze mixing room, a seminar room, a 3D digital studio, a plaster room, a wax room, and a shell room. The additional studio space is required for continued accreditation of the Fine Arts 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. It has been determined that U. T. San Antonio Management personnel have the experience and capability to manage all aspects of the work.

9. U. T. Medical Branch - Galveston: John Sealy Hospital Modernization - Amendment of the FY 2009-2014 Capital Improvement Program to include project; approval of total project cost; and appropriation of funds (Final Board approval)

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and President Callender that the U. T. System Board of Regents amend the FY 2009-2014 Capital Improvement Program (CIP) to include the John Sealy Hospital Modernization project at The University of Texas Medical Branch at Galveston as follows:

Project No.:	601-486	
Project Delivery Method:	Competitive Sealed Proposals	
Substantial Completion Date:	March 2012	
Total Project Cost:	<u>Source</u>	<u>Proposed</u>
	Gifts	\$22,000,000

Investment Metrics: By 2012:

- Improve patient satisfaction via modern patient-oriented facilities
- Increase nursing efficiency and morale via appropriate support areas

- a. approve a total project cost of \$22,000,000 with funding from Gifts; and
- b. appropriate funds.

BACKGROUND INFORMATION

Project Description

The Sealy & Smith Foundation has approved a grant for the revitalization and modernization of the John Sealy Hospital project to provide for renovation of approximately 75,000 gross square feet of the upper floors of the John Sealy Tower not affected by Hurricane Ike. The project will result in much improved patient rooms in the building. In addition to the patient care areas, critical infrastructure including air handling systems, emergency power systems, and information technology systems will be a key element in the renovated John Sealy Hospital. A task force of physicians, nurses, and administrators defined a model patient room and nursing unit that is acuity adaptable, adequately sized, and appropriately configured. This model optimizes nursing and staff efficiency to meet the needs for patient-centered care and family-oriented design in the hospital. The project is intended to address approximately one-half of the current John Sealy Hospital.

This proposed repair and rehabilitation project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. Design development plans and authorization of expenditure of funding will be approved by the President at a later date.

10. **U. T. Health Science Center – Houston: Research Park Complex Parking Lot Phase I - Amendment of the FY 2009-2014 Capital Improvement Program to include project; approval of total project cost; appropriation of funds; authorization of institutional management; and resolution regarding parity debt (Final Board approval)**

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and President Kaiser that the U. T. System Board of Regents amend the FY 2009-2014 Capital Improvement Program (CIP) to include the Research Park Complex Parking Lot Phase I project at The University of Texas Health Science Center at Houston as follows:

Project No.:	701-481				
Institutionally Managed:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
Project Delivery Method:	Competitive Sealed Proposals				
Substantial Completion Date:	December 2009				
Total Project Cost:	<table><tr><td><u>Source</u></td><td><u>Proposed</u></td></tr><tr><td>Revenue Financing System Bond Proceeds</td><td>\$2,160,000</td></tr></table>	<u>Source</u>	<u>Proposed</u>	Revenue Financing System Bond Proceeds	\$2,160,000
<u>Source</u>	<u>Proposed</u>				
Revenue Financing System Bond Proceeds	\$2,160,000				

- a. approve a total project cost of \$2,160,000 with funding from Revenue Financing System Bond Proceeds;

- b. appropriate funds;
- c. authorize U. T. Health Science Center – Houston to manage the total project budgets, appoint architects, approve facility programs, prepare final plans, and award contracts; 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. Health Science Center – 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 \$2,160,000.

BACKGROUND INFORMATION

Debt Service

The \$2,160,000 in Revenue Financing System debt will be repaid from parking revenues. Annual debt service on the \$2,160,000 Revenue Financing System debt is expected to be \$247,000. The institution's debt service coverage is expected to be at least 1.3 times and average 1.7 times over FY 2009-2014.

Project Description

The proposed project will include 300 parking spaces to support the opening of the Biomedical Research and Education Facility (BREF) along with the Neuroscience Building. Appropriate lighting, landscaping, and security measures will be provided. Original plans for parking for the Research Park Complex included a parking garage that was later withdrawn. After further evaluation, it was decided it was more economically prudent to provide surface parking for the Research Park Complex until the density of development can support the investment in a parking garage.

The proposed repair and rehabilitation project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. Design development plans and authorization of expenditure of funding will be approved by the President at a later date. It has been determined that this project would best be managed by the U. T. Health Science Center – Houston Facility Management personnel who have the experience and capability to manage all aspects of the work.

11. U. T. M. D. Anderson Cancer Center: Alkek Surgical and Imaging Expansion - Amendment of the FY 2009-2014 Capital Improvement Program to include project; approval of total project cost; and appropriation of funds (Preliminary Board approval)

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and President Mendelsohn that the U. T. System Board of Regents amend the FY 2009-2014 Capital Improvement Program (CIP) to include the Alkek Surgical and Imaging Expansion at The University of Texas M. D. Anderson Cancer Center as follows:

Project Delivery Method: Design/Build

Institutional Managed: Yes No

Substantial Completion Date: February 2012

Total Project Cost:	<u>Source</u>	<u>Proposed</u>
	Hospital Revenues	\$98,000,000

- Investment Metrics:**
- Increase number of admission-recovery-discharge beds from 22 to 40 by December 2012
 - Increase number of post anesthesia care unit beds from 32 to 46 by December 2012
 - Increase number of inpatient surgeries currently limited by lack of inpatient beds by 2015

- a. approve a total project cost of \$98,000,000 with funding from Hospital Revenues; and
- b. appropriate funds.

BACKGROUND INFORMATION

Project Description

Pursuant to a Memorandum of Understanding effective August 26, 2004, U. T. M. D. Anderson Cancer Center has delegated authority for institutional management of

construction projects under the continued oversight of the Office of Facilities Planning and Construction. The institutionally managed projects are subject to review by the Board of Regents for design development.

The Surgical and Imaging Expansion is an extension of the existing Albert B. and Margaret M. Alkek Tower that will provide immediate adjacency to existing surgical and imaging services on Levels 5 and 3, respectively. In addition, the expansion will provide covered drop-off and circulation for patients and visitors entering the Alkek or Lutheran Hospitals. Finally, the inclusion of a basement level will facilitate the expansion of sterile processing and preoperative clean supply to facilitate the growth of the operating rooms. To align with the existing Alkek Hospital floors, the new structure will include interstitial floors at Level 4 and Level 6 to house necessary mechanical equipment. The expansion will be designed to accommodate the structural requirements of a future bed tower to better position the institution to replace the Lutheran Pavilion when it reaches the end of its effective life.

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.

12. U. T. Dallas: Student Services Building - Request for approval of design development; appropriation of funds and authorization of expenditure; approval of evaluation of alternative energy economic feasibility; and resolution regarding parity debt (Final Board approval)

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Daniel that the U. T. System Board of Regents approve the recommendations for the Student Services Building project at The University of Texas at Dallas as follows:

Project No.:	302-323	
Project Delivery Method:	Construction Manager at Risk	
Substantial Completion Date:	August 2010	
Total Project Cost:	<u>Source</u>	<u>Current</u>
	Revenue Financing System Bond Proceeds	\$27,500,000

Investment Metrics:

By 2010:

- Facilitate a higher quality of service delivery, more collaboration between related departments, and a greater emphasis on student learning and development
- Add 5,000 full-time equivalent students by 2017 for a total student population of 21,000
- Contribute to the creation of a more seamless learning environment as it frees up spaces in other campus buildings that can be used for the expansion and enhancement of other student and academic support programs

- a. approve design development plans;
- b. appropriate funds and authorize expenditure of funds;
- c. approve the evaluation of alternative energy economic feasibility; and
- d. resolve in accordance with Section 5 of the Amended and Restated Master Resolution Establishing The University of Texas System Revenue Financing System that
 - parity debt shall be issued to pay the project's cost, including any costs prior to the issuance of such parity debt;
 - sufficient funds will be available to meet the financial obligations of the U. T. System, including sufficient Pledged Revenues as defined in the Master Resolution to satisfy the Annual Debt Service Requirements of the Financing System, and to meet all financial obligations of the U. T. System Board of Regents relating to the Financing System; and
 - U. T. Dallas, 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 \$27,500,000.

BACKGROUND INFORMATION

Debt Service

The \$27,500,000 in Revenue Financing System debt will be repaid from student fees. Annual debt service on the \$27,500,000 Revenue Financing System debt is expected to be \$2,000,000. The institution's debt service coverage is expected to be at least 1.9 times and average 2.5 times over FY 2009-2014. The student fee that is expected

to support the Revenue Financing System debt was approved by the U. T. Dallas student body on April 19, 2006. The fee was subsequently approved by the 80th Texas Legislature, effective June 15, 2007.

Previous Board Action

On November 16, 2006, the project was included in the CIP with a total project cost of \$27,500,000 with funding from Revenue Financing System Bond Proceeds.

Project Description

The project will construct a new four-story building of approximately 74,726 gross square feet to provide a one-stop center for students, parents, and prospective students doing business with U. T. Dallas. The building will accommodate the departments of Disability Services, Bursar's Office, Financial Aid, Office of the Registrar, Enrollment Services, Career Center, International Student Services, Living and Service Learning Program/New Student Program, Multicultural Center, Office of the Dean of Students, Health Center, Wellness Center, Women's Center, Student Affairs, Facility Support, and Counseling Center.

Basis of Design

The planned building life expectancy includes the following elements:

- Enclosure: 50-75 years
- Building Systems: 15-25 years
- Interior Construction: 15-25 years

The exterior appearance and finish are consistent with existing campus buildings and with the existing Campus Master Plan. The mechanical and electrical building systems are designed with sufficient flexibility and space for future capacity to allow for changes without significant disruption to ongoing activities. The interior appearance and finish are consistent with existing campus buildings.

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

13. U. T. Pan American: Starr County Upper Level Center - Request for approval of design development; appropriation of funds and authorization of expenditure; approval of evaluation of alternative energy economic feasibility; and resolution regarding parity debt (Final Board approval)

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and former President Cárdenas that the U. T. System Board of Regents approve the recommendations for the Starr County Upper Level Center project at The University of Texas – Pan American as follows:

Project No.:	901-284	
Project Delivery Method:	Competitive Sealed Proposals	
Substantial Completion Date:	August 2010	
Total Project Cost:	<u>Source</u>	<u>Current</u>
	Revenue Financing System Bond Proceeds	\$1,500,000
	Tuition Revenue Bond Proceeds	<u>\$6,000,000</u>
		\$7,500,000

- Investment Metrics:** By 2011:
- Provide approximately 14,110 gross square feet
 - Increase enrollment by 3%
 - Increase faculty by 1 full-time member
 - Increase graduation rate by 3%
- a. approve design development plans;
 - b. appropriate funds and authorize expenditure of funds;
 - c. approve the evaluation of alternative energy economic feasibility; and
 - d. resolve in accordance with Section 5 of the Amended and Restated Master Resolution Establishing The University of Texas System Revenue Financing System that
 - parity debt shall be issued to pay the project's cost, including any costs prior to the issuance of such parity debt;
 - sufficient funds will be available to meet the financial obligations of the U. T. System, including sufficient Pledged Revenues as defined in the Master Resolution to satisfy the Annual Debt Service Requirements of the Financing System, and to meet all financial obligations of the U. T. System Board of Regents relating to the Financing System; and
 - U. T. Pan American, 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 \$7,500,000.

BACKGROUND INFORMATION

Debt Service

The 79th Legislature authorized \$6,000,000 of Tuition Revenue Bonds for a learning center. While the debt service is payable from pledged revenues, it is expected that the State will reimburse debt service on Tuition Revenue Bonds through general revenue appropriations. The \$1,500,000 in Revenue Financing System debt will be repaid from institutional funds. Annual debt service on the \$1,500,000 Revenue Financing System debt is expected to be \$73,000. The institution's debt service coverage is expected to be at least 1.3 times and average 1.4 times over FY 2009-2014.

Previous Board Action

On August 10, 2006, the project was included in the CIP with a total project cost of \$7,500,000 with funding of \$6,000,000 from Tuition Revenue Bond Proceeds and \$1,000,000 from Revenue Financing System Bond Proceeds.

Project Description

The project will construct a new building of approximately 14,110 gross square feet to replace the current temporary facilities located in Rio Grande City, Texas. The space will include classrooms, a learning resource center, student lounge, multipurpose rooms, and Center administration and faculty offices. The remote campus supports the ongoing mission of U. T. Pan American for education outreach programs in conjunction with the South Texas College Starr County Campus.

Basis of Design

The planned building life expectancy includes the following elements:

- Enclosure: 50-75 years
- Building Systems: 15-25 years
- Interior Construction: 15-25 years

The exterior appearance and finish are consistent with existing campus buildings and with the existing Campus Master Plan. The mechanical and electrical building systems are designed with sufficient flexibility and space for future capacity to allow for changes without significant disruption to ongoing activities. The interior appearance and finish are consistent with existing campus buildings.

Texas Government Code Section 2166.403 requires the governing body of a State agency to verify in an open meeting the economic feasibility of incorporating alternative

energy devices into a new State building or an addition to an existing building. Therefore, the Project Architect prepared a renewable energy evaluation for this project in accordance with the Energy Conservation Design Standards for New State Buildings. This evaluation determined that alternative energy devices such as solar, wind, biomass, or photovoltaic energy are not economically feasible for the project.

14. U. T. Austin: Data Center at the Central Receiving Building - Amendment of the FY 2009-2014 Capital Improvement Program to increase total project cost; appropriation of funds and authorization of expenditure; and resolution regarding parity debt (Final Board approval)

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Powers that the U. T. System Board of Regents approve the recommendations for the Data Center at the Central Receiving Building project at The University of Texas at Austin as follows:

Project No.: 102-394
Project Delivery Method: Design Build
Substantial Completion Date: May 2010

Total Project Cost:	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Revenue Financing System Bond Proceeds	\$25,000,000	\$32,000,000

- a. amend the FY 2009-2014 Capital Improvement Program (CIP) to increase the total project cost from \$25,000,000 to \$32,000,000;
- b. appropriate and authorize expenditure of additional funds in the amount of \$7,000,000 from Revenue Financing System 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

- U. T. Austin, which is a "Member" as such term is used in the Master Resolution, possesses the financial capacity to satisfy its direct obligation as defined in the Master Resolution relating to the issuance by the U. T. System Board of Regents of tax-exempt parity debt in the aggregate amount of \$7,000,000.

BACKGROUND INFORMATION

Debt Service

The \$32,000,000 in aggregate Revenue Financing System debt will be repaid from Designated Funds. Annual debt service on the \$32,000,000 Revenue Financing System debt is expected to be \$2,800,000. The institution's debt service coverage is expected to be at least 1.9 times and average 2.3 times over FY 2009-2014. Approximately \$1,350,000 of the aggregate \$32,000,000 Revenue Financing System debt proceeds is anticipated to be used for interest expense during construction.

Previous Board Actions

On October 4, 2006, a Shared Services Initiative was approved and a need for an Austin Regional Data Center was identified. On February 8, 2007, the 1616 Guadalupe Regional Data Center Study was included in the CIP with a total project cost of \$500,000 with funding from Unexpended Plant Funds. On February 8, 2007, the Data Center at the Central Receiving Building (CRB) was included in the CIP with a total project cost of \$25,000,000 with funding from Revenue Financing System Bond Proceeds.

Project Description

The original project was to renovate 12,000 gross square feet (GSF) of the CRB to construct the state-of-the-art data center based on the recommendation of the Regional Data Center Study. U. T. Austin has increased the scope of the project to 26,650 GSF which includes the necessary repair and upgrades to meet building codes, operational, and maintenance requirements, life safety issues, and electrical and mechanical requirements.

U. T. Austin employs a decentralized approach to server deployment and houses the majority of servers in small, department-specific data centers based upon availability of space and proximity. It has been determined in the Regional Data Center Study that this decentralized approach is not cost-effective, reliable, or secure. The study recommended creating a Primary Tier III highly-reliable data center accompanied by a secondary Tier I data center to meet U. T. Austin's immediate infrastructure needs for centralized administrative computing services.

The proposed new Tier III data center at the CRB will provide a highly-reliable data center that supports concurrent maintainability of facility infrastructure and reduces the demand for creation of department-specific data centers. The new Tier III data center at

CRB will have full redundancy for power and cooling systems that will eliminate the single points of failure in the data center facility infrastructure and will meet current demand for space, power, and cooling for information technology services.

15. U. T. Austin: Lee and Joe Jamail Texas Swimming Center Renovation/Renewal - Amendment of the FY 2009-2014 Capital Improvement Program to increase the total project cost, approval to revise the funding sources, appropriation of funds; and resolution regarding parity debt (Final Board approval)

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Powers that the U. T. System Board of Regents approve the recommendations for the Lee and Joe Jamail Texas Swimming Center Renovation/Renewal project at The University of Texas at Austin as follows:

Project No.:	102-409		
Institutionally Managed:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Project Delivery Method:	Competitive Sealed Proposals		
Substantial Completion Date:	September 2009 for Phase I		
Total Project Cost:	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Interest on Local Funds	\$ 7,500,000	\$ 7,500,000
	Auxiliary Enterprise Balances	<u>\$ 7,500,000</u>	
	Revenue Financing System Bond Proceeds		\$ 7,500,000
	Designated Funds		<u>\$ 1,000,000</u>
		\$15,000,000	\$16,000,000

- a. amend the FY 2009-2014 Capital Improvement Program (CIP) to increase the total project cost from \$15,000,000 to \$16,000,000;
- b. revise the funding sources from \$7,500,000 from Interest on Local Funds and \$7,500,000 from Auxiliary Enterprise Balances to \$7,500,000 from Interest on Local Funds, \$7,500,000 from Revenue Financing System Bond Proceeds, and \$1,000,000 from Designated Funds for a total project cost of \$16,000,000;
- c. appropriate funds; 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. Austin, which is a "Member" as such term is used in the Master Resolution, possesses the financial capacity to satisfy its direct obligation as defined in the Master Resolution relating to the issuance by the U. T. System Board of Regents of tax-exempt parity debt in the aggregate amount of \$7,500,000.

BACKGROUND INFORMATION

Debt Service

The \$7,500,000 in Revenue Financing System debt will be repaid from Designated Funds. Annual debt service on the \$7,500,000 Revenue Financing System debt is expected to be \$654,000. The institution's debt service coverage is expected to be at least 1.9 times and average 2.3 times over FY 2009-2014. Approximately \$300,000 of the \$7,500,000 Revenue Financing System debt proceeds is anticipated to be used for interest expense during construction.

Previous Board Action

On August 14, 2008, the project was included in the CIP with a total project cost of \$15,000,000 with funding of \$7,500,000 from Interest on Local Funds and \$7,500,000 from Auxiliary Enterprise Balances and institutional management was authorized.

Project Description

The project will be a phased renovation to be completed over a five-year period. The first phase of the project will renovate the following major systems: pool mechanical system; building heating, ventilation, and air conditioning (HVAC) system; pool basin and deck; and architectural and structural building systems. The pool mechanical renovation includes replacing existing pool mechanical systems. The building HVAC system renovation includes a complete redesign of existing building mechanical systems to minimize corrosion and replace all existing obsolete, deteriorating HVAC building and electrical distribution systems. The pool basin and deck renovation includes replacing original tile and waterproofing, bulkhead guide rails, and embedded support systems. Architectural and structural building system renovations include the preparation and painting of the roof structural steel, replacing the ceiling grid system, installing an ADA ramp and elevator, and installing perimeter deck drains.

U. T. Austin is requesting to revise the funding sources and increase the total project cost to provide ongoing maintenance of the pool and take advantage of the summer maintenance work being completed by the contractor who will be in charge of the renovation and renewal work. Approval of the total project cost increase will allow the funding for the summer maintenance contract work to be added to the total project cost for the existing project.