



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

**Committee Meeting:** 2/13/2013

**Board Meeting:** 2/14/2013  
Austin, Texas

*Printice L. Gary, Chairman*  
*James D. Dannenbaum, Vice Chairman*  
*Alex M. Cranberg*  
*R. Steven Hicks*  
*Robert L. Stillwell*

	<b>Committee Meeting</b>	<b>Board Meeting</b>	<b>Page</b>
<b>Convene</b>	<i>11:30 a.m.</i> <i>Chairman Gary</i>		
1. <b>U. T. System Board of Regents: Discussion and appropriate action regarding Consent Agenda items, if any, referred for Committee consideration</b>	<i>11:30 a.m.</i> <b>Action</b>	<b>Action</b>	<b>331</b>
 <b><u>Report</u></b>			
2. <b>U. T. System: Update on progress of Space Utilization Efficiency Report</b>	<i>11:35 a.m.</i> <b>Report/Discussion</b> <i>Mr. O'Donnell</i>	Not on Agenda	<b>332</b>
 <b><u>Additions to the CIP</u></b>			
3. <b>U. T. Dallas: Brain Performance Institute - Amendment of the FY 2013-2018 Capital Improvement Program to include project (Preliminary Board approval)</b>	<i>11:50 a.m.</i> <b>Action</b> <i>President Daniel</i>	<b>Action</b>	<b>333</b>
4. <b>U. T. Dallas: Callier Richardson Expansion - Amendment of the FY 2013-2018 Capital Improvement Program to include project (Preliminary Board approval)</b>	<i>11:55 a.m.</i> <b>Action</b> <i>President Daniel</i>	<b>Action</b>	<b>334</b>
5. <b>U. T. Dallas: Campus Landscape Enhancement Project Phase II - Amendment of the FY 2013-2018 Capital Improvement Program to include project; approval of total project cost; and appropriation of funds (Final Board approval)</b>	<i>12:00 p.m.</i> <b>Action</b> <i>President Daniel</i>	<b>Action</b>	<b>336</b>
6. <b>U. T. Permian Basin: Student Housing Phase VI - Amendment of the FY 2013-2018 Capital Improvement Program to include project; approval of design development; appropriation of funds and authorization of expenditure; and resolution regarding parity debt (Final Board approval)</b>	<i>12:05 p.m.</i> <b>Action</b> <i>President Watts</i>	<b>Action</b>	<b>337</b>

	<b>Committee Meeting</b>	<b>Board Meeting</b>	<b>Page</b>
7. <b>U. T. Medical Branch - Galveston: John Sealy Hospital Facade Replacement - Amendment of the FY 2013-2018 Capital Improvement Program to include project; approval of total project cost; appropriation of funds; and authorization of institutional management (Final Board approval)</b>	12:15 p.m. <b>Action</b> <i>Mr. O'Donnell</i>	<b>Action</b>	<b>340</b>
<b><u>Design Development Approval</u></b>			
8. <b>U. T. El Paso: Campus Transformation Project - Approval of design development; appropriation of funds and authorization of expenditure; and resolution regarding parity debt (Final Board approval)</b>	12:20 p.m. <b>Action</b> <i>Mr. O'Donnell</i>	<b>Action</b>	<b>341</b>
<b>Adjourn</b>	12:30 p.m.		

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

(The proposed Consent Agenda is at the back of the book.)

**2. U. T. System: Update on progress of Space Utilization Efficiency Report**

REPORT

Mr. Michael O'Donnell, Associate Vice Chancellor for Facilities Planning and Construction, will provide progress to date on the Space Utilization Efficiency Report in response to the Framework for Advancing Excellence throughout The University of Texas System: Action Plan, approved by the Board of Regents on August 25, 2011. The Framework's fourth focus area on Productivity and Efficiency includes a charge to the institutional leadership to "develop criteria to assess and improve academic, research, and administrative space utilization and strategies, including productivity indices, and review of space utilization policies."

**3. U. T. Dallas: Brain Performance Institute - Amendment of the FY 2013-2018 Capital Improvement Program to include project (Preliminary Board approval)**

**RECOMMENDATION**

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Daniel that the U. T. System Board of Regents amend the FY 2013-2018 Capital Improvement Program (CIP) to include the Brain Performance Institute project at U. T. Dallas as follows:

**Project No.:** 302-766  
**Project Delivery Method:** Construction Manager-at-Risk  
**Substantial Completion Date:** May 2016  
**Total Project Cost:** Source Proposed  
 Gifts \$33,100,000

**Investment Metrics:** By 2017

- Directly support the University's Strategic Plan Imperative of adding 5,000 full-time equivalent students creating a total student population of 21,000
- Attract outstanding tenure-track faculty to support the University's Strategic Plan Imperative of growing to a total of 610 tenure-track faculty
- Attract research funding in support of the University's Strategic Plan Imperative of achieving over \$100 million per year in research expenditures

**BACKGROUND INFORMATION**

This project involves construction of the national headquarters building for the Brain Performance Institute adjacent to the U. T. Dallas Center for Brain Health (CBH). The proposed plan is to build an innovative facility of approximately 67,500 gross square feet. The Brain Performance Institute was conceived by U. T. Dallas visionaries, leaders at the University's Center for Brain Health, cognitive neuroscience experts, research clinicians, and community advocates to address diminishing cognitive brainpower across the lifespan that affects every sector of society.

The Brain Performance Institute, an extension of the CBH, will be the transformational epicenter for cognitive brain performance where the patented, scientifically-proven technologies and methodologies developed by the scientists and clinicians at the CBH will be utilized to maximize and extend brain performance at all ages in health, brain injury, and brain disease. The CBH is the research home to more than 130 scientists, research clinicians, and graduate students. The location is an ideal site, adjacent to the U. T. Southwestern Medical Center campus where many Brain Health faculty have joint appointments. Locating the Brain Performance Institute in close proximity to the CBH is mission critical to furthering the translation of the latest research findings at the CBH into immediate application.

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.

**4. U. T. Dallas: Callier Richardson Expansion - Amendment of the FY 2013-2018 Capital Improvement Program to include project (Preliminary Board approval)**

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Daniel that the U. T. System Board of Regents amend the FY 2013-2018 Capital Improvement Program (CIP) to include the Callier Richardson Expansion project at U. T. Dallas as follows:

<b>Project No.:</b>	302-764	
<b>Project Delivery Method:</b>	Construction Manager-at-Risk	
<b>Substantial Completion Date:</b>	December 2016	
<b>Total Project Cost:</b>	<u>Source</u>	<u>Proposed</u>
	Revenue Financing System Bond Proceeds <sup>1</sup>	\$15,000,000
	Gifts	<u>\$ 5,000,000</u>
		\$20,000,000
<b>Funding Note:</b>	<sup>1</sup> Revenue Financing System debt is proposed to be repaid from Designated Tuition	
<b>Investment Metrics:</b>	<u>By 2017</u>	
	<ul style="list-style-type: none"> <li>• Directly support the University's Strategic Plan Imperative of adding 5,000 full-time equivalent students, creating a total student population of 21,000</li> <li>• Attract outstanding tenure-track faculty to support the University's Strategic Plan Imperative of growing to a total of 610 tenure-track faculty</li> <li>• Attract research funding in support of the University's Strategic Plan imperative of achieving over \$100 million per year in research expenditures</li> </ul>	

BACKGROUND INFORMATION

This project will consist of construction of approximately 63,200 gross square feet (GSF) of a new addition to the existing Callier Center for Communication Disorders facility and 14,100 GSF of renovation to the existing building to accommodate the rapid student growth in the School of Behavioral and Brain Sciences. This building addition will house state-of-the-art clinical facilities to train the next generation of practitioners and researchers in speech language pathology, audiology, and early childhood disorders such as autism, as well as provide offices, laboratories, and classrooms for new faculty to meet the growing enrollment in the school.

The proposed project will significantly increase U. T. Dallas' capacity to develop new research initiatives in brain bases of speech and language disorders, and create new technologies for the treatment of hearing and speech problems. It will also expand the range and quality of student training, as well as provide important outreach services to the community. Total enrollment in the School of Behavioral and Brain Sciences increased from 1,345 in 2006 to 2,154 students currently, with projected student enrollment of 2,750 by 2017. The School currently consists of 42 tenured/tenure-track faculty, nine senior lecturers, 61 teaching/research assistants, and two staff members. To sustain progress in hiring nationally distinguished faculty members and to continue competing for the able and ambitious students, facilities designed for and dedicated to this kind of teaching and research are needed.

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.

**5. U. T. Dallas: Campus Landscape Enhancement Project Phase II - Amendment of the FY 2013-2018 Capital Improvement Program to include project; approval of total project cost; and appropriation of funds (Final Board approval)**

**RECOMMENDATION**

The Chancellor concurs with 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 2013-2018 Capital Improvement Program (CIP) to include the Campus Landscape Enhancement Project Phase II project at U. T. Dallas as follows:

<b>Project No.:</b>	302-765	
<b>Project Delivery Method:</b>	Competitive Sealed Proposals	
<b>Substantial Completion Date:</b>	May 2014	
<b>Total Project Cost:</b>	<u>Source</u>	<u>Proposed</u>
	Gifts	\$10,000,000
	Unexpended Plant Funds <sup>1</sup>	<u>\$ 5,000,000</u>
		\$15,000,000

**Funding Note:** <sup>1</sup> Unexpended Plant Funds are proposed to be repaid from Gifts

- a. approve a total project cost of \$15,000,000 with funding of \$10,000,000 from Gifts and \$5,000,000 from Unexpended Plant Funds; and
- b. appropriate funds.

**BACKGROUND INFORMATION**

This project will consist of the phased build-out for additional landscape upgrades to enhance the area north of the original Mall project from the Plaza Core to the Administration Building, Rutford Promenade, Loop Road landscape, and to enhance the North-South and East-West pedestrian corridors across the campus.

It is the desire of the gift donor to improve the campus environment through extensive landscape improvements. These generous gifts continue the support of the original gift for construction of the new campus entry and Mall, a project that has had transformative impact on the public realm of the campus and significant impact on the campus environment for the benefit of the student population.

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 Chancellor for approval at a later date. Not all of the gift funding authorized for expenditure is fully collected or committed at this time; however, the Office of Finance has determined that the institution has sufficient Local Funds to cover any shortfall.



**6. U. T. Permian Basin: Student Housing Phase VI - Amendment of the FY 2013-2018 Capital Improvement Program to include project; approval of design development; appropriation of funds and authorization of expenditure; and resolution regarding parity debt (Final Board approval)**

**RECOMMENDATION**

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Watts that the U. T. System Board of Regents amend the FY 2013-2018 Capital Improvement Program (CIP) to include the Student Housing Phase VI project at U. T. Permian Basin as follows:

<b>Project No.:</b>	501-762	
<b>Project Delivery Method:</b>	Competitive Sealed Proposals	
<b>Substantial Completion Date:</b>	June 2014	
<b>Total Project Cost:</b>	<u>Source</u>	<u>Proposed</u>
	Revenue Financing System Bond Proceeds <sup>1</sup>	\$19,125,000

**Funding Note:** <sup>1</sup> Revenue Financing System debt is proposed to be repaid from rental income

**Investment Metrics:** By 2014

- This student housing will allow for the admission of at least 150 students from outside the Odessa/Midland area who would not otherwise be able to attend The University of Texas of the Permian Basin due to the housing shortage
- Occupancy of proposed units will increase the number of on-campus students by approximately 25% with related increases in tuition and fees, meal plan purchases, and bookstore sales
- Addition of proposed units will allow more highly qualified students to register under the \$10,000 degree program in STEM majors (Texas Science Scholar Program)

- a. approval of design development plans;
- b. appropriate funds and authorize expenditure of \$19,125,000 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. Permian Basin, 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 \$19,125,000.

## BACKGROUND INFORMATION

### Debt Service

The \$19,125,000 in aggregate Revenue Financing System debt will be repaid from housing revenues. Annual debt service on the \$19,125,000 Revenue Financing System debt is expected to be \$1,140,000. The institution's debt service coverage is expected to be at least 1.5 times and average 1.7 times over FY 2013-2018.

### Project Description

This proposed project will contain approximately 85,452 gross square feet (GSF) and house a total of 198 students in six apartment buildings. Each apartment building will house 32 students plus one Resident Advisor and contain a total of 14,242 GSF. The buildings are consistent with the existing Student Housing Phase II and Phase V apartments. This project will include additional parking spaces for approximately 50 vehicles.

The apartment buildings will be two-story, wood frame, slab on-grade structures with brick and stone exteriors. The buildings will be arranged in four-bedroom units with two bathrooms and one living/dining/kitchen area per unit. Each apartment building will also have an elevator to comply with current Texas Accessibility Standards.

Current student housing is operating near 100% occupancy with a waiting list of 40-60 students. U. T. Permian Basin currently provides 620 beds. The total number of beds will increase to 719 upon completion of Phase V, which is scheduled for July 2013. The total number of beds will increase to 917 with the completion of the Student Housing Phase VI project.

This proposed project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP.

### Basis of Design

The planned building life expectancy includes the following elements:

- Enclosure: 25-35 years
- Building Systems: 25-30 years
- Interior Construction: 10-20 years

The exterior appearance and finish are identical to the Student Housing Phase II project and Phase V apartments and are consistent with the Campus Master Plan. The mechanical and electrical building systems are designed with sufficient flexibility to allow for maintenance without significant disruption to ongoing activities. The interior appearance and finish are identical to Phases II and V and are consistent with other U. T. System apartment-style student housing projects.

**7. U. T. Medical Branch - Galveston: John Sealy Hospital Facade Replacement - Amendment of the FY 2013-2018 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 with the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and President Callender that the U. T. System Board of Regents amend the FY 2013-2018 Capital Improvement Program (CIP) to include the John Sealy Hospital Facade Replacement project at U. T. Medical Branch - Galveston (UTMB) as follows:

**Project No.:** 601-767  
**Institutionally Managed:** Yes  No   
**Project Delivery Method:** Design-Build  
**Substantial Completion Date:** May 2015  
**Total Project Cost:**

Source	Proposed
Gifts	\$ 25,000,000

- a. approve a total project cost of \$25,000,000 with funding from Gifts;
- b. appropriate funds; and
- c. authorize U. T. Medical Branch - Galveston to manage the project budgets, appoint architects, approve facility programs, prepare final plans, and award contracts.

BACKGROUND INFORMATION

Upon discovery of visible issues with the masonry envelope of the John Sealy Hospital building, a structural engineering firm made recommendations for temporary stabilization measures, which have been completed. This proposed project will provide a permanent solution with a complete facade replacement for the problematic brick veneer. The problems were caused by the deterioration of the hardware and steel shelf angles that hold the brick in place.

The recladding will consist of removal of the existing brick facade, repairs to the substrate, a new waterproofing system, and recladding with new brick veneer and potentially other facade materials that will visually connect the John Sealy Hospital to the adjacent structures such as the new Clinical Services Wing and the Jennie Sealy Hospital.

The Gift funding authorized for expenditure is fully collected or committed at this time, and the institution possesses sufficient Local Funds to cover any shortfall. 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. It has been determined that this project would best be managed by UTMB Facility Management personnel who have the experience and capability to manage all aspects of the work, especially as it requires extensive coordination with the building occupants.

**8. U. T. El Paso: Campus Transformation Project - Approval of design development; appropriation of funds and authorization of expenditure; and resolution regarding parity debt (Final Board approval)**

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Natalicio that the U. T. System Board of Regents approve the recommendations for the Campus Transformation Project at U. T. El Paso as follows:

<b>Project No.:</b>	201-751	
<b>Project Delivery Method:</b>	Construction Manager-at-Risk	
<b>Substantial Completion Date:</b>	June 2014	
<b>Total Project Cost:</b>	<u>Source</u>	<u>Current</u>
	Revenue Financing System Bond Proceeds <sup>1</sup>	\$25,000,000

**Funding Note:** <sup>1</sup> Revenue Financing System debt is proposed to be repaid from Gifts and, if necessary, Designated Tuition

**Investment Metrics:** By 2014

- Elimination of routine vehicular traffic through the campus
- Elimination of 167 parking spaces from the center of campus
- Completion of the Centennial Plaza, creating a central gathering space for the student community

- a. approve design development plans;
- b. appropriate funds and authorize expenditure of \$25,000,000 with funding 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. El Paso, which is a "Member" as such term is used in the Master Resolution, possesses the financial capacity to satisfy its direct obligation as defined in the Master Resolution relating to the issuance by the U. T. System Board of Regents of tax-exempt parity debt in the aggregate amount of \$25,000,000.

## BACKGROUND INFORMATION

### Debt Service

The \$25,000,000 in aggregate Revenue Financing System debt will be repaid from Gifts. Annual debt service on the \$25,000,000 Revenue Financing System debt is expected to be \$2,200,000. The institution's debt service coverage is expected to be at least 1.7 times and average 1.9 times over FY 2013-2018.

### Previous Board Action

On August 23, 2012, the project was included in the Capital Improvement Program (CIP) with a total project cost of \$25,000,000 with funding from Revenue Financing System Bond Proceeds.

### Project Description

The Campus Transformation Project will complete the campus outdoor space reconfiguration that began more than 10 years ago to improve access and space utilization and to enhance the quality of campus life. This project is the culmination of a master planning and implementation process that has successfully leveraged the investments of a variety of strategic partners, including the City of El Paso and the Texas Department of Transportation.

The primary organizational framework of current outdoor spaces, especially parking and streets, no longer meets even minimal campus needs. Restricting vehicles to roadways along the campus perimeter and providing safe, convenient, and attractive walkways for pedestrians all across the campus have become increasingly urgent priorities.

At the heart of this plan is the creation of a continuous pedestrian environment that uses walkways, bike paths, and green spaces to knit together campus buildings, improve circulation to and from classes, increase pedestrian safety, and create more inviting gathering spaces on an inner campus that has previously been dominated by vehicles. In addition to improving safety, this more appealing campus environment, and the sense of community it builds, will help to foster student success.

The project is expected to ultimately be funded from Gifts, with Revenue Financing System debt issued initially to provide interim financing pending gift collections. Revenue Financing System debt will be issued to the extent that U. T. El Paso has received an equal amount of gifts or pledges. As gifts are collected, they will be used to retire interim financing. Designated Tuition will be used to supplement gift receipts, if necessary, to fund interest expense on the interim financing.

### Basis of Design

The project will incorporate sustainable, drought-tolerant landscaping concepts suited to the unique Chihuahuan desert climate. Buried infrastructure (power, water, sewage, etc.) will be designed and installed per applicable codes and Office of Facilities Planning and Construction standards to ensure long life and low maintenance.