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FOR

FACILITIES PLANNING AND CONSTRUCTION

COMMITTEE

Committee Meeting: 2/8/2017

Board Meeting: 2/9/2017

Austin, Texas

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<tr>
<th>Committee Meeting</th>
<th>Board Meeting</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Convene</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3:30 p.m.</td>
<td>Chairman Pejovich</td>
<td></td>
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</tbody>
</table>

1. **U. T. System Board of Regents: Discussion and appropriate action regarding Consent Agenda items, if any, assigned for Committee consideration**
   - 3:30 p.m.
   - Discussion
   - Action 293

**Additions to the CIP**

2. **U. T. Permian Basin: Kinesiology Building - Amendment of the FY 2017-2022 Capital Improvement Program to include project (Preliminary Board approval)**
   - 3:35 p.m.
   - Action
   - Action 294
   - President Watts

3. **U. T. Southwestern Medical Center: William P. Clements, Jr. University Hospital Expansion - Amendment of the FY 2017-2022 Capital Improvement Program to include project (Preliminary Board approval)**
   - 3:40 p.m.
   - Action
   - Action 296
   - President Podolsky

4. **U. T. Health Science Center - San Antonio: Cancer Therapy and Research Center (CTRC) Renovations - Amendment of the FY 2017-2022 Capital Improvement Program to include project; approval of total project cost; appropriation of funds; and authorization of institutional management (Final Board approval)**
   - 4:00 p.m.
   - Action
   - Action 298
   - Mr. O’Donnell

5. **U. T. Arlington: Dining Facility - West Campus - Amendment of the FY 2017-2022 Capital Improvement Program to include project; approval of total project cost; approval of design development; appropriation of funds and authorization of expenditure; approval of institutional management; and resolution regarding parity debt (Final Board approval)**
   - 4:05 p.m.
   - Action
   - Action 300
   - President Karbhari
   - Mr. O’Donnell

Agenda Book - 291
6. **U. T. Arlington: Residence Hall - West Campus (Phase I) - Amendment of the FY 2017-2022 Capital Improvement Program to increase total project cost; approval of design development; appropriation of funds and authorization of expenditure; and resolution regarding parity debt (Final Board approval)**

   4:15 p.m.  
   Action  
   Mr. O'Donnell  
   Action 303

7. **U. T. Medical Branch - Galveston: Building 17 Expansion - Amendment of the FY 2017-2022 Capital Improvement Program to increase total project cost; approval to revise funding sources; and appropriation of funds and authorization of expenditure (Final Board approval)**

   4:20 p.m.  
   Action  
   Mr. O'Donnell  
   Action 306

8. **U. T. Medical Branch - Galveston: Biocontainment Critical Care Unit - Amendment of the FY 2017-2022 Capital Improvement Program to increase total project cost; approval to revise funding sources; and appropriation of funds and authorization of expenditure (Final Board approval)**

   4:25 p.m.  
   Action  
   Mr. O'Donnell  
   Action 308

Adjourn  
4:30 p.m.
1. **U. T. System Board of Regents: Discussion and appropriate action regarding Consent Agenda items, if any, assigned for Committee consideration**

   **RECOMMENDATION**

   No Consent Agenda items are assigned for review by this Committee. The Consent Agenda begins on Page 326.
2. **U. T. Permian Basin: Kinesiology Building - Amendment of the FY 2017-2022 Capital Improvement Program to include project (Preliminary Board approval)**

**RECOMMENDATION**

The Chancellor concurs in the recommendation of the Deputy Chancellor, 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 2017-2022 Capital Improvement Program (CIP) to include the Kinesiology Building project at U. T. Permian Basin as follows:

**Project No.:** 501-918

**Project Delivery Method:** Competitive Sealed Proposals

**Milestone Dates:**
- Definition Phase Approved: September 2016
- Addition to CIP: February 2017
- Design Development: August 2017
- Notice to Proceed: December 2017
- Substantial Completion: June 2019

**Total Project Cost:**

<table>
<thead>
<tr>
<th>Source</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permanent University Fund Bonds</td>
<td>$14,200,000</td>
</tr>
<tr>
<td>Gifts¹</td>
<td>$2,000,000</td>
</tr>
<tr>
<td>Total</td>
<td>$16,200,000</td>
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</table>

**Funding Note:**

¹Gifts are fully collected

**Investment Metrics:**
- Increase the number of Kinesiology students from 300 to 600 and Athletic Training majors from 30 to 90 by 2025
- Increase Kinesiology graduates from 75 to 180 undergraduates and from 6 to 12 graduates by 2025
- Increase tenured and tenure-track faculty members from 4 to 8 by 2025
- Add $10,000,000 in research grant funding and $1,000,000 from community funding through wellness testing by 2027

**Project Advocate:** James Eldridge, Professor and Chair of Kinesiology

**Definition Phase Completed:** Yes

**Project Planning:**
- Owner's Project Requirements: Yes
- Basis of Design: Yes
- Schematic Plans: In progress
- Detailed Cost Estimate: In progress
- Facilities Program: Yes
Cost Per Gross Square Foot Benchmarks*

<table>
<thead>
<tr>
<th></th>
<th>Low Quartile</th>
<th>Median</th>
<th>High Quartile</th>
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<tbody>
<tr>
<td>Kinesiology Building</td>
<td></td>
<td></td>
<td>$361</td>
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<tr>
<td>Texas Higher Education</td>
<td>$312</td>
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<td>$441</td>
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<tr>
<td>Coordinating Board Average</td>
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<tr>
<td>Classroom, General</td>
<td></td>
<td></td>
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<tr>
<td>Other U. T. System Projects</td>
<td></td>
<td></td>
<td>$385</td>
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<tr>
<td>Other National Projects</td>
<td></td>
<td>$347</td>
<td></td>
</tr>
</tbody>
</table>

* All benchmark costs escalated to midpoint of construction

BACKGROUND INFORMATION

Previous Actions

On September 8, 2016, the Chancellor approved this project for Definition Phase. On November 10, 2016, the Board of Regents approved $14,200,000 from Permanent University Fund Bond Proceeds as a funding source for the Kinesiology Building.

Project Description

This project will construct a new approximately 31,383 gross square foot facility to house the Kinesiology Department's classrooms, labs, offices and storage areas, as well as classrooms and labs for the athletic training majors. It will also include a strength and conditioning center for kinesiology, athletics, and student recreational use.

The Kinesiology Department is experiencing great growth in the area of exercise sciences. The facility will provide classrooms designed specifically for exercise physiology, biomechanics, and athletic training courses to enhance access to teaching and training tools, including skeletons and anatomical models. New state-of-the-art laboratories will enhance the Department's ability to apply for research grant funding and to recruit undergraduate and graduate-level students.

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. Southwestern Medical Center: William P. Clements, Jr. University Hospital Expansion - Amendment of the FY 2017-2022 Capital Improvement Program to include project (Preliminary Board approval)**

**RECOMMENDATION**

The Chancellor concurs in the recommendation of the Deputy Chancellor, the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and President Podolsky that the U. T. System Board of Regents amend the FY 2017-2022 Capital Improvement Program (CIP) to include the William P. Clements, Jr. University Hospital Expansion project at U. T. Southwestern Medical Center as follows:

- **Project No.**: 303-1035
- **Institutionally Managed**: Yes
- **Project Delivery Method**: Construction Manager-at-Risk
- **Milestone Dates**:
  - Definition Phase Approved: May 2016
  - Addition to CIP: February 2017
  - Design Development: May 2017
  - Notice to Proceed: July 2017
  - Substantial Completion: February 2020
- **Total Project Cost**:
  - **Source**
    - Revenue Financing System Bond Proceeds\(^1\) $400,000,000
    - Designated Funds\(^2\) $80,000,000
  - **Proposed**: $480,000,000
- **Funding Notes**:
  - \(^1\) Revenue Financing System (RFS) to be repaid from Hospital Revenues
  - \(^2\) Designated Funds from institutional funds
- **Investment Metrics**:
  - Create best-in-class multidisciplinary care model across all disciplines, located in a single facility
  - Establish Clements University Hospital as a destination high acuity quaternary care hospital
- **Project Advocates**: John Warner, Vice President and Chief Operating Officer, University Hospitals
- **Definition Phase Completed**: Yes
- **Project Planning**:
  - Owner's Project Requirements: Yes
  - Basis of Design: Yes
  - Schematic Plans: Yes
  - Detailed Cost Estimate: Yes
  - Facilities Program: Yes
Cost Per Gross Square Foot Benchmarks*

<table>
<thead>
<tr>
<th>Project</th>
<th>Low Quartile</th>
<th>Median</th>
<th>High Quartile</th>
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</thead>
<tbody>
<tr>
<td>William P. Clements, Jr. University Hospital Expansion</td>
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<tr>
<td>Texas Higher Education Coordinating Board Average for Healthcare Facility, Hospital</td>
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<td>$543</td>
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<td>Other Texas Projects</td>
<td>$756</td>
<td>$828</td>
<td>$901</td>
</tr>
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<td>Other National Projects</td>
<td>$616</td>
<td>$798</td>
<td>$934</td>
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* All benchmark costs escalated to midpoint of construction

Cost Per Bed Benchmarks*

<table>
<thead>
<tr>
<th>Project</th>
<th>Low Quartile</th>
<th>Median</th>
<th>High Quartile</th>
</tr>
</thead>
<tbody>
<tr>
<td>William P. Clements, Jr. University Hospital Expansion</td>
<td>$971,692</td>
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<tr>
<td>Other U. T. System Projects</td>
<td>$1,119,476</td>
<td>$1,337,302</td>
<td>$1,580,151</td>
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<tr>
<td>Other Texas Projects</td>
<td>$1,837,702</td>
<td>$1,994,646</td>
<td>$2,151,590</td>
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<tr>
<td>Other National Project</td>
<td>$1,178,292</td>
<td>$1,680,901</td>
<td>$2,498,630</td>
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</table>

* All benchmark costs escalated to midpoint of construction

BACKGROUND INFORMATION

Previous Action

On May 20, 2016, the Chancellor approved this project for Definition Phase.

Project Description

The William P. Clements, Jr. University Hospital Expansion project will add an approximately 650,000 gross square foot, 12-story third tower and two parking structures with a total of approximately 2,150 parking spaces to the existing hospital. This project will allow for consolidation of inpatient services in one facility, as existing services at Zale Lipshy University Hospital will be moved to the Clements University Hospital.

This expansion will improve operational efficiency and lower the cost of care by eliminating redundant infrastructure across two hospitals, allowing for the leverage of investments made during the original construction to facilitate expansion at a lower cost with minimal disruption to existing operations. Besides consolidation of services currently offered at Zale Lipsy, the project will provide an additional 144 beds for a total of 292 beds. The addition of needed Emergency Room, Operating Room, and increased Imaging Services capacity will improve care and reduce costs.

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 this project would best be managed by U. T. Southwestern Medical Center Facilities Management personnel who have the experience and capability to manage all aspects of the work.
4. **U. T. Health Science Center - San Antonio: Cancer Therapy and Research Center (CTRC) Renovations - Amendment of the FY 2017-2022 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 Deputy Chancellor, the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and President Henrich that the U. T. System Board of Regents amend the FY 2017-2022 Capital Improvement Program (CIP) to include the Cancer Therapy and Research Center (CTRC) Renovations project at U. T. Health Science Center - San Antonio as follows:

<table>
<thead>
<tr>
<th>Project No.:</th>
<th>402-1094</th>
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</thead>
<tbody>
<tr>
<td>Institutionally Managed:</td>
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</tr>
<tr>
<td>Project Delivery Method:</td>
<td>Construction Manager-at-Risk</td>
</tr>
<tr>
<td>Milestone Dates:</td>
<td>Definition Phase Approved October 2016</td>
</tr>
<tr>
<td></td>
<td>Addition to CIP February 2017</td>
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<tr>
<td></td>
<td>Design Development March 2017</td>
</tr>
<tr>
<td></td>
<td>Notice to Proceed May 2017</td>
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<tr>
<td></td>
<td>Substantial Completion May 2018</td>
</tr>
<tr>
<td>Total Project Cost:</td>
<td>Source Proposed</td>
</tr>
<tr>
<td></td>
<td>Permanent University Fund Bond Proceeds $12,000,000</td>
</tr>
<tr>
<td></td>
<td>Designated Funds $ 3,000,000</td>
</tr>
<tr>
<td></td>
<td>$15,000,000</td>
</tr>
<tr>
<td>Funding Notes:</td>
<td>1 Permanent University Fund (PUF) approved by Board on November 10, 2016</td>
</tr>
<tr>
<td></td>
<td>2 Designated Funds from Facilities and Administrative revenue</td>
</tr>
<tr>
<td>Project Advocate:</td>
<td>James D. Kazen, Executive Vice President for Facilities Planning and Operations</td>
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<tr>
<td>Definition Phase Completed:</td>
<td>Yes</td>
</tr>
<tr>
<td>Project Planning:</td>
<td>Owner's Project Requirements Yes</td>
</tr>
<tr>
<td></td>
<td>Basis of Design Yes</td>
</tr>
<tr>
<td></td>
<td>Schematic Plans Yes</td>
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<tr>
<td></td>
<td>Detailed Cost Estimate Yes</td>
</tr>
<tr>
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<td>Facilities Program Yes</td>
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</table>

February 8-9, 2017 Meeting of the U. T. System Board of Regents - Facilities Planning and Construction Committee
Cost Per Gross Square Foot

| CTRC Renovations | $337 |

a. amend the FY 2017-2022 CIP and approve a total project cost of $15,000,000 with funding of $12,000,000 from PUF Bond Proceeds and $3,000,000 from Designated Funds;

b. appropriate funds; and

c. authorize U. T. Health Science Center - San Antonio to manage the project budgets, appoint architects, approve facility programs, prepare final plans, and award contracts.

BACKGROUND INFORMATION

Previous Actions

On October 22, 2016, the Chancellor approved this project for Definition Phase. On November 10, 2016, the Board approved allocation of PUF Bond Proceeds for projects included in the Cancer Collaboration.

Project Description

The Cancer Therapy and Research Center (CTRC) Renovations project is intended to address the necessary improvements to the current facility to meet the program requirements for world-class cancer care set forth by U. T. Health Science Center - San Antonio and U. T. M. D. Anderson Cancer Center. These renovations include constructing a new and expanded pharmacy, a welcome center, a diagnostic center, a new patient and family service center, and a new infusion center. This project will also focus on addressing infrastructure issues to the building, including replacing air handlers, adding emergency generators, and replacing the entire roof.

This proposed repair and rehabilitation project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. Approval of design development plans and authorization of expenditure of funding will be presented to the President for approval at a later date. It has been determined that this project would best be managed by U. T. Health Science Center - San Antonio Facility Management personnel who have the experience and capability to manage all aspects of the work.
5. **U. T. Arlington: Dining Facility - West Campus - Amendment of the FY 2017-2022 Capital Improvement Program to include project; approval of total project cost; approval of design development; appropriation of funds and authorization of expenditure; approval of institutional management; and resolution regarding parity debt (Final Board approval)**

**RECOMMENDATION**

The Chancellor concurs in the recommendation of the Deputy Chancellor, the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Karbhari that the U. T. System Board of Regents amend the FY 2017-2022 Capital Improvement Program (CIP) to include the Dining Facility - West Campus project and approve the recommendations for the project at U. T. Arlington as follows:

- **Project No.:** 301-1046
- **Institutionally Managed:** Yes
- **Project Delivery Method:** Construction Manager-at-Risk
- **Milestone Dates:**
  - Definition Phase Approved: July 2016
  - Addition to CIP: February 2017
  - Design Development: February 2017
  - Notice to Proceed: April 2017
  - Substantial Completion: July 2018
- **Total Project Cost:**
  - Source:
    - Revenue Financing System Bond Proceeds\(^1\) $15,500,000
    - Unexpended Plant Funds\(^2\) $5,500,000
    - $21,000,000
- **Funding Notes:**
  - \(^1\) Revenue Financing System (RFS) to be repaid from food services and room rental revenue
  - \(^2\) Unexpended Plant Funds from food services provider
- **Investment Metric:**
  - Directly support the University's Strategic Plan imperative of increasing enrollment to more than 43,000 students by 2020
- **Project Advocate:** David Albart, Director of University Center
- **Definition Phase Completed:** Yes
- **Project Planning:**
  - Owner’s Project Requirements: Yes
  - Basis of Design: Yes
  - Schematic Plans: Yes
  - Detailed Cost Estimate: Yes
  - Facilities Program: Yes
### Cost Per Gross Square Foot Benchmarks*

<table>
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<tr>
<th>Facility/Project</th>
<th>Low Quartile</th>
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<tr>
<td>Dining Facility - West Campus</td>
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<td>Other Texas Projects, Dining</td>
<td>$362</td>
<td>$411</td>
<td>$448</td>
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<td>Other National Projects, Dining</td>
<td>$297</td>
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<td>$382</td>
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<td>Other U. T. System Projects, Student Center</td>
<td>$401</td>
<td>$415</td>
<td>$429</td>
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<tr>
<td>Other National Projects, Student Center</td>
<td>$384</td>
<td>$461</td>
<td>$535</td>
</tr>
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</table>

* All benchmark costs escalated to midpoint of construction

---

**BACKGROUND INFORMATION**

**Debt Service**

The $15,500,000 in RFS debt will be repaid from food services and room rental revenue. Annual debt service on the $15,500,000 RFS debt is expected to be $940,000. The institution's debt service coverage is expected to be at least 2.3 times and average 2.7 times over FY 2017-2022.
Previous Action

On July 10, 2016, the Chancellor approved this project for Definition Phase.

Project Description

The 40,200 gross square foot two-story dining and student union facility will serve the needs of the West Campus area. The first floor will provide several seating areas totaling more than 350 seats supporting the main dining area, food preparation and cooking areas, walk-in coolers and freezers, and a manager’s office. The second floor will contain a variety of flexible seating, meeting rooms for small banquets and student organizations, departmental, fraternity, and sorority meetings. Amenities include casual computer stations and charging stations at tables and lounge areas.

Currently, campus dining services venues are operating at full capacity. Future growth of the on-campus student population, including the concurrent opening of the Residence Hall - West Campus (Phase I) proposed in Item 6, necessitates the request for this facility.

This proposed project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. It has been determined that this project would best be managed by U. T. Arlington Facilities Management personnel who have the experience and capability to manage all aspects of the work.

Basis of Design

The planned building life expectancy includes the following elements:

Enclosure: 50 years
Building Systems: 25 years
Interior Construction: 10-20 years

The interior and exterior appearance and finish are consistent with other 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.
RECOMMENDATION

The Chancellor concurs in the recommendation of the Deputy Chancellor, the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Karbhari that the U. T. System Board of Regents approve the recommendations for the Residence Hall - West Campus (Phase I) project at U. T. Arlington as follows:

Project No.: 301-914
Project Delivery Method: Construction Manager-at-Risk
Milestone Dates:
- Definition Phase Approved: July 2016
- Additon to CIP: November 2016
- Design Development: February 2017
- Notice to Proceed: April 2017
- Substantial Completion: July 2018

Total Project Cost:
<table>
<thead>
<tr>
<th>Source</th>
<th>Current</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td>Revenue Financing System Bond Proceeds¹</td>
<td>$34,500,000</td>
<td>$40,000,000</td>
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<tr>
<td>Auxiliary Enterprises Balances²</td>
<td>$1,500,000</td>
<td>$6,500,000</td>
</tr>
<tr>
<td></td>
<td>$36,000,000</td>
<td>$46,500,000</td>
</tr>
</tbody>
</table>

Funding Notes:
1. Revenue Financing System (RFS) to be repaid from rental income
2. Auxiliary Enterprises Balances from rental income and housing reserves

Investment Metric:
- Directly support the University's Strategic Plan imperative of increasing enrollment to more than 43,000 students by 2020

Project Advocate: Don Lange, Director of Auxiliary Operations and Logistics
Definition Phase Completed: Yes
Project Planning:
- Owner’s Project Requirements: Yes
- Basis of Design: Yes
- Schematic Plans: Yes
- Detailed Cost Estimate: Yes
- Facilities Program: Yes
Cost Per Bed Benchmarks*

<table>
<thead>
<tr>
<th>Residence Hall - West Campus (Phase I)</th>
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</thead>
<tbody>
<tr>
<td>College Planning &amp; Management National Average for Residence Halls</td>
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</table>

<table>
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<th>High Quartile</th>
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</thead>
<tbody>
<tr>
<td>Other U. T. System Projects</td>
<td>$66,997</td>
<td>$84,951</td>
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<tr>
<td>Other Texas Projects</td>
<td>$61,069</td>
<td>$67,627</td>
</tr>
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</table>

* All benchmark costs escalated to midpoint of construction

a. amend the FY 2017-2022 Capital Improvement Program (CIP) to increase the total project cost from $36,000,000 to $46,500,000;

b. approve design development plans;

c. appropriate funds and authorize expenditure of $46,500,000 with funding of $40,000,000 from RFS Bond Proceeds and $6,500,000 from Auxiliary Enterprises Balances; 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. Arlington, 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 $40,000,000.

BACKGROUND INFORMATION

Debt Service

The $40,000,000 in RFS debt will be repaid from rental income. Annual debt service on the $40,000,000 RFS debt is expected to be $2.44 million. The institution's debt service coverage is expected to be at least 2.3 times and average 2.7 times over FY 2017-2022.
Previous Actions

On July 12, 2016, the Chancellor approved this project for Definition Phase. On November 10, 2016, the project was included in the CIP with a total project cost of $36,000,000 with funding of $34,500,000 from RFS Bond Proceeds and $1,500,000 from Auxiliary Enterprises Balances.

Project Description

The proposed four-story residence hall will offer 536 beds in double-occupancy rooms and is intended for freshman and sophomore students. Study suites, social areas with kitchens, a classroom, and other amenities that encourage educational opportunities through living-learning environments are included.

U. T. Arlington’s Housing Master Plan indicates that the aging housing facilities have become functionally obsolete and should be replaced with new residence halls that offer high levels of living-learning experiences. The University currently has 3,819 beds on campus and is operating at 99% occupancy with a waiting list of 344 students. Concurrent with completion of this project, two dormitories, Brazos House and Trinity House offering 333 beds, will be closed and demolition is scheduled for FY 2019, resulting in a total of 4,022 beds provided by the institution. There are an additional 1,077 beds provided by private development on campus.

The total project cost has been increased based on current market conditions and validated by two project cost estimators.

Basis of Design

The planned building life expectancy includes the following elements:

Enclosure: 40 years
Building Systems: 25 years
Interior Construction: 10-20 years

The interior and exterior appearance and finish are consistent with other 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.
7. **U. T. Medical Branch - Galveston: Building 17 Expansion - Amendment of the FY 2017-2022 Capital Improvement Program to increase total project cost; approval to revise funding sources; and appropriation of funds and authorization of expenditure (Final Board approval)**

**RECOMMENDATION**

The Chancellor concurs in the recommendation of the Deputy Chancellor, 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 approve the recommendations for the Building 17 Expansion project at U. T. Medical Branch - Galveston as follows:

- **Project No.:** 601-818
- **Project Delivery Method:** Construction Manager-at-Risk
- **Milestone Dates:**
  - Addition to CIP: February 2014
  - Design Development: February 2015
  - Notice to Proceed: March 2017
  - Substantial Completion: March 2018
- **Total Project Cost:**
  - **Source**
    - Permanent University Fund Bond Proceeds: $30,500,000
    - Revenue Financing System Bond Proceeds: $11,500,000
    - Hospital Revenues: $0
  - **Current** $42,000,000
  - **Proposed** $49,920,937
- **Investment Metrics:**
  - **By 2018**
    - Maintain competitive position in research funding by minimizing operating costs of Animal Resource Center through consolidation of animal facilities
    - Mitigate critical research assets from future flood damage
- **Project Advocate:** Danny O. Jacobs, Executive Vice President and Provost, Dean of the School of Medicine
- **Definition Phase Completed:** N/A
- **Project Planning:**
  - Owner's Project Requirements: N/A
  - Basis of Design: N/A
  - Schematic Plans: N/A
  - Detailed Cost Estimate: N/A
  - Facilities Program: N/A
Cost Per Gross Square Foot Benchmarks*

<table>
<thead>
<tr>
<th>Building 17 Expansion (with 20% Shell Space)</th>
<th>$443</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building 17 Expansion (Estimated Total Finish-Out)</td>
<td>$528</td>
</tr>
<tr>
<td>Texas Higher Education Coordinating Board Average, Laboratory Medical/Healthcare</td>
<td>$481</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Low Quartile</th>
<th>Median</th>
<th>High Quartile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other U. T. System Projects</td>
<td>$436</td>
<td>$509</td>
</tr>
<tr>
<td>Other Texas Projects</td>
<td>$403</td>
<td>$526</td>
</tr>
<tr>
<td>Other National Projects</td>
<td>$456</td>
<td>$543</td>
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</tbody>
</table>

* All benchmark costs escalated to midpoint of construction

a. amend the FY 2017-2022 Capital Improvement Program (CIP) to increase the total project cost from $42,000,000 to $49,920,937;

b. revise funding sources to include Hospital Revenues; and

c. appropriate funds and authorize expenditure of $7,920,937 from Hospital Revenues.

BACKGROUND INFORMATION

Previous Actions

On December 12, 2013, the project was added to the CIP with a total project cost of $42,000,000 with funding of $30,500,000 from Permanent University Fund Bond Proceeds and $11,500,000 from Revenue Financing System Bond Proceeds. On February 12, 2015, the Board approved design development and authorized expenditure of funds.

Project Description

The facility, as originally approved, included two shelled floors at Levels 5 and 6. This increase in scope will finish out 9,628 gross square feet (GSF) on Level 6 for vivarium space including animal holding, procedure rooms, and a surgical suite needed to accommodate research space to support NIH grants for the Galveston National Laboratory. Additionally, a 1,147 GSF pedestrian sky bridge will be constructed to connect Building 17 to the adjacent Research Building (Building 19) to increase security and access for research.

Currently, 40% of U. T. Medical Branch's research depends on animal protocols each year. Maintaining adequately sized and state-of-the-art animal research facilities is essential to the University's ability to improve health by advancing biomedical science. This project will help to secure new grant funding, advance the goals of the Research Strategic Plan, and assure continued accreditation from the Association for Assessment and Accreditation of Laboratory Animal Care.
8. **U. T. Medical Branch - Galveston: Biocontainment Critical Care Unit - Amendment of the FY 2017-2022 Capital Improvement Program to increase total project cost; approval to revise funding sources; and appropriation of funds and authorization of expenditure (Final Board approval)**

**RECOMMENDATION**

The Chancellor concurs in the recommendation of the Deputy Chancellor, 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 approve the recommendations for the Biocontainment Critical Care Unit project at U. T. Medical Branch - Galveston as follows:

**Project No.:** 601-1086  
**Institutionally Managed:** Yes  
**Project Delivery Method:** Construction Manager-at-Risk  
**Milestone Dates:**  
- Addition to CIP: August 2015  
- Design Development: December 2015  
- Notice to Proceed: March 2017  
- Substantial Completion: March 2018  

**Total Project Cost:**  

<table>
<thead>
<tr>
<th>Source</th>
<th>Current</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Revenue¹</td>
<td>$ 8,200,000</td>
<td>$ 8,200,000</td>
</tr>
<tr>
<td>Hospital Revenues</td>
<td>$ 3,500,000</td>
<td>$ 5,400,000</td>
</tr>
<tr>
<td>Grants²</td>
<td>$ 0</td>
<td>$ 2,000,000</td>
</tr>
<tr>
<td></td>
<td><strong>$11,700,000</strong></td>
<td><strong>$15,600,000</strong></td>
</tr>
</tbody>
</table>

**Funding Notes:**  
¹General Revenue appropriation from House Bill 2, 84th Legislature  
²Grants from Texas Department of State Health Services  

**Project Advocate:** Donna Sollenberger, Executive Vice President and Chief Executive Officer  

**Definition Phase Completed:** N/A  

**Project Planning:**  
- Owner's Project Requirements: N/A  
- Basis of Design: N/A  
- Schematic Plans: N/A  
- Detailed Cost Estimate: N/A  
- Facilities Program: N/A
Cost Per Gross Square Foot

| Biocontainment Critical Care Unit | $675 |

- a. amend the FY 2017-2022 Capital Improvement Program (CIP) to increase the total project cost from $11,700,000 to $15,600,000;
- b. revise funding sources to include Grants; and
- c. appropriate funds and authorize expenditure of $3,900,000 with $1,900,000 in additional funds from Hospital Revenues, and $2,000,000 from Grants.

BACKGROUND INFORMATION

Previous Action

On August 20, 2015, the project was included in the CIP with a total project cost of $11,700,000 with funding of $8,200,000 from General Revenue and $3,500,000 from Hospital Revenues.

Project Description

The Biocontainment Critical Care Unit project was approved by the Board of Regents in response to the events of September 2014 surrounding the Ebola infectious disease pandemic. U. T. Medical Branch - Galveston established protocols and workflows related to preparedness for specialized patient management and received national designation as the regional care provider for Ebola and similar infectious diseases.

The initial scope, which allowed for the care of four patients, has been increased to a six-patient capacity as a result of further discussions with state and national health officials. The Biocontainment Critical Care Unit is designed with appropriate technology and systems capable of isolation, redundancy, and sustainable operations to provide patient care by staff under the duress of extended operations while under biocontainment isolation protocols.