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FOR
FACILITIES PLANNING AND CONSTRUCTION COMMITTEE

Committee Meeting: 2/26/2019

Board Meeting: 2/26/2019
Austin, Texas

R. Steven Hicks, Chairman
Ernest Aliseda
David J. Beck
Jeffery D. Hildebrand
Janiece Longoria
Rad Weaver

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.

2. U. T. San Antonio: Guadalupe Hall - Amendment of the current Capital Improvement Program to include project

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and the institutional president that the U. T. System Board of Regents amend the current Capital Improvement Program (CIP) to include the Guadalupe Hall project at The University of Texas at San Antonio.

BACKGROUND INFORMATION

Previous Actions

On March 14, 2018, the Chancellor approved this project for Definition Phase.

Project Description

Planned with student success in mind, this freshman residence hall will feature a variety of common spaces for study and community-building activities, will include a full-service coffee shop that will serve the larger on-campus residential district, and will be in close proximity to dining facilities and the campus academic core. Designed to facilitate meaningful interactions that build community and foster connections, the new residence hall will offer double-bed units configured in pods around shared community spaces, adding a total of 372 beds.

This proposed project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. Approval of design development plans and authorization of expenditure of funding will be presented to the Board for approval at a later date.

The University of Texas at San Antonio
Guadalupe Hall

Project Information

Project Number	401-1173
CIP Project Type	New Construction
Facility Type	Housing, Dormitory
Management Type	Office of Facilities Planning and Construction
Institution's Project Advocate	Kevin Price, Senior Associate Vice President for Student Affairs
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	101,351
Beds Added this Project	372

Project Funding

	Proposed
Revenue Financing System Bond Proceeds[1]	$38,600,000
Designated Funds	5,000,000
Total Project Cost	$43,600,000

[1] RFS to be repaid from future rental income

Project Cost Detail

Building Cost	$30,892,228
Fixed Equipment	-
Site Development	2,581,457
Furniture and Moveable Equipment	850,000
Institutionally Managed Work	700,000
Architectural/Design Services	2,537,000
Project Management Fees	1,313,960
Insurance	710,792
Other Professional Fees	1,437,500
Project Contingency	2,547,063
Other Costs	30,000
Total Project Cost	$43,600,000

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

Guadalupe Hall	$ 83,044
College Planning and Management National Average, Residence	$101,110

	Low Quartile	Median	High Quartile
Other U. T. System Projects	$77,742	$96,135	$122,945
Other National Projects	$72,229	$91,645	$121,597

The University of Texas at San Antonio
Guadalupe Hall
(continued)

Investment Metric

- Increase available student housing by 372 beds in support of achieving goal of 5,300 beds by 2021

Project Planning

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

Project Milestones

Definition Phase Approval	March 2018
Addition to CIP	February 2019
Design Development Approval	May 2019
Construction Notice to Proceed	August 2019
Substantial Completion	June 2021

Student Housing Statistics

Waiting list for on-campus housing last semester	521
Total number of beds added in this project	372
Units to be demolished in this project	0
Total number of beds on campus after completion	4,482

Basis of Design

The planned building life expectancy includes the following elements:

Enclosure: 50 years
Building Systems: 25 years
Interior Construction: 25 years

3. U. T. Austin: Applied Research Laboratories New Office Building - Approval of design development; appropriation of funds and authorization of expenditure; and resolution regarding parity debt

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and the institutional president that the U. T. System Board of Regents approve the recommendations for the Applied Research Laboratories New Office Building project at The University of Texas at Austin as follows:

a. approve design development plans;

b. appropriate funds and authorize expenditure of $40,400,000 with funding from Revenue Financing System (RFS) Bond Proceeds; and

c. resolve in accordance with Section 5 of the Amended and Restated Master Resolution Establishing The University of Texas System Revenue Financing System that parity debt shall be issued to pay the project's cost, including any costs prior to the issuance of such parity debt; sufficient funds will be available to meet the financial obligations of the U. T. System, including sufficient Pledged Revenues as defined in the Master Resolution to satisfy the Annual Debt Service Requirements of the Financing System, and to meet all financial obligations of the U. T. System Board of Regents relating to the Financing System; and 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 $40,400,000.

BACKGROUND INFORMATION

Debt Service

The $40,400,000 in RFS debt will be repaid from research contracts with the federal government. Annual debt service on the $40,400,000 in RFS debt is expected to be $2.4 million. The institution's debt service coverage is expected to be at least 2.4 times and average 2.9 times over FY 2019-2024.

Previous Actions

On January 9, 2018, the Chancellor approved this project for Definition Phase. On November 15, 2018, the project was included in the CIP with a total cost of $40,400,000 with funding from RFS Bond Proceeds.

Project Description

The Applied Research Laboratories complex located at the J. J. Pickle Research Campus is at capacity and limits anticipated workload and growth. The proposed project will provide needed additional office and work space in a three-story building located adjacent to and connected with the existing building. This project will also include replacement and expansion of existing utility equipment and infrastructure necessary to support the new building and provide reliable service to the rest of the campus.

The University of Texas at Austin
Applied Research Laboratories New Office Building

Project Information

Project Number	102-1049
CIP Project Type	New Construction
Facility Type	Office, General
Management Type	Institutional Management
Institution's Project Advocate	Timothy W. Hawkins, Deputy Executive Director, Applied Research Laboratories, Vice-President for Research
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	80,857
Shell Space (GSF)	31,364

Project Funding

	Current
Revenue Financing System Bond Proceeds[1]	$40,400,000
Total Project Cost	$40,400,000

[1] RFS to be repaid with ongoing research contract with the U.S. Armed Forces

Project Cost Detail

Building Cost	$22,416,000
Fixed Equipment	642,000
Site Development	7,442,000
Furniture and Moveable Equipment	750,000
Institutionally Managed Work	1,000,000
Architectural/Design Services	2,900,000
Project Management Fees	950,000
Insurance	1,160,000
Other Professional Fees	1,650,000
Project Contingency	1,490,000
Other Costs	-
Total Project Cost	$40,400,000

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

Applied Research Laboratories New Office Building (with 39% Shell Space)	$277
Applied Research Laboratories New Office Building (Estimated Total Finish-Out)	$355
Texas Higher Education Coordinating Board Average - Office, General	$350

	Low Quartile	Median	High Quartile
Other U. T. System Projects	$265	$366	$454
Other National Projects	$493	$554	$609

The University of Texas at Austin
Applied Research Laboratories New Office Building
(continued)

Investment Metrics

- Add 160 offices allowing for 100 additional staff by 2025
- Add 20 work stations/labs at finish-out of shell space

Project Planning

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

Project Milestones

Definition Phase Approval	January 2018
Addition to CIP	November 2018
Design Development Approval	February 2019
Construction Notice to Proceed	April 2019
Substantial Completion	May 2021

Basis of Design

The planned building life expectancy includes the following elements:

Enclosure: 75 years
Building Systems: 25 years
Interior Construction: 25 years

4. U. T. Health Science Center - San Antonio: Relocate the Barshop Institute - Amendment of the current Capital Improvement Program to increase total project cost; appropriation of funds and authorization of expenditure; and resolution regarding parity debt

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and the institutional president that the U. T. System Board of Regents approve the recommendations for the Relocate the Barshop Institute project at The University of Texas Health Science Center at San Antonio as follows:

a. amend the current Capital Improvement Program (CIP) to increase the total project cost from $70,200,000 to $79,200,000;

b. appropriate funds and authorize expenditure of an additional $9,000,000 with funding from Revenue Financing System (RFS) Bond Proceeds; and

c. resolve in accordance with Section 5 of the Amended and Restated Master Resolution Establishing The University of Texas System Revenue Financing System that parity debt shall be issued to pay the project's cost, including any costs prior to the issuance of such parity debt; sufficient funds will be available to meet the financial obligations of the U. T. System, including sufficient Pledged Revenues as defined in the Master Resolution to satisfy the Annual Debt Service Requirements of the Financing System, and to meet all financial obligations of the U. T. System Board of Regents relating to the Financing System; and U. T. Health Science Center - San Antonio, 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 $9,000,000.

BACKGROUND INFORMATION

Debt Service

The $44,000,000 in RFS debt will provide bridge financing until repaid from the sale of the Texas Research Park property, the sale of which was approved by the Board on May 12, 2016. Annual debt service on the $44,000,000 RFS debt is expected to be $1,320,000 during the interim financing period. The institution's debt service coverage is expected to be at least 2.2 times and average 2.4 times over FY 2019-2024.

Previous Actions

On May 24, 2016, the Chancellor approved this project for Definition Phase. On November 10, 2016, the Board approved an allocation of $30,000,000 in Permanent University Fund (PUF) Bond Proceeds for this project. On May 20, 2017, the project was included in the CIP with a total project cost of $65,000,000 with funding of $30,000,000 from PUF Bond

Proceeds and $35,000,000 from RFS Bond Proceeds. On August 24, 2017, the Board approved design development, an increase in total project cost from $65,000,000 to $70,200,000 with funding of $3,000,000 from Gifts and $2,200,000 from Designated Funds, and authorized expenditure of funds.

Project Description

The original project included relocating the Sam and Ann Barshop Institute for Longevity and Aging Studies, currently housed at the Texas Research Park, to the North Campus, leaving two floors of shelled space. The building will have a vivarium and a three-story research wing, which will include open research laboratories, computational research facilities, research support areas, and administrative and research faculty offices. Included in the project will be a bridge connecting the building to the South Texas Research Facility, located across the street. Close proximity will allow common access to research cores for higher efficiency and less duplication while fostering more collaboration.

The existing construction contract has realized aggregate savings in the procurement of the current project scope of a value that is sufficient to finish-out shell space on the second floor. The proposed increase in total project cost will finish-out the third floor and provide 12-16 wet labs, for a total of 36-48 wet labs in the completed building.

U. T. Health Science Center - San Antonio
Relocate the Barshop Institute

Project Information

Project Number	402-1000
CIP Project Type	New Construction
Facility Type	Laboratory, Medical/Healthcare
Management Type	Office of Facilities Planning and Construction
Institution's Project Advocate	James D. Kazen, Executive Vice President, Facility Planning and Operations
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	109,785
Shell Space (GSF)	0 (previously 54,668)

Project Funding

	Current	Proposed
Revenue Financing System Bond Proceeds[1]	$35,000,000	$44,000,000
Permanent University Fund Bond Proceeds	$30,000,000	$30,000,000
Gifts[2]	$ 3,000,000	$ 3,000,000
Designated Funds	$ 2,200,000	$ 2,200,000
Total Project Cost	$70,200,000	$79,200,000

[1] Revenue Financing System (RFS) Bond Proceeds to be repaid from sale of Texas Research Park property
[2] Gift funding is fully collected or committed

Project Cost Detail

BUILDING COST	
- Barshop Institute Building	$51,621,460
- Unconditioned Pedestrian Bridge	1,690,642
Fixed Equipment	4,627,866
Site Development	3,140,399
Furniture and Moveable Equipment	2,700,000
Institutionally Managed Work	3,600,000
Architectural/Design Services	4,700,000
Project Management Fees	2,547,720
Insurance	1,191,067
Other Professional Fees	1,500,000
Project Contingency	1,680,846
Other Costs	200,000
Total Project Cost	$79,200,000

U. T. Health Science Center - San Antonio
Relocate the Barshop Institute
(continued)

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

Relocate the Barshop Institute	$470
Texas Higher Education Coordinating Board Average - Laboratory, Medical/Healthcare	$493

	Low Quartile	Median	High Quartile
Other U. T. System Projects	$468	$525	$599
Other National Projects	$500	$648	$783

Investment Metrics

By 2020

- Add 36-48 new research labs
- Provide wet lab space for 36-48 principal investigators
- Attract and retain world-class faculty

Project Planning

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

Project Milestones

Definition Phase Approval	May 2016
Addition to CIP	May 2017
Design Development Approval	August 2017
Construction Notice to Proceed	November 2017
Substantial Completion	March 2020

Basis of Design

The planned building life expectancy includes the following elements:

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

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