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FOR
FACILITIES PLANNING AND CONSTRUCTION
COMMITTEE**

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Board Meeting: 2/19/2026
Austin, Texas

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

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Convene			
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11.	U.T. Medical Branch - Galveston: League City Campus Hospital Expansion - Amendment of the current Capital Improvement Program to include project	Action <i>President Reiser</i>	Action	163
Adjourn		<i>3:30 p.m.</i>		

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

RECOMMENDATION

The Board will be asked to approve the Consent Agenda beginning on [Page 166](#).

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

RECOMMENDATION

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

- a. amend the current Capital Improvement Program (CIP) to include the projects for the following institutions: U.T. Dallas, U.T. San Antonio, U.T. Southwestern Medical Center, and U.T. Health Science Center - Houston;
- b. approve the appropriation of \$190,640,000 of PUF Bond Proceeds for U.T. Dallas to address deferred maintenance in education and general facilities;
- c. approve the appropriation of \$68,268,833 of PUF Bond Proceeds for U.T. San Antonio to address deferred maintenance in education and general facilities - Phase I;
- d. approve the appropriation of \$94,890,000 of PUF Bond Proceeds for U.T. Southwestern Medical Center to address deferred maintenance in education and general facilities;
- e. approve the appropriation of \$68,820,000 of PUF Bond Proceeds for U.T. Health Science Center - Houston to address deferred maintenance in education and general facilities; and
- f. authorize U.T. Dallas, U.T. San Antonio, U.T. Southwestern Medical Center, and U.T. Health Science Center - Houston to manage its project budgets, appoint architects, approve facility programs, prepare final plans, and award contracts in compliance with U.T. System rules, regulations, and policies.

BACKGROUND INFORMATION

Previous Actions

On August 21, 2025, the Board approved the allocation of \$1.19 billion of Permanent University Fund (PUF) Bond Proceeds for capital projects addressing Deferred Maintenance (DM). Based on the Fiscal Year 2024 Campus Condition Report (Report), issued January 2025 summarizing the facilities condition and deferred maintenance needs across U.T. institutions, there was \$2.63 billion in unfunded deferred maintenance needs in Education

and General (E&G) space as of Fiscal Year 2024. This amount excludes the deferred maintenance needs in non-E&G space, which totaled an additional \$1.2 billion.

Project Description

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

The aggregate PUF allocation of \$1.19 billion would address approximately 45% of the \$2.63 billion of deferred maintenance needs in E&G space across U.T. institutions. This item addresses approximately \$422 million of the total \$1.19 billion PUF allocation, and additional phases at the remaining institutions will be presented to the Board for approval at a later date.

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

U.T. Dallas

This project would include multiple campus buildings, and various building systems. Systems to be addressed through this program include building envelope, electrical, mechanical, plumbing, life safety, elevators, and limited finishes.

U.T. San Antonio

This project will address essential infrastructure needs across various campus facilities for both U.T. San Antonio and U.T. Health San Antonio campuses. The project will concentrate on Education and General (E&G) spaces, particularly older academic and administrative buildings requiring attention. Planned improvements encompass updating legacy utility systems to enhance reliability and meet current regulatory standards. This project includes two phases; Phase I applies to the Downtown Academic campus and the U.T. Health San Antonio campus, accounting for \$68,268,833 of the total \$185,820,000 PUF allocation. Phase II, representing the net scope for both institutions, will be presented to the Board at a later date.

U.T. Southwestern Medical Center

This project includes replacement and/or modernization of physical plant components and infrastructure systems that have reached or exceeded end of useful life and/or are unreliable. Projects range from utilities infrastructure, including thermal plant components, to building components, such as HVAC and mechanical systems, HVAC controls, plumbing fixtures and piping, electrical equipment and lighting, elevators, roofs and building envelopes, and fire protection systems.

U.T. Health Science Center - Houston

This project includes multiple campus buildings and systems. Systems to be addressed through this program include building envelope, electrical, mechanical, plumbing, life safety, elevators, and limited finishes.

3. **U.T. Arlington: UTA West Academic Building and Associated Infrastructure Improvement, Phase II - Approval of design development; approval to revise funding sources; appropriation of funds and authorization of expenditure; allocation of Permanent University Fund (PUF) Bond Proceeds; and resolution regarding parity debt**

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor and Chief Operating Officer, and the institutional president that the U.T. System Board of Regents approve the recommendations for the UTA West Academic Building and Associated Infrastructure Improvement, Phase II project at The University of Texas at Arlington as follows:

- a. approve design development plans for Phase II;
- b. revise funding sources to include Permanent University Fund (PUF) Bond Proceeds;
- c. appropriate funds and authorize expenditure for Phase II of \$149,500,000 with funding of \$100,000,000 from Permanent University Fund (PUF) Bond Proceeds, \$35,500,000 from Revenue Financing System (RFS) Bond Proceeds and \$14,000,000 from Unexpended Plant 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 The University of Texas at 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 \$35,500,000.

BACKGROUND INFORMATION

Debt Service

The \$135,500,000 in RFS debt will be repaid from institutional funds. Annual debt service on \$135,500,000 in RFS debt is expected to be \$7.5 million. The institution's Scorecard Rating of 2.9 at Fiscal Year-end 2025 is below the maximum threshold of 6.0 and demonstrates that the institution has the financial capacity to satisfy its direct obligations related to parity debt.

Previous Actions

On February 4, 2025, the Chancellor approved the project for Definition Phase. On August 21, 2025, the project was included in the Capital Improvement Program (CIP) with a total project cost of \$169,500,000 with funding of \$135,500,000 from Revenue Financing System (RFS) Bond Proceeds, \$30,000,000 from Unexpended Plant Funds, and \$4,000,000 from Gifts.

On November 19, 2025, Phase I was approved by the Board of Regents with a total project cost of \$20,000,000 with funding of \$16,000,000 from Unexpended Plant Funds and \$4,000,000 from Gifts.

Project Description

The project entails the construction of the initial Academic Building comprising approximately 150,000 GSF on the north parcel of the UTA West campus. The project location is on the Walsh Ranch, Highland Hills development, with frontage on Interstate 30.

The first Academic Building will establish the design standards for master planning of all future buildings and improvements on the UTA West Campus. It will be programmed and designed to include open and flexible spaces accommodating and providing for reprogramming or repurposing as the campus develops further over the coming years. It will consist of flexible, active learning spaces, a small cafe, library resources, student engagement spaces, and administrative and student serving spaces, such as Admissions, Financial Aid, and Academic Advising, to support student success.

The University of Texas at Arlington
UTA West Academic Building and Associated Infrastructure Improvement, Phase II

Project Information

Project Number	301-1548
CIP Project Type	New Construction
Facility Type	Classroom, General
Management Type	Institutional Management
Institution's Project Advocate	Teresea Madden – Vice President Extension and Extended Campus
Project Delivery Method	Design/Build

Project Funding

	<u>Proposed Ph. II</u>	<u>Current Ph. I & II</u>
Permanent University Fund Bond Proceeds	\$100,000,000	
Revenue Financing System Bond Proceeds	\$35,500,000	\$135,500,000
Unexpended Plant Funds	\$14,000,000	\$30,000,000
Gifts ¹	\$0	<u>\$4,000,000</u>
Total Project Cost	\$149,500,000	\$169,500,000

¹Gifts of \$2M are pledged and \$2M in-hand

Project Cost Detail

Phase II	Cost
Building Cost	\$94,390,803
Fixed Equipment	2,850,000
Site Development	600,000
Furniture and Moveable Equipment	9,800,000
Institutionally Managed Work	6,749,166
Architectural/Design Services	\$11,663,145
Project Management	4,107,500
Insurance	3,367,204
Other Professional Fees	3,710,052
Project Contingency	12,262,130
Other Costs	-
Total Project Cost	\$149,500,000

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

UTA West Academic Building			\$629
Texas Higher Education Coordinating Board Average – Classroom General			\$735
	Low Quartile	Median	High Quartile
Other U.T. System Projects	\$584	\$632	\$680
Other National Projects	\$619	\$811	\$1,088

The University of Texas at Arlington
UTA West Academic Building and Associated Infrastructure Improvement, Phase II
(continued)

Investment Metric

- Achieve an overall student enrollment of 1,000 students by 2028

Project Milestones

Definition Phase Approval	February 2025
Addition to CIP	August 2025
Design Development Approval – Phase I Infrastructure	November 2025
Design Development Approval - Academic Building	February 2026
Construction Notice to Proceed – Phase II	March 2026
Substantial Completion	April 2028
Final Completion	May 2028

Basis of Design

The planned building life expectancy includes the following elements:

Enclosure: 50 years
Building Systems: 30 years
Interior Construction: 10 - 20 years

4. U.T. Austin: Ernest Cockrell Jr. Hall Renovation, Floors 7 and 8 - Amendment of the current Capital Improvement Program to include project; approval of total project cost; appropriation of funds; and resolution regarding parity debt

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor 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 Ernest Cockrell Jr. Hall Renovation, Floors 7 and 8 project at The University of Texas at Austin as follows:

- a. amend the current CIP and approve a total project cost of \$42,000,000;
- b. appropriate funds of \$42,000,000 with funding of \$19,000,000 from Available University Fund (AUF), \$8,000,000 from Revenue Financing System (RFS) Bond Proceeds and \$15,000,000 from Gifts; 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 \$8,000,000.

BACKGROUND INFORMATION

Debt Service

The \$8,000,000 in RFS debt is expected to be recovered from AUF funds. Annual debt service on the \$8,000,000 in RFS debt is expected to be \$445,000. The institution's Scorecard Rating of 1.5 at Fiscal Year-end 2025 is below the maximum threshold of 6.0 and demonstrates that the institution has the financial capacity to satisfy its direct obligations related to parity debt.

Previous Actions

On April 25, 2024, the Chancellor approved this project as a Minor Project, with a Total Project Cost of \$20,000,000, with funding of \$10,000,000 from Available University Funds and \$10,000,000 from Gifts. The project scope and costs have exceeded the \$25,000,000 limit and is now seeking addition to CIP. The RFS portion of this request will be redirected from the

Engineering Discovery Building (102-1347), which was added to the CIP on August 25, 2022, and received approval to revise funding sources on November 16, 2023.

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.

Project Description

This proposed project will renovate approximately 26,620 GSF to meet University Design Guidelines to improve space efficiency, modernize laboratories, and restore obsolete mechanical systems that have compromised performance. Additional funding will cover higher than anticipated costs for mechanical and infrastructure upgrades, new emergency power, and improvements to graduate student and research spaces.

This proposed repair and rehabilitation project has been approved by U.T. System staff and meets the criteria for inclusion in the CIP. Design development plans and authorization of expenditure of funding will be presented to the President for approval at a later date. Pursuant to The University of Texas Systemwide Policy 199, pertaining to Management of Major Capital Projects, U.T. Austin has delegated authority for institutional management of construction projects.

**The University of Texas at Austin
Ernest Cockrell Jr. Hall Renovation, Floors 7 & 8**

Project Information

Project Number	102-1576
CIP Project Type	Repair and Rehabilitation
Facility Type	Laboratory, General
Management Type	Institutional Management
Institution's Project Advocate	Dr. John Ekerdt - Interim Associate Dean for Research in Engineering
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	26,620

Project Funding

	<u>Proposed</u>
Available University Fund	\$19,000,000
Gifts ¹	\$15,000,000
Revenue Financing System Bond Proceeds ²	<u>\$8,000,000</u>
Total Project Cost	\$42,000,000

¹Gifts are not fully collected

²Revenue Financing System (RFS) Bond Proceeds to be repaid from AUF funds

Project Cost Detail

	Cost
Building Cost	\$28,420,000
Fixed Equipment	600,000
Site Development	-
Furniture and Moveable Equipment	3,600,000
Institutionally Managed Work	2,100,000
Architectural/Design Services	3,100,000
Project Management	1,050,000
Insurance	550,000
Other Professional Fees	1,220,000
Project Contingency	840,000
Other Costs	520,000
Total Project Cost	\$42,000,000

Project Planning

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

Project Milestones

Definition Phase Approval	April 2024
Addition to CIP	February 2026
Design Development Approval	February 2026
Construction Notice to Proceed	February 2026
Substantial Completion	October 2027
Final Completion	December 2027

5. U.T. Austin: Hal C. Weaver Power Plant Turbine Replacement - Amendment of the current Capital Improvement Program to include project; approval of 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 Academic Affairs, the Executive Vice Chancellor and Chief Operating Officer, and the institutional president that the U.T. System Board of Regents amend the current Capital Improvement Program (CIP) to include the Hal C. Weaver Power Plant Turbine Replacement project at The University of Texas at Austin as follows:

- a. amend the current CIP and approve a total project cost of \$45,000,000; and
- b. allocate and appropriate funds of \$45,000,000 with funding from Revenue Financing System (RFS) Bond Proceeds.
- c. resolve in accordance with Section 5 of the Amended and Restated Master Resolution Establishing The University of Texas System Revenue Financing System that parity debt shall be issued to pay the project's cost, including any costs prior to the issuance of such parity debt; sufficient funds will be available to meet the financial obligations of the U.T. System, including sufficient Pledged Revenues as defined in the Master Resolution to satisfy the Annual Debt Service Requirements of the Financing System, and to meet all financial obligations of the U.T. System Board of Regents relating to the Financing System; and The University of Texas at 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 \$45,000,000.

BACKGROUND INFORMATION

Debt Service

The \$45,000,000 in RFS debt will be repaid from institutional funds, which are expected to be recovered from generated utility rates. Annual debt service on \$45,000,000 in RFS debt is expected to be \$2.5 million. The institution's Scorecard Rating of 1.4 at Fiscal Year-end 2025 is below the maximum threshold of 6.0 and demonstrates that the institution has the financial capacity to satisfy its direct obligations related to parity debt.

Previous Action

On December 11, 2025, the Chancellor approved this project for Definition Phase.

Project Description

The Hal C. Weaver Power Plant (PPL) Turbine Replacement Project will provide resiliency to U.T. Austin's campus microgrid and provide additional electrical generation to support new campus demand. The existing turbine number 5 in the PPL will be demolished, and the existing turbine number 4 will be retired; both have exceeded their life expectancy and can no longer provide reliable generation capacity. A new, larger single turbine will be installed to increase generating capacity and resiliency.

This proposed repair and rehabilitation project has been approved by U.T. System staff and meets the criteria for inclusion in the CIP. Design development plans and authorization of expenditure of funding will be presented to the President for approval at a later date. Pursuant to The University of Texas Systemwide Policy 199, pertaining to Management of Major Capital Projects, U.T. Austin has delegated authority for institutional management of construction projects.

The University of Texas at Austin
Hal C. Weaver Power Plant Turbine Replacement

Project Information

Project Number	102-1603
CIP Project Type	Repair and Rehabilitation
Facility Type	Utilities/Infrastructure
Management Type	Institutional Management
Institution's Project Advocate	Ryan Thompson, Executive Director, Utilities and Energy Management
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	N/A

Project Funding

	<u>Proposed</u>
Revenue Financing System Bond Proceeds ¹	<u>\$45,000,000</u>
Total Project Cost	<u>\$45,000,000</u>

¹ Revenue Financing System (RFS) Bond Proceeds expected to be recovered from generated utility rates

Project Cost Detail

	Cost
Building Cost	\$15,610,000
Fixed Equipment	18,000,000
Site Development	-
Furniture and Moveable Equipment	-
Institutionally Managed Work	1,680,500
Architectural/Design Services	1,680,500
Project Management	1,125,000
Insurance	672,200
Other Professional Fees	672,200
Project Contingency	1,680,500
Other Costs	3,879,100
Total Project Cost	\$45,000,000

Project Planning

Definition Phase Completed	No
Owner's Project Requirements	In Progress
Basis of Design	In Progress
Schematic Design	In Progress
Detailed Cost Estimate	In Progress

The University of Texas at Austin
Hal C. Weaver Power Plant Turbine Replacement
(continued)

Project Milestones

Definition Phase Approval	December 2025
Addition to CIP	February 2026
Design Development Approval	November 2026
Construction Notice to Proceed	March 2027
Substantial Completion	August 2029
Final Completion	November 2029

6. U.T. Austin: Medical Complex Project Enabling Central Utility Plant and Infrastructure - Amendment of the current Capital Improvement Program to include project; approval of total project cost; approval of design development for Phase I - Early Work; appropriation of funds and authorization of expenditure; and resolution regarding parity debt

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor and Chief Operating Officer, and the institutional president that the U.T. System Board of Regents amend the current Capital Improvement Program (CIP) to include the Medical Complex Project - Enabling Central Utility Plant and Infrastructure project at The University of Texas at Austin as follows:

- a. amend the current CIP to include the project with a total project cost of \$515,000,000;
- b. approve design development plans for Phase I - Early Work;
- c. appropriate funds of \$515,000,000 and authorize expenditure of \$300,000,000 for Phase I with funding from Revenue Financing System (RFS) Bond Proceeds; and
- d. resolve in accordance with Section 5 of the Amended and Restated Master Resolution Establishing The University of Texas System Revenue Financing System that parity debt shall be issued to pay the project's cost, including any costs prior to the issuance of such parity debt; sufficient funds will be available to meet the financial obligations of the U.T. System, including sufficient Pledged Revenues as defined in the Master Resolution to satisfy the Annual Debt Service Requirements of the Financing System, and to meet all financial obligations of the U.T. System Board of Regents relating to the Financing System; and The University of Texas at 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 \$515,000,000.

BACKGROUND INFORMATION

Debt Service

The \$515,000,000 in RFS debt will be repaid from institutional funds. Annual debt service on the \$515,000,000 in RFS debt is expected to be \$28.7 million. The institution's Scorecard Rating of 1.4 at Fiscal Year-end 2025 is below the maximum threshold of 6.0 and demonstrates that the institution has the financial capacity to satisfy its direct obligations related to parity debt.

Previous Actions

On January 12, 2026, the Chancellor approved the MCP Enabling Central Utility Plant and Infrastructure project for Definition Phase.

Project Description

The Medical Complex Project (MCP) - Enabling Central Utility Plant and Infrastructure Project will construct a new Central Utility Plant along with the associated infrastructure to serve the MCP. A new central utility plant will generate electricity, heating, and cooling and will include new electrical generation equipment and thermal generation equipment, including new chillers and cooling towers. A new distribution infrastructure will be constructed to support the distribution of electricity, heating, and cooling. The new distribution system will also provide redundant and resilient utility services across campus.

The Central Utility Plant and Distribution Systems will be designed to support the MCP in accordance with the MCP development and the broader campus master plan, while anticipating and accommodating the future needs of the university.

This proposed project has been approved by U.T. System staff and meets the criteria for inclusion in the CIP. Pursuant to The University of Texas Systemwide Policy 199, pertaining to Management of Major Capital Projects, U.T. Austin has delegated authority for institutional management of construction projects. The project will return to the Board of Regents for approval of Design Development of the remaining project phases upon completion of appropriate design and planning.

**The University of Texas at Austin
Medical Complex Project (MCP) Enabling Central Utility Plant and Infrastructure**

Project Information

Project Number	102-1611
CIP Project Type	New Construction
Facility Type	Utilities/Infrastructure
Management Type	Institutional Management
Institution's Project Advocate	Ryan Thompson, Executive Director, Utilities and Energy Management
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	165,000

Project Funding

	<u>Proposed</u>
Revenue Financing System Bond Proceeds ¹	<u>\$515,000,000</u>
Total Project Cost	<u>\$515,000,000</u>

¹ Revenue Financing System (RFS) Bond Proceeds to be repaid by rate recovery of the MCP occupants

Project Cost Detail

	Cost
Building Cost	\$115,500,000
Fixed Equipment	256,000,000
Site Development	7,430,000
Furniture and Moveable Equipment	3,715,000
Institutionally Managed Work	18,575,000
Architectural/Design Services	18,575,000
Project Management	5,150,000
Insurance	7,430,000
Other Professional Fees	7,430,000
Project Contingency	26,005,000
Other Costs	49,190,000
Total Project Cost	\$515,000,000

Investment Metrics

- Provide mission critical Central Utility Plant and distribution systems to support the Medical Complex Project by 2030

Project Planning

Definition Phase Completed	No
Owner's Project Requirements	In Progress
Basis of Design	In Progress
Schematic Design	In Progress
Detailed Cost Estimate	In Progress

**The University of Texas at Austin
Medical Complex Project (MCP) Enabling Central Utility Plant and Infrastructure
(continued)**

Project Milestones

Definition Phase Approval	January 2026
Addition to CIP	February 2026
Design Development Approval – Phase I	February 2026
Construction Notice to Proceed – Phase I	March 2027
Substantial Completion	August 2029
Final Completion	November 2029

Basis of Design

The planned building life expectancy includes the following elements:

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

7. **U.T. El Paso: Student Housing Complex - Amendment of the current Capital Improvement Program to decrease total project cost; approval of design development; appropriation of funds and authorization of expenditure; and resolution regarding parity debt**

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor and Chief Operating Officer, and the institutional president that the U.T. System Board of Regents approve the recommendations for the Student Housing Complex project at The University of Texas El Paso as follows:

- a. amend the current Capital Improvement Program (CIP) to decrease the total project cost from \$108,000,000 to \$102,000,000;
- b. approve design development plans; and
- c. appropriate funds and authorize expenditure of \$102,000,000 with funding of \$5,000,000 from Auxiliary Enterprises Balance and \$97,000,000 from Revenue Financing System (RFS) Bond Proceeds; and
- d. resolve in accordance with Section 5 of the Amended and Restated Master Resolution Establishing The University of Texas System Revenue Financing System that parity debt shall be issued to pay the project's cost, including any costs prior to the issuance of such parity debt; sufficient funds will be available to meet the financial obligations of the U.T. System, including sufficient Pledged Revenues as defined in the Master Resolution to satisfy the Annual Debt Service Requirements of the Financing System, and to meet all financial obligations of the U.T. System Board of Regents relating to the Financing System; and The University of Texas at 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 \$97,000,000.

BACKGROUND INFORMATION

Debt Service

The \$97,000,000 in RFS debt will be repaid from institutional funds, which are expected to be recovered from rental income. Annual debt service on the \$97,000,000 in RFS debt is expected to be \$5.4 million. The institution's Scorecard Rating of 2.7 at Fiscal Year-end 2025 is below the maximum threshold of 6.0 and demonstrates that the institution has the financial capacity to satisfy its direct obligations related to parity debt.

Previous Actions

On September 30, 2024, the Chancellor approved this project for Definition Phase. On November 19, 2025, the project was included in the Capital Improvement Program (CIP) with a total project cost of \$108,000,000 with funding of \$5,000,000 from Auxiliary Enterprises Balances and \$103,000,000 from RFS Bond Proceeds.

Project Description

The Student Housing Complex will be a high-quality, on campus living and learning environment to accommodate enrollment growth. The project, designed as a four-story, co-ed style dormitory with single and double occupancy rooms, will provide housing for incoming Freshmen. Amenities on the first floor will include a fitness center, an activity room, a study room, and lounges. The project will include a dining hall that will accommodate all residents, plus approximately 130 student athletes from various athletic programs.

Designed to be a cost-effective housing option for students, the exterior of the building will reflect the university's Bhutanese style and will also include landscaping that will follow the existing appearance of the campus. This project transforms an underutilized area of campus into a vibrant residential community creating a living and learning experience that reflects the benefits of a major research university. By accommodating enrollment growth and evolving student demographics, the complex is expected to strengthen recruitment efforts, foster engagement, and ensure U.T. El Paso remains competitive in attracting top talent from across the region and beyond.

The University of Texas at El Paso Student Housing Complex

Project Information

Project Number	201-1541
CIP Project Type	New Construction
Facility Type	Housing, Dormitory
Management Type	Office of Capital Projects
Institution's Project Advocate	Catie McCorry-Andalis, Vice President Student Affairs
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	142,153

Project Funding

	<u>Current</u>	<u>Proposed</u>
Revenue Financing System Bond Proceeds ¹	\$103,000,000	\$97,000,000
Auxiliary Enterprises Balances	<u>\$5,000,000</u>	<u>\$5,000,000</u>
Total Project Cost	\$108,000,000	\$102,000,000

¹ Revenue Financing System (RFS) Bond Proceeds to be repaid from rental income

Project Cost Detail

	Cost
Building Cost	\$63,477,037
Fixed Equipment	4,016,561
Site Development	10,629,496
Furniture and Moveable Equipment	2,712,415
Institutionally Managed Work	4,158,325
Architectural/Design Services	6,340,043
Project Management	2,325,000
Insurance	1,579,900
Other Professional Fees	1,940,000
Project Contingency	4,821,223
Other Costs	-
Total Project Cost	\$102,000,000

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

Student Housing Complex	\$125,201
THECB reports Cost per GSF; Cost per Bed not available.	

	Low Quartile	Median	High Quartile
Other U.T. System Projects	\$121,123	\$140,601	\$172,474
Other National Projects	\$120,917	\$184,300	\$ 220,255

Undergraduate Student Housing Statistics

Waiting list for on-campus housing	441
Total number of beds added in this project	507
Units to be demolished in this project	0
Total number of beds on campus after completion	1,454

**The University of Texas at El Paso
Student Housing Complex**
(continued)

Investment Metrics

- Increase first-year housing to support enrollment growth by 2029

Project Milestones

Definition Phase Approval	September 2024
Addition to CIP	November 2025
Design Development Approval	February 2026
Construction Notice to Proceed	March 2026
Substantial Completion	July 2028
Final Completion	August 2028

Basis of Design

The planned building life expectancy includes the following elements:

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

8. U.T. Rio Grande Valley: Repair and Renovation of the Schools of Physical and Occupational Therapy - Amendment of the current Capital Improvement Program to include project; approval of total project cost; appropriation of funds; and resolution regarding parity debt

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor 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 Repair and Renovation of the Schools of Physical and Occupational Therapy project at The University of Texas Rio Grande Valley as follows.

- a. amend the current CIP and approve a total project cost of \$42,300,000;
- b. appropriate funds of \$42,300,000 with funding from new, and previously awarded, 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 The University of Texas Rio Grande Valley 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 \$42,300,000.

BACKGROUND INFORMATION

Debt Service

The \$42,300,000 in RFS debt will be repaid from designated tuition and other local designated funds. Annual debt service on the \$42,300,000 in RFS debt is expected to be \$2.4 million. The institution's Scorecard Rating of 4.9 at Fiscal Year-end 2025 is below the maximum threshold of 6.0 and demonstrates that the institution has the financial capacity to satisfy its direct obligations related to parity debt.

Previous Action

On June 18, 2025, the Chancellor approved this project for Definition Phase. On May 4, 2023, the Board approved \$35,000,000 for RGV Deferred Maintenance (903-1466), and on August 22, 2024, the Board approved \$8,600,000 in RFS funds for the RGV Physical Therapy

Program (903-1538). The RFS debt for this project includes reallocation of \$7,400,000 in RFS funds from Project Number 903-1466 and reallocation of \$8,600,000 in RFS funds from Project Number 903-1538, resulting in \$26,300,000 of net new RFS debt for this repair and renovation project.

Project Description

The proposed project will be completed in two phases. Phase one involves minor repair and renovation of the Harlingen Health Affairs Building, including limited demolition, aesthetic improvements, and the installation of new furniture and equipment to support an initial class of 20 students. Its location, adjacent to the Schools of Medicine and the School of Podiatry, will foster academic and clinical synergy.

The second phase will provide a complete build-out to meet the programmatic requirements in preparation for the second cohort of Physical Therapy students and to introduce the Occupational Therapy Program at this location. This phase will encompass approximately 55,430 GSF, expanding and preparing the space to meet accreditation requirements to support a 40-student cohort for the Physical Therapy program and an expanded 32-student cohort for the Occupational Therapy program.

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 President for approval at a later date. It has been determined that this project would best be managed by The University of Texas Rio Grande Valley Facilities Management personnel who have the experience and capability to manage all aspects of the work.

The University of Texas Rio Grande Valley
Repair and Renovation for Schools of Physical and Occupational Therapy

Project Information

Project Number	903-1554
CIP Project Type	Repair and Rehabilitation
Facility Type	Classroom, Medical/Healthcare
Management Type	Institutional Management
Institution's Project Advocate	Michael Lehker, Senior Vice President Health Affairs and Dean of the College of Health Professions
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	55,430

Project Funding

	<u>Proposed</u>
Revenue Financing System Bond Proceeds ¹	<u>\$42,300,000</u>
Total Project Cost	<u>\$42,300,000</u>

¹Revenue Financing System (RFS) Bond Proceeds to be repaid from by institutional and local designated funds.

Project Cost Detail

	Cost
Building Cost	\$28,087,140
Fixed Equipment	4,991,880
Site Development	250,324
Furniture and Moveable Equipment	1,000,000
Institutionally Managed Work	1,058,900
Architectural/Design Services	3,213,280
Project Management	1,502,000
Insurance	784,119
Other Professional Fees	-
Project Contingency	1,404,357
Other Costs	8,000
Total Project Cost	\$42,300,000

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	June 2025
Addition to CIP	February 2026
Design Development Approval	May 2026
Construction Notice to Proceed	May 2026
Substantial Completion	April 2027
Final Completion	May 2027

9. Stephen F. Austin State University: Lumberjack Crossing - 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 and Chief Operating Officer, and the institutional president that the U.T. System Board of Regents amend the current Capital Improvement Program (CIP) to include the Lumberjack Crossing project at Stephen F. Austin State University.

BACKGROUND INFORMATION

Previous Action

On September 18, 2025, the Chancellor approved this project for Definition Phase.

Project Description

The proposed project will provide housing and support amenities for up to 336 occupants. This four-story, light-gauge-metal project will accommodate a traditional style dormitory with a mix of rooms that include one hall director suite, one hundred and forty-four double occupancy rooms with restroom (shared with adjacent double occupancy room), eight double occupancy rooms that are Americans with Disabilities Act (ADA) compliant with restroom (shared with adjacent double occupancy room), eight single occupancy rooms, and eight single occupancy rooms that are ADA compliant, all with their own restrooms.

In addition, this project is anticipated to include lounge spaces, study rooms, staffrooms, staff offices, student workspace, reception areas, conference rooms, and staff break areas. The project will include the installation of a new chiller, along with the associated pumps and piping, within the existing Central Plant to increase campus cooling capacity with dedicated capacity to support Lumberjack Crossing.

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 will return to the Board for approval at a later date.

Stephen F. Austin State University

Lumberjack Crossing

Project Information

Project Number	805-1574
CIP Project Type	New Construction
Facility Type	Housing, Dormitory
Management Type	Office of Capital Projects
Institution's Project Advocate	John Branch, Associate Vice President Facilities Services and Campus Operations
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	100,000

Project Funding

	<u>Proposed</u>
Revenue Financing System Bond Proceeds ¹	<u>\$70,000,000</u>
Total Project Cost	\$70,000,000

¹Revenue Financing System (RFS) Bond Proceeds expected to be repaid from income

Project Cost Detail

	Cost
Building Cost	\$52,200,000
Fixed Equipment	800,000
Site Development	2,500,000
Furniture and Moveable Equipment	2,300,000
Institutionally Managed Work	1,300,000
Architectural/Design Services	3,611,888
Project Management	1,900,000
Insurance	1,065,750
Other Professional Fees	2,175,000
Project Contingency	2,147,362
Other Costs	-
Total Project Cost	\$70,000,000

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

Lumberjack Crossing	\$155,357
THECB reports Cost per GSF; Cost per Bed not available.	
Other U.T. System Projects	Low Quartile
Other National Projects	Median
	High Quartile
Other U.T. System Projects	\$121,123
Other National Projects	\$184,300
	\$172,474
	\$220,255

Undergraduate Student Housing Statistics

Waiting list for on-campus housing	240
Total number of beds added in this project	336
Units to be demolished in this project	0
Total number of beds on campus after completion	4,486

Stephen F. Austin State University
Lumberjack Crossing
(continued)

Investment Metrics

- Increase first-year housing to support enrollment growth by 2029

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	September 2025
Addition to CIP	February 2026
Design Development Approval	May 2026
Construction Notice to Proceed	May 2026
Substantial Completion	June 2028
Final Completion	July 2028

Basis of Design

The planned building life expectancy includes the following elements:

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

10. U.T. Tyler: Campus Gateway to Student Success - Amendment of the current Capital Improvement Program to include project; approval of total project cost; allocation of Permanent University Fund (PUF) Bond Proceeds; and appropriation of funds

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor and Chief Operating Officer, and the institutional president that the U.T. System Board of Regents amend the current Capital Improvement Program (CIP) to include the Campus Gateway to Student Success project at The University of Texas at Tyler as follows.

- a. amend the current CIP and approve a total project cost of \$72,200,000; and
- b. allocate and appropriate funds of \$72,200,000 with funding from Permanent University Fund (PUF) Bond Proceeds.

BACKGROUND INFORMATION

Previous Actions

On June 11, 2025, the Chancellor approved this project for Definition Phase.

On February 22, 2024, the board awarded a total of \$42,000,000 in PUF to the U.T. Tyler Science Building (802-1408), \$37,300,000 of which will now be reallocated to this project, resulting in \$34,900,00 of net new RFS debt for this repair and renovation project.

Project Description

The proposed repair and rehabilitation project is a multi-phased, multi-staged initiative that marks a significant step forward in advancing U.T. Tyler's mission to enhance student experience, improve campus mobility, and support institutional growth.

This project includes the build-out of the fourth floor of the College of Business to establish a centralized, student-focused one-stop center, consolidating core services and streamlining enrollment processes by providing flexible academic and support spaces that will help U.T. Tyler meet the space needs of record enrollment growth. These areas will include classrooms, offices, multipurpose rooms, and essential support functions designed to foster innovation and connectivity.

This project also integrates building improvements, mobility enhancements, parking strategies, new central plant and infrastructure initiatives intended to create a cohesive, future-ready campus environment that supports academic excellence and student engagement, while remaining adaptable to evolving institutional needs and priorities. In addition, the project introduces targeted mobility and select infrastructure improvements across campus intended to improve circulation, access, and safety for both pedestrians and vehicles.

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 will return to the Chancellor via President memo for approval.

**The University of Texas at Tyler
Campus Gateway to Student Success**

Project Information

Project Number	802-1552
CIP Project Type	Repair and Rehabilitation
Facility Type	Classroom, General
Management Type	Office of Capital Projects
Institution's Project Advocate	Daniel Deslatte, Chief Business Officer
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	28,000

Project Funding

	<u>Proposed</u>
Permanent University Fund Bond Proceeds ¹	<u>\$72,200,000</u>
Total Project Cost	<u>\$72,200,000</u>

¹ Permanent University Fund (PUF) Bond Proceeds of \$37,300,000 were approved by the Board for the U.T. Tyler Science Building project (802-1408), \$34,900,000 will be awarded this BOR meeting

Project Cost Detail

	Cost
Building Cost	\$23,362,714
Fixed Equipment	200,000
Site Development	28,497,930
Furniture and Moveable Equipment	1,350,000
Institutionally Managed Work	2,655,000
Architectural/Design Services	6,749,178
Project Management	1,950,000
Insurance	1,021,691
Other Professional Fees	3,375,000
Project Contingency	3,038,487
Other Costs	-
Total Project Cost	\$72,200,000

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	June 2025
Addition to CIP	February 2026
Design Development Approval	May 2026
Construction Notice to Proceed	June 2026
Substantial Completion	June 2027
Final Completion	July 2027

11. U.T. Medical Branch - Galveston: League City Campus Hospital Expansion - Amendment of the current Capital Improvement Program to include project

RECOMMENDATION

Dr. John M. Zerwas, in his roles as Chancellor and Executive Vice Chancellor for Health Affairs, concurs in the recommendation of the Executive Vice Chancellor and Chief Operating Officer, and the institutional president that the U.T. System Board of Regents amend the current Capital Improvement Program (CIP) to include the League City Campus Hospital Expansion project at The University of Texas Medical Branch at Galveston.

BACKGROUND INFORMATION

Previous Action

On November 18, 2025, the Chancellor approved this project for Definition Phase.

Project Description

The proposed project includes the construction of a new 40-bed Emergency Department that will bring new advanced diagnostic imaging capabilities for both inpatient and emergency settings, including MRI, CT, ultrasound, and fluoroscopy to improve patient throughput and access to emergency services. Additionally, new inpatient and outpatient procedural imaging will be incorporated to strengthen diagnostic and treatment capabilities.

The scope also includes an expanded inpatient pharmacy to optimize medication management and renovated laboratory spaces to improve workflow and diagnostic efficiency. The existing 17-bed Emergency Department will be converted into a 20-bed Observation Unit. Administrative offices, training facilities, and the outpatient rehabilitation clinic will be relocated to newly constructed space, enabling the vacated space to convert to a 20-bed Medical-Surgical unit.

To support all new building requirements, the existing central utility plant will add new modules to enhance the utility capacity, and new generators will be installed to meet emergency power requirements for the expanded hospital infrastructure. Further enhancements include a new loading dock to improve supply operations, and strategic shelled space will be reserved to accommodate future growth and evolving clinical requirements.

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 will return to the Chancellor via President memo for approval.

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

Project Information

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

Project Funding

	<u>Proposed</u>
Hospital Revenues	<u>\$300,000,000</u>
Total Project Cost	\$300,000,000

Project Cost Detail

	Cost
Building Cost	
New Construction	\$114,132,271
Renovation	\$15,120,657
Fixed Equipment	11,981,766
Site Development	73,100,260
Furniture and Moveable Equipment	13,933,660
Institutionally Managed Work	6,724,411
Architectural/Design Services	23,492,939
Project Management	7,512,327
Insurance	4,918,114
Other Professional Fees	7,706,634
Project Contingency	21,346,961
Other Costs	30,000
Total Project Cost	\$300,000,000

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

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

League City Campus Hospital Expansion	\$1,615,662
Texas Higher Education Coordinating Board Average – Facility Type	\$1,928,162

	Low Quartile	Median	High Quartile
Other U.T. System Projects	\$ 1,168,383	\$1,628,114	\$ 2,217,628
Other National Projects	\$ 2,198,262	\$3,666,788	\$5,938,124

Investment Metrics

- Increase operational efficiencies by 2031

Project Planning

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

Project Milestones

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

Basis of Design

The planned building life expectancy includes the following elements:

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