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FOR  
FACILITIES PLANNING AND CONSTRUCTION  
COMMITTEE**

**Committee Meeting: 5/4/2022**

**Board Meeting: 5/5/2022**  
Austin, Texas

R. Steven Hicks, Chairman  
Christina Melton Crain  
Nolan Perez  
Stuart W. Stedman  
Kelcy L. Warren  
Rad Weaver

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| <b>Convene</b>  | 4:00 p.m.<br><i>Chairman Hicks</i>                                |                      |             |
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| 4. <b>U. T. M. D. Anderson Cancer Center: Renovate T. Boone Pickens Academic Tower - Floors 20 and 21 - Amendment of the current Capital Improvement Program to include project; approval of total project cost; and appropriation of funds</b> | <b>Action</b><br><i>President Pisters</i>                         | <b>Action</b>        | <b>130</b>  |
| 5. <b>U. T. M. D. Anderson Cancer Center: Finish Out Mid Campus Building 1 - Floors 23 and 24 - Amendment of the current Capital Improvement Program to include project; approval of total project cost; and appropriation of funds</b>         | <b>Action</b><br><i>President Pisters</i>                         | <b>Action</b>        | <b>132</b>  |

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| 7. <b>U. T. M. D. Anderson Cancer Center: Replace UPS Systems - CPB Data Center - Amendment of the current Capital Improvement Program to include project; approval of total project cost; and appropriation of funds</b>                          | <b>Action</b><br><i>President Pisters</i>  | <b>Action</b>        | <b>137</b>  |
| 8. <b>U. T. Southwestern Medical Center: Demolition of Paul M. Bass Administrative Complex - Amendment of the current Capital Improvement Program to include project; approval of total project cost; and appropriation of funds</b>               | <b>Action</b><br><i>President Podolsky</i> | <b>Action</b>        | <b>139</b>  |
| 9. <b>U. T. Medical Branch - Galveston: Texas Department of Criminal Justice Infirmary - Amendment of the current Capital Improvement Program to include project; approval of total project cost; and appropriation of funds</b>                   | <b>Action</b><br><i>President Raimer</i>   | <b>Action</b>        | <b>141</b>  |
| 10. <b>U. T. Health Science Center - San Antonio: Brain Health Building, Home of the Biggs Institute for Alzheimer's and Neurodegenerative Diseases - Parking Garage - Amendment of the current Capital Improvement Program to include project</b> | <b>Action</b><br><i>President Henrich</i>  | <b>Action</b>        | <b>143</b>  |
| <b><u>Modification to the CIP</u></b>  |  |                      |             |
| 11. <b>U. T. Austin: Marine Science Institute Rebuild - Amendment of the current Capital Improvement Program to increase total project cost; approval to revise funding sources; and appropriation of funds</b>                                    | <b>Action</b><br><i>President Hartzell</i> | <b>Action</b>        | <b>146</b>  |
| <b>Adjourn</b>   | <i>4:30 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

No [Consent Agenda](#) items are assigned for review by this Committee.

**2. U. T. M. D. Anderson Cancer Center: 2/3 Ambulatory Clinical Building TMC - Definition Phase Request**

**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 recommendation for Definition Phase for the 2/3 Ambulatory Clinical Building TMC project at The University of Texas M. D. Anderson Cancer Center as follows:

- a. approve the project for Definition Phase with an anticipated total project cost of \$2,900,000,000; and
- b. authorize expenditure of up to \$145,000,000 from institutional funds to complete Definition Phase.

**BACKGROUND INFORMATION**

**Project Description**

Consistent with the institution's Master Facilities Framework 2030, U. T. M. D. Anderson Cancer Center is proposing to construct two new buildings, Ambulatory Clinical Building 2 (2ACB) and Ambulatory Clinical Building 3 (3ACB). These new buildings are to be located on the institution's Texas Medical Center campus (TMC Campus), south of Holcombe Boulevard and bounded by Pressler Street on the south, Richard J.V. Johnson Avenue on the east, and Fannin Street on the west.

While the project includes two separate buildings with integrated parking garages, 2ACB and 3ACB are expected to be joined at the podium level to form one contiguous ambulatory treatment facility (2/3 ACB) that is proximate to and interconnected with the existing Lowry and Peggy Mays Clinic and the Dan L. Duncan Building. Overall, the 2/3 ACB facility is anticipated to consist of approximately 3,300,000 gross square feet (GSF).

2ACB will consist of 950,000 GSF of clinical and departmental program space located on seventeen floors above grade and 550,000 GSF of parking located on three floors below grade as well as a central parking structure. In total, there will be 1,500 parking spaces added on five levels. 3ACB will consist of 1,500,000 GSF of clinical and departmental program space located on nineteen floors above grade and 300,000 GSF of below-grade parking adding another 785 parking spaces.

The project is also expected to include the construction of two seven-story connectors that will complete a circulation route between 2/3 ACB, the Mays Clinic, and the Duncan Building, forming a complete quadrangle around the central parking structure. The top of the parking structure will align with the existing exterior plaza decks of the Mays Clinic and the Duncan Building to form a raised exterior garden.

If this recommendation is approved, the project is expected to proceed with requested inclusion in the Capital Improvement Program (CIP) in August 2023, design development approval in May 2024, construction start in November 2024, and substantial completion in December 2027.

Regents' Rule 80301, Sec. 4 delegates approval authority to spend up to 5% of a project's anticipated total project cost. However, this item is being submitted to the Board for information and approval, consistent with best practice and transparency, in light of the size of the project and the estimated amount of the expenditure authorization requested. Pursuant to a Memorandum of Understanding effective September 1, 2020, U. T. M. D. Anderson Cancer Center has delegated authority for institutional management of construction projects under the continued oversight of the Office of Capital Projects.

**3. U. T. M. D. Anderson Cancer Center: Bed Tower Mobilization - Amendment of the current Capital Improvement Program to include project; approval of total project cost; and appropriation of funds**

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 amend the current Capital Improvement Program (CIP) to include the Bed Tower Mobilization project at The University of Texas M. D. Anderson Cancer Center as follows:

- a. amend the current CIP and approve a total project cost of \$100,000,000; and
- b. appropriate funds of \$100,000,000 from Hospital Revenues.

BACKGROUND INFORMATION

Previous Action

On January 6, 2022, the Chancellor approved this project for Definition Phase.

Project Description

U. T. M. D. Anderson Cancer Center is preparing to construct a new inpatient bed tower to be located proximate to and interconnected with the institution's Main Building complex, on a site currently occupied by the Percy and Ruth Leggett Jones Basic Research Building, the Bates-Freeman research building, and the Anderson Central Building. The proposed Bed Tower Mobilization project will involve a multi-step approach to include the vacating of approximately 527,100 square feet of existing buildings and preparations for demolition. To consolidate science research laboratories and clinical support functions currently housed in the buildings to be demolished, approximately 400,000 gross square feet of space will be renovated in other facilities proximate to existing inpatient services and associated clinical science laboratories. The project will also include abating vacated spaces, facility modifications to accept connections for temporary bridges installed around the site for the future inpatient bed tower, and detailed analysis and planning to facilitate the decoupling of utility infrastructure in anticipation of future building demolition.

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 a Memorandum of Understanding effective September 1, 2020, U. T. M. D. Anderson Cancer Center has delegated authority for institutional management of construction projects under the continued oversight of the Office of Capital Projects.

**The University of Texas M. D. Anderson Cancer Center  
Bed Tower Mobilization**

**Project Information**

|                                |   |
|--------------------------------|---|
| Project Number                 | 703-1393  |
| CIP Project Type               | Repair and Rehabilitation   |
| Facility Type                  | Other   |
| Management Type                | Institutional Management  |
| Institution's Project Advocate | Kent Postma, VP for Ambulatory Operations and<br>Clinical Infrastructure Development<br>Philip Jones, Ph.D., VP for Therapeutics Discovery<br>Division and Research Strategy and Operations |
| Project Delivery Method        | Construction Manager-at-Risk, various   |
| Gross Square Feet (GSF)        | 400,000   |

**Project Funding**

|                    |   |
|--------------------|---|
| Hospital Revenues  | <u>Proposed</u><br><u>\$100,000,000</u> |
| Total Project Cost | \$100,000,000                           |

**Project Cost Detail**

|                                  | Cost                 |
|----------------------------------|----------------------|
| Building Cost                    | \$68,437,500         |
| Fixed Equipment                  | 1,000,000            |
| Site Development                 | -                    |
| Furniture and Moveable Equipment | 7,200,000            |
| Institutionally Managed Work     | 100,000              |
| Architectural/Design Services    | 6,500,000            |
| Project Management               | 3,500,000            |
| CIP Support Services             | -                    |
| Insurance                        | 1,462,500            |
| Other Professional Fees          | 1,800,000            |
| Project Contingency              | 10,000,000           |
| Other Costs                      | -                    |
| <b>Total Project Cost</b>        | <b>\$100,000,000</b> |

**Project Planning**

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

**The University of Texas M. D. Anderson Cancer Center  
Bed Tower Mobilization**  
(continued)

**Project Milestones**

|                                |                |
|--------------------------------|----------------|
| Definition Phase Approval      | January 2022   |
| Addition to CIP                | May 2022       |
| Design Development Approval    | January 2023   |
| Construction Notice to Proceed | June 2023      |
| Substantial Completion         | September 2027 |
| Final Completion               | October 2027   |

**4. U. T. M. D. Anderson Cancer Center: Renovate T. Boone Pickens Academic Tower - Floors 20 and 21 - Amendment of the current Capital Improvement Program to include project; approval of total project cost; and appropriation of funds**

RECOMMENDATION

The Chancellor concurs with 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 amend the current Capital Improvement Program (CIP) to include the Renovate T. Boone Pickens Academic Tower - Floors 20 and 21 project at The University of Texas M. D. Anderson Cancer Center as follows:

- a. amend the current CIP and approve a total project cost of \$17,000,000; and
- b. appropriate funds of \$17,000,000 from Hospital Revenues.

BACKGROUND INFORMATION

Previous Action

On October 1, 2019, the Chancellor approved this project for Definition Phase.

Project Description

U. T. M. D. Anderson Cancer Center is preparing to construct a new inpatient bed tower to be located proximate to and interconnected with the institution's Main Building complex on a site currently occupied by the Percy and Ruth Leggett Jones Basic Research Building, the Bates-Freeman research building, and the Anderson Central Building. The implementation of the Renovate T. Boone Pickens Academic Tower project is a key domino to support the new bed tower.

The proposed project includes the relocation of the Research Medical Library currently located on Floor 21 to the South Campus Education Building and the executive offices currently located on Floor 20 to move to the Mid Campus Building 1. The project will renovate Floors 20 and 21 in the T. Boone Pickens Academic Tower including the replacement of furniture, finishes, and infrastructure upgrades. The project will also include the modern refresh of public corridors, elevator lobbies and elevator cabs on Floors 1 - 21 of the building. The renovated space will be assigned for use as faculty and staff office space for departments that need to remain proximate to the Main Building complex and need additional space for growth.

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 a Memorandum of Understanding effective September 1, 2020, U. T. M. D. Anderson Cancer Center has delegated authority for institutional management of construction projects under the continued oversight of the Office of Capital Projects.

**The University of Texas M. D. Anderson Cancer Center  
Renovate T. Boone Pickens Academic Tower – Floors 20 and 21**

**Project Information**

|                                |  |
|--------------------------------|--|
| Project Number                 | 703-1289   |
| CIP Project Type               | Repair and Rehabilitation                                      |
| Facility Type                  | Office, High Rise  |
| Management Type                | Institutional Management                                       |
| Institution’s Project Advocate | Shibu Varghese, Sr. VP for People, Culture, and Infrastructure |
| Project Delivery Method        | Construction Manager at Risk                                   |
| Gross Square Feet (GSF)        | 101,000  |

**Project Funding**

|                    |  |
|--------------------|--|
| Hospital Revenues  | <u>Proposed</u><br><u>\$17,000,000</u> |
| Total Project Cost | \$17,000,000                           |

**Project Cost Detail**

|                                  | Cost                |
|----------------------------------|---------------------|
| Building Cost                    | \$11,050,000        |
| Fixed Equipment                  | -                   |
| Site Development                 | -                   |
| Furniture and Moveable Equipment | 2,100,000           |
| Institutionally Managed Work     | 250,000             |
| Architectural/Design Services    | 1,250,000           |
| Project Management               | 500,000             |
| CIP Support Services             | -                   |
| Insurance                        | 100,000             |
| Other Professional Fees          | 50,000              |
| Project Contingency              | 1,700,000           |
| Other Costs                      | -                   |
| <b>Total Project Cost</b>        | <b>\$17,000,000</b> |

**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      | October 2019   |
| Addition to CIP                | May 2022       |
| Design Development Approval    | December 2022  |
| Construction Notice to Proceed | February 2023  |
| Substantial Completion         | September 2023 |
| Final Completion               | November 2023  |

**5. U. T. M. D. Anderson Cancer Center: Finish Out Mid Campus Building 1 - Floors 23 and 24 - Amendment of the current Capital Improvement Program to include project; approval of total project cost; and appropriation of funds**

**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 amend the current Capital Improvement Program (CIP) to include the Finish Out Mid Campus Building 1 - Floors 23 and 24 project at The University of Texas M. D. Anderson Cancer Center as follows:

- a. amend the current CIP and approve a total project cost of \$48,000,000; and
- b. appropriate funds of \$48,000,000 from Hospital Revenues.

**BACKGROUND INFORMATION**

**Previous Action**

On May 29, 2019, the Chancellor approved this project for Definition Phase as the Mid-Campus 1 Building Phase 4 Levels 19-25 Build-Out project.

**Project Description**

U. T. M. D. Anderson Cancer Center is preparing to construct a new inpatient bed tower to be located proximate to and interconnected with the institution's Main Building complex on a site currently occupied by the Percy and Ruth Leggett Jones Basic Research Building, the Bates-Freeman research building, and the Anderson Central Building. The implementation of the Finish Out Mid Campus Building 1 project is a key domino to support the new bed tower.

As approved in 2019 for Definition Phase, the project anticipated the build-out (also referred to as finish out) of six floors of shell space based on the projected growth of the institution's workforce and need to vacate aging facilities. In response to the COVID-19 pandemic, U. T. M. D. Anderson Cancer Center has adapted workforce practices to allow members to work entirely remotely, work on-site one to two days per week, or on-site full time. As a result, the project was revised to include the finish out of two floors, approximately 60,000 gross square feet (GSF) of shell space within Mid Campus Building 1 and the re-organization, reallocation, and light to moderate renovation of approximately 1 million GSF within Mid Campus Building 1, the John Mendelsohn Faculty Center, the T. Boone Pickens Academic Tower, and the Dan L. Duncan Building to support the institution's remote and on-site administrative teams.

In addition, relocating administrative functions to these buildings from clinical areas, especially within the Main Building complex, will allow the institution to reclaim space to make better use of clinical facilities in the Main Building complex and to provide capacity for those departments being displaced from older buildings slated to be vacated. The project involves reviewing the allocation and use of space in these buildings with the goal of reorganizing and relocating occupants, as needed, to ensure efficient space utilization, positioning the institution to vacate key areas within the Main Building complex in preparation for the construction of a new inpatient bed tower.

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 a Memorandum of Understanding effective September 1, 2020, U. T. M. D. Anderson Cancer Center has delegated authority for institutional management of construction projects under the continued oversight of the Office of Capital Projects.

**The University of Texas M. D. Anderson Cancer Center  
Finish Out Mid Campus Building 1 – Floors 23 and 24**

**Project Information**

|                                |  |
|--------------------------------|--|
| Project Number                 | 703-1247   |
| CIP Project Type               | Repair and Rehabilitation                                      |
| Facility Type                  | Office, High Rise  |
| Management Type                | Institutional Management                                       |
| Institution’s Project Advocate | Shibu Varghese, Sr. VP for People, Culture, and Infrastructure |
| Project Delivery Method        | Design/Build   |
| Gross Square Feet (GSF)        | 1,060,000  |

**Project Funding**

|                    |  |
|--------------------|--|
| Hospital Revenues  | <u>Proposed</u><br><u>\$48,000,000</u> |
| Total Project Cost | \$48,000,000                           |

**Project Cost Detail**

|                                  | Cost                |
|----------------------------------|---------------------|
| Building Cost                    | \$31,200,000        |
| Fixed Equipment                  | -                   |
| Site Development                 | -                   |
| Furniture and Moveable Equipment | 5,200,000           |
| Institutionally Managed Work     | 100,000             |
| Architectural/Design Services    | 4,800,000           |
| Project Management               | 1,000,000           |
| CIP Support Services             | -                   |
| Insurance                        | 750,000             |
| Other Professional Fees          | 100,000             |
| Project Contingency              | 4,800,000           |
| Other Costs                      | 50,000              |
| <b>Total Project Cost</b>        | <b>\$48,000,000</b> |

**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 2019       |
| Addition to CIP                | May 2022       |
| Design Development Approval    | May 2022       |
| Construction Notice to Proceed | September 2022 |
| Substantial Completion         | July 2023      |
| Final Completion               | July 2024      |

**6. U. T. M. D. Anderson Cancer Center: Champions Forest Facility - Amendment of the current Capital Improvement Program to include project; approval of total project cost; and appropriation of funds**

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 amend the current Capital Improvement Program (CIP) to include the Champions Forest Facility project at The University of Texas M. D. Anderson Cancer Center as follows:

- a. amend the current CIP and approve a total project cost of \$35,000,000; and
- b. appropriate funds of \$35,000,000 from Hospital Revenues.

BACKGROUND INFORMATION

Previous Action

On July 5, 2021, the Chancellor approved this project for Definition Phase.

Project Description

The proposed project will renovate the recently acquired three-story facility to accommodate surgical, procedural and infusion services. The project is also expected to include construction of surface or above-grade parking. The acquisition and renovation will enable U. T. M. D. Anderson Cancer Center to enter the northwest Houston market and to shift appropriate surgical cases from the institution's Texas Medical Center campus to provide care for surgical and short stay patient nearer their homes.

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 a Memorandum of Understanding effective September 1, 2020, U. T. M. D. Anderson Cancer Center has delegated authority for institutional management of construction projects under the continued oversight of the Office of Capital Projects.

**The University of Texas M. D. Anderson Cancer Center  
Champions Forest Facility**

**Project Information**

Project Number 703-1355  
 CIP Project Type Repair and Rehabilitation  
 Facility Type Healthcare Facility, Clinic  
 Management Type Institutional Management  
 Institution’s Project Advocate Rosanna Morris, Chief Operating Officer  
 Project Delivery Method Design/Build  
 Gross Square Feet (GSF) 80,000  
 Surface Parking 94 spaces

**Project Funding**

|                    |  |
|--------------------|--|
| Hospital Revenues  | <u>Proposed</u><br><u>\$35,000,000</u> |
| Total Project Cost | \$35,000,000                           |

**Project Cost Detail**

|                                  | Cost                |
|----------------------------------|---------------------|
| Building Cost                    | \$18,750,000        |
| Fixed Equipment                  | -                   |
| Site Development                 | 4,000,000           |
| Furniture and Moveable Equipment | 4,500,000           |
| Institutionally Managed Work     | 100,000             |
| Architectural/Design Services    | 3,000,000           |
| Project Management               | 500,000             |
| CIP Support Services             | -                   |
| Insurance                        | 600,000             |
| Other Professional Fees          | -                   |
| Project Contingency              | 3,550,000           |
| Other Costs                      | -                   |
| <b>Total Project Cost</b>        | <b>\$35,000,000</b> |

**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      | July 2021      |
| Addition to CIP                | May 2022       |
| Design Development Approval    | July 2022      |
| Construction Notice to Proceed | October 2022   |
| Substantial Completion         | September 2023 |
| Final Completion               | October 2023   |

**7. U. T. M. D. Anderson Cancer Center: Replace UPS Systems - CPB Data Center - Amendment of the current Capital Improvement Program to include project; approval of total project cost; and appropriation of funds**

**RECOMMENDATION**

The Chancellor concurs with 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 amend the current Capital Improvement Program (CIP) to include the Replace UPS Systems - CPB Data Center project at The University of Texas M. D. Anderson Cancer Center as follows:

- a. amend the current CIP and approve a total project cost of \$11,000,000; and
- b. appropriate funds of \$11,000,000 from Hospital Revenues.

**BACKGROUND INFORMATION**

**Previous Action**

On February 20, 2020, the Chancellor approved this project for Definition Phase.

**Project Description**

The Cancer Prevention Building (CPB) Data Center, located in the Dan L. Duncan Building, is one of two production data centers for U. T. M. D. Anderson Cancer Center. Together this center and the data center located at the Mid Campus Building 1 provide high availability of systems so that the institution's clinical and administrative users have highly reliable IT service. The project will replace four uninterruptible power supply systems (UPS Systems) that are 16 years old. The project is expected to include modification to the electrical system, the air handling system, and space, as needed, to support the new UPS Systems. Implementation of this project is needed to maximize the amount of power and cooling available for this data center to allow for future growth in the information technology systems and to extend the life of this data center.

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 a Memorandum of Understanding effective September 1, 2020, U. T. M. D. Anderson Cancer Center has delegated authority for institutional management of construction projects under the continued oversight of the Office of Capital Projects.

**The University of Texas M. D. Anderson Cancer Center  
Replace UPS Systems – CPB Data Center**

**Project Information**

Project Number 703-1303  
 CIP Project Type Repair and Rehabilitation  
 Facility Type Utilities/Infrastructure  
 Management Type Institutional Management  
 Institution’s Project Advocate John Gillman, Director of IT Operations  
 Project Delivery Method Construction Manager at Risk  
 Gross Square Feet (GSF) 3,175

**Project Funding**

|                    |  |
|--------------------|--|
| Hospital Revenues  | <u>Proposed</u><br><u>\$11,000,000</u> |
| Total Project Cost | \$11,000,000                           |

**Project Cost Detail**

|                                  | Cost                |
|----------------------------------|---------------------|
| Building Cost                    | \$8,700,000         |
| Fixed Equipment                  | -                   |
| Site Development                 | -                   |
| Furniture and Moveable Equipment | -                   |
| Institutionally Managed Work     | 150,000             |
| Architectural/Design Services    | 850,000             |
| Project Management               | 250,000             |
| CIP Support Services             | -                   |
| Insurance                        | -                   |
| Other Professional Fees          | 280,000             |
| Project Contingency              | 600,000             |
| Other Costs                      | 170,000             |
| <b>Total Project Cost</b>        | <b>\$11,000,000</b> |

**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      | February 2020 |
| Addition to CIP                | May 2022      |
| Design Development Approval    | July 2022     |
| Construction Notice to Proceed | August 2022   |
| Substantial Completion         | December 2023 |
| Final Completion               | January 2024  |

**8. U. T. Southwestern Medical Center: Demolition of Paul M. Bass Administrative Complex - Amendment of the current Capital Improvement Program to include project; approval of total project cost; and appropriation of funds**

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 amend the current Capital Improvement Program (CIP) to include the Demolition of Paul M. Bass Administrative Complex project at The University of Texas Southwestern Medical Center as follows:

- a. amend the current CIP and approve a total project cost of \$51,341,707; and
- b. appropriate funds of \$51,341,707 from Designated Funds.

BACKGROUND INFORMATION

Previous Action

On September 16, 2021, the Chancellor approved this project for Definition Phase.

Project Description

The Bass Administrative Complex is comprised of three towers and concourse connecting all three buildings. The proposed project includes the complete demolition, removal, site restoration, and hazmat abatement for all three towers and concourse connections, approximately 1,053,000 gross square foot. Two of the three towers to be demolished are more than 50 years old and require significant annual maintenance. Scope also includes relocation of existing fiber and salvage of all assets in the buildings.

Approximately 80% of the occupants in the complex have been relocated or soon will be relocated to leased space off campus or renovated space on campus with the rest of the moves completed by early fall. The demolition will provide the needed land for expansion of clinical services and future growth as further described in the institution's campus master plan.

This proposed repair and rehabilitation project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. Demolition plans and authorization of expenditure of funding will be presented to the President for approval at a later date. Pursuant to a Memorandum of Understanding effective September 1, 2020 U. T. Southwestern Medical Center has delegated authority of institutional management of construction projects under the continued oversight of the Office of Capital Projects.

**The University of Texas Southwestern Medical Center  
Demolition of Paul M. Bass Administrative Complex**

**Project Information**

Project Number 303-1391  
 CIP Project Type Repair and Rehabilitation  
 Facility Type Office, High Rise  
 Management Type Institutional Management  
 Institution’s Project Advocate Juan Guerra, VP, Facilities Management  
 Project Delivery Method Construction Manager-at-Risk  
 Gross Square Feet (GSF) 1,053,004

**Project Funding**

|                    |  |
|--------------------|--|
| Designated Funds   | <u>Proposed</u><br><u>\$51,341,707</u> |
| Total Project Cost | \$51,341,707                           |

**Project Cost Detail**

|  | Cost                |
|--|---------------------|
| Building Cost                                      | -                   |
| Fixed Equipment                                    | -                   |
| Site Development – Demolition of Existing Facility | \$45,267,423        |
| Furniture and Moveable Equipment                   | -                   |
| Institutionally Managed Work                       | -                   |
| Architectural/Design Services                      | 1,876,088           |
| Project Management                                 | 1,252,751           |
| CIP Support Services                               | -                   |
| Insurance  | -                   |
| Other Professional Fees                            | -                   |
| Project Contingency                                | 3,767,796           |
| Other Costs  | 430,400             |
| <b>Total Project Cost</b>                          | <b>\$51,341,707</b> |

**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 2021 |
| Addition to CIP                | May 2022       |
| Design Development Approval    | June 2022      |
| Construction Notice to Proceed | July 2022      |
| Substantial Completion         | December 2023  |
| Final Completion               | January 2024   |

**9. U. T. Medical Branch - Galveston: Texas Department of Criminal Justice Infirmatry - Amendment of the current Capital Improvement Program to include project; approval of total project cost; and appropriation of funds**

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 amend the current Capital Improvement Program (CIP) to include the Texas Department of Criminal Justice (TDCJ) Infirmatry project at the University of Texas Medical Branch - Galveston as follows:

- a. amend the current CIP and approve a total project cost of \$18,700,000; and
- b. appropriate funds of \$18,700,000 from Hospital Revenues.

BACKGROUND INFORMATION

Previous Action

On March 17, 2021, the Chancellor approved this project for Definition Phase.

Project Description

UTMB's TDCJ Hospital Galveston encompasses a 138-bed acute care inpatient facility. To function properly and support the inpatient clinical care needs of the TDCJ prison population, inpatients must be discharged both promptly and safely. Currently, Hospital Galveston physicians cannot discharge inpatients in a timely manner due to a lack of adequate infirmatry bed capacity across TDCJ. To mitigate this backlog, UTMB will repurpose existing space in the John Sealy Annex North Building adjacent to Hospital Galveston, allowing for safe and restricted patient transport between the two buildings. The additional infirmatry space will facilitate discharges from Hospital Galveston and help ensure adequate inpatient bed capacity to continue accepting new TDCJ admissions.

The proposed project will renovate the second and third floors of the John Sealy Annex North Building to create 58 private/semi-private infirmatry beds for TDCJ patients. The project will also provide support space for staff and clinicians to operate the unit effectively, implement updated security, update mechanical systems, provide emergency power, and provide recreational and rehabilitation areas within the unit for the patients.

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 a Memorandum of Understanding effective September 1, 2020, UTMB has delegated authority for institutional management of construction projects under the continued oversight of the Office of Capital Projects.

**The University of Texas Medical Branch at Galveston  
Texas Department of Criminal Justice Infirmery**

**Project Information**

Project Number 601-1351  
 CIP Project Type Repair and Rehabilitation  
 Facility Type Other  
 Management Type Institutional Management  
 Institution’s Project Advocate Timothy J. Harlin, EVP/CEO, UTMB Health System  
 Project Delivery Method Construction Manager-at-Risk  
 Gross Square Feet (GSF) 30,208

**Project Funding**

|                    |  |
|--------------------|--|
| Hospital Revenues  | <u>Proposed</u><br><u>\$18,700,000</u> |
| Total Project Cost | \$18,700,000                           |

**Project Cost Detail**

|                                  | Cost                |
|----------------------------------|---------------------|
| Building Cost                    | \$13,058,000        |
| Fixed Equipment                  | -                   |
| Site Development                 | -                   |
| Furniture and Moveable Equipment | 2,150,000           |
| Institutionally Managed Work     | 442,000             |
| Architectural/Design Services    | 1,395,000           |
| Project Management               | 697,510             |
| CIP Support Services             | -                   |
| Insurance                        | 260,000             |
| Other Professional Fees          | -                   |
| Project Contingency              | 697,490             |
| Other Costs                      | -                   |
| <b>Total Project Cost</b>        | <b>\$18,700,000</b> |

**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 2021    |
| Addition to CIP                | May 2022      |
| Design Development Approval    | August 2022   |
| Construction Notice to Proceed | January 2023  |
| Substantial Completion         | January 2024  |
| Final Completion               | February 2025 |

10. **U. T. Health Science Center - San Antonio: Brain Health Building, Home of the Biggs Institute for Alzheimer's and Neurodegenerative Diseases - Parking Garage - Amendment of the current Capital Improvement Program to include project**

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 amend the current Capital Improvement Program (CIP) to include the Brain Health Building, Home of the Biggs Institute for Alzheimer's and Neurodegenerative Diseases - Parking Garage project at The University of Texas Health Science Center at San Antonio.

BACKGROUND INFORMATION

Previous Action

On February 28, 2022, the Chancellor approved this project for Definition Phase.

Project Description

The Brain Health Building, Home of the Biggs Institute for Alzheimer's and Neurodegenerative Diseases project is a multi-phased project that includes the Brain Health Building, a research science building, and a parking garage. The proposed parking garage will be near the proposed site for the Brain Health Building, currently a surface lot that accommodates 265 parking spaces. It is critical that the parking garage begin ahead of the Brain Health Building and research science building to accelerate its overall construction schedule and to minimize parking disruption.

The new garage will provide approximately 500 parking spaces, which will create a total net gain of 235 spaces. This net gain will continue to accommodate the robust growth in the clinical enterprise at the Medical Arts Research Center, along with growth from the new research buildings.

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. Pursuant to a Memorandum of Understanding effective September 1, 2020, U. T. Health Science Center - San Antonio has delegated authority of institutional management of construction projects under the continued oversight of the Office of Capital Projects.

**The University of Texas Health Science Center at San Antonio  
Brain Health Building, Home of the Biggs Institute for Alzheimer’s and  
Neurodegenerative Diseases - Parking Garage**

**Project Information**

|                                |  |
|--------------------------------|--|
| Project Number                 | 402-1351 B                                       |
| CIP Project Type               | New Construction                                 |
| Facility Type                  | Parking Garage                                   |
| Management Type                | Institutional Management                         |
| Institution’s Project Advocate | James D. Kazen, Executive VP of Capital Projects |
| Project Delivery Method        | Construction Manager-at-Risk                     |
| Gross Square Feet (GSF)        | 189,280  |
| Parking Garage Spaces          | 500  |

**Project Funding**

|   |  |
|---|--|
| Revenue Financing System Bond Proceeds <sup>1</sup> | <u>Proposed</u><br><u>\$20,000,000</u> |
| Total Project Cost                                  | <u>\$20,000,000</u>                    |

<sup>1</sup> Revenue Financing System (RFS) Bond Proceeds to be repaid from excess reserves

**Project Cost Detail**

|                                  | Cost                |
|----------------------------------|---------------------|
| Building Cost                    |                     |
| Parking Garage                   | \$14,104,508        |
| Fixed Equipment                  | 499,034             |
| Site Development                 | 896,458             |
| Furniture and Moveable Equipment | -                   |
| Institutionally Managed Work     | 400,000             |
| Architectural/Design Services    | 1,050,000           |
| Project Management               | 676,000             |
| CIP Support Services             | 125,000             |
| Insurance                        | 357,125             |
| Other Professional Fees          | 360,000             |
| Project Contingency              | 1,431,875           |
| Other Costs                      | 100,000             |
| <b>Total Project Cost</b>        | <b>\$20,000,000</b> |

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

|                                      |   |
|--------------------------------------|---|
| Brain Health Building Parking Garage | \$28,209                                    |
| Regional Median Parking Cost Data    | \$25,817                                    |
|                                      | Low Quartile      Median      High Quartile |
| Other U. T. System Projects          | \$16,696      \$19,010      \$22,834        |
| Other National Projects              | \$24,791      \$30,369      \$42,461        |

**Investment Metrics**

- Increase total net parking spaces by 235 spaces by 2024

**The University of Texas Health Science Center at San Antonio  
Brain Health Building, Home of the Biggs Institute for Alzheimer's and  
Neurodegenerative Diseases - Parking Garage**

(continued)

**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      | February 2022 |
| Addition to CIP                | May 2022      |
| Design Development Approval    | November 2022 |
| Construction Notice to Proceed | January 2023  |
| Substantial Completion         | January 2025  |
| Final Completion               | February 2025 |

**Basis of Design**

The planned building life expectancy includes the following elements:

Enclosure: 30 years  
Building Systems: 25 years  
Interior Construction: N/A

**11. U. T. Austin: Marine Science Institute Rebuild - Amendment of the current Capital Improvement Program to increase total project cost; approval to revise funding sources; and appropriation of funds**

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 Marine Science Institute Rebuild project at The University of Texas at Austin as follows:

- a. amend the current CIP to increase the total project cost from \$30,000,000 to \$55,975,000;
- b. . revise funding sources to include Other Grants, Available University Fund (AUF), Gifts, and Designated Funds; and
- c. appropriate funds for the increased \$25,975,000 with funding of an additional \$6,700,000 from Private Insurance Claims, \$20,035,000 from Other Grants, \$1,300,000 from AUF, \$1,000,000 from Gifts, and \$740,000 from Designated Funds and reduce funding from Permanent University Fund (PUF) Bond Proceeds by \$3,800,000.

BACKGROUND INFORMATION

Previous Actions

On March 19, 2018, the project was included in the CIP with a total project cost of \$30,000,000 with funding of \$16,500,000 from PUF Bond Proceeds, \$10,500,000 from Private Insurance Claims, and \$3,000,000 from a FEMA Grant. On June 12, 2018, the president approved the design development plans and authorized expenditure of funds.

Project Description

Hurricane Harvey made landfall at Port Aransas on August 25, 2017, leaving a path of destruction in its wake. The edge of the eye wall passed directly over the Marine Science Institute (MSI) at Port Aransas with Category 4 winds surpassing 136 mph. The MSI and the Fisheries and Mariculture Laboratory (FAML) campuses sustained significant damage. Most of the roofing failed; laboratories and offices were inundated with water; and the student housing was severely damaged. In addition, two days after the storm, a drilling ship that broke its moorings destroyed the research pier and instrument house that had survived the storm. The original project brought the MSI up to full operation by replacing damaged roofs and mechanical systems. Various rebuilding projects have included interior and exterior restoration of numerous buildings, rebuilding of the pier, and replacement of student housing.

The proposed increase in total project cost will include revised scope with the goal of increased hardening of the buildings, taking advantage of having a contractor on site with other issues,

increased complexity, and the addition of beds to the Estuarine Research Center Dormitory. Additional factors contributing to the increase cost include building to costal windstorm codes, use of sustainable materials, and widening gap in the construction workforces available in this coastal bend region of Texas.

MSI is the oldest and most significant marine research facility on the Texas coast. MSI is dedicated to the three central functions of a major university; research, education, and outreach, as they apply to the Texas coastal zone and other marine environments. MSI's main campus is located on 72 acres of beach-front land, at the mouth of the Aransas Channel and the shores of the Gulf of Mexico. The FAML campus is a mile west of the main campus on 10 acres adjacent to the ship channel.

Pursuant to a May 10, 2017, Board of Regents approval, effective September 1, 2017, U. T. Austin has delegated authority for institutional management of construction projects under the continued oversight of the Office of Capital Projects.

**The University of Texas at Austin  
Marine Science Institute (MSI) Rebuild**

**Project Information**

Project Number 102-1172  
 CIP Project Type Repair and Rehabilitation  
 Facility Type Multiple Types  
 Management Type Institutionally Managed  
 Institution’s Project Advocates Dr. Andreas Matouschek, Associate Dean and Professor in the College of Natural Sciences  
 Project Delivery Method Construction Manager-at-Risk  
 Gross Square Feet (GSF) 239,775

**Project Funding**

|  | <u>Current</u>       | <u>Proposed</u>     |
|--|----------------------|---------------------|
| Permanent University Fund Bond Proceeds <sup>1</sup> | \$ 16,500,000        | \$12,700,000        |
| Private Insurance Claims                             | \$ 10,500,000        | 17,200,000          |
| FEMA Grant   | \$ 3,000,000         | 3,000,000           |
| Other Grants <sup>2</sup>                            | 0                    | 20,035,000          |
| Available University Fund Gifts <sup>3</sup>         | 0                    | 1,300,000           |
| Designated Funds                                     | 0                    | 740,000             |
| Total Project Cost                                   | <u>\$ 30,000,000</u> | <u>\$55,975,000</u> |

<sup>1</sup>PUF approved at Addition to the CIP in March 2018

<sup>2</sup>Various awards and State funding

<sup>3</sup>Gifts are in hand

**Project Cost Detail**

|                                  | Cost         |
|----------------------------------|--------------|
| Building Cost (Total)            | \$41,375,000 |
| MSI – New Construction           | 10,825,000   |
| MSI – Repair and Rehabilitation  | 30,550,000   |
| Fixed Equipment                  | 2,581,000    |
| Site Development                 | 1,411,000    |
| Furniture and Moveable Equipment | 3,146,000    |
| Institutionally Managed Work     | 97,000       |
| Architectural/Design Services    | 3,868,000    |
| Project Management               | 512,000      |
| CIP Support Services             | -            |
| Insurance                        | -            |
| Other Professional Fees          | 845,000      |
| Project Contingency              | 2,115,000    |
| Other Costs                      | 25,000       |
| Total Project Cost               | \$55,975,000 |

**The University of Texas at Austin  
Marine Science Institute (MSI) Rebuild**  
(continued)

**Project Milestones**

|                                |               |
|--------------------------------|---------------|
| Definition Phase Approval      | N/A           |
| Addition to CIP                | March 2018    |
| Design Development Approval    | June 2018     |
| Construction Notice to Proceed | November 2017 |
| Substantial Completion         | May 2024      |
| Final Completion               | June 2024     |