

TABLE OF CONTENTS FOR FACILITIES PLANNING AND CONSTRUCTION COMMITTEE

Committee Meeting: 5/7/2025

Board Meeting: 5/8/2025 Austin, Texas

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

		Committee Meeting	Board Meeting	Page
Co	nvene	3:00 p.m. Chairman Weaver		
1.	U.T. System Board of Regents: Discussion and appropriate action regarding Consent Agenda items, if any, assigned for Committee consideration	Discussion	Action	158
2.	U.T. Arlington: University Center Renovation and New Addition - Amendment of the current Capital Improvement Program to include project	Action President Cowley	Action	159
3.	U.T. Austin: Boiler Replacement - Amendment of the current Capital Improvement Program to increase total project cost; appropriation of funds and authorization of expenditure; and resolution regarding parity debt	Action Interim President Davis	Action	162
4.	U.T. Rio Grande Valley: Port Isabel Marine Ecosystems Research Facility - Approval of design development; appropriation of funds and authorization of expenditure; and resolution regarding parity debt	Action President Bailey	Action	165
5.	Stephen F. Austin State University: Forestry, Agriculture, and Interdisciplinary - Greg Arnold Center for Entrepreneurship, Phase B - Amendment of the current Capital Improvement Program to include project; approval of total project cost; approval of design development; and appropriation of funds and authorization of expenditure	Action President Weaver	Action	169
6.	U.T. Southwestern Medical Center: Radiation Oncology Building in Fort Worth - Approval of design development; and appropriation of funds and authorization of expenditure; and resolution regarding parity debt	Action President Podolsky Jonathan Efron, M.D.	Action	172
Ad	journ	3:30 p.m.		

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

RECOMMENDATION

The Board will be asked to approve the Consent Agenda beginning on Page 176.

2. <u>U.T. Arlington: University Center Renovation and New Addition - Amendment of</u> <u>the current Capital Improvement Program to include project</u>

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 University Center Renovation and New Addition project at The University of Texas at Arlington.

BACKGROUND INFORMATION

Previous Action

On July 10, 2024, the Chancellor approved the project for Definition Phase.

Project Description

Opened in 1953, the University Center is one of the most heavily used buildings on campus, serving as the primary resource for dining services, student resources, and providing space for student activity and campus-wide events. The proposed project entails the demolition of approximately 148,562 gross square feet (GSF) of the existing 244,782 GSF building, renovation of 96,220 remaining GSF, and addition of 166,444 GSF of new construction, for a total of 262,664 GSF.

The new construction will consist of student meeting and event spaces of varied sizes and functionalities, a student computer lab, shared active dining and common spaces, enhanced Office of Student Affairs spaces to better support student services and student success, and improved interior circulation and wayfinding. The exterior will seek to provide welcoming entry points, a cohesive form between the new addition and the existing building, and a shared architectural identity aligned with the overall campus and brick to match the aesthetic of the North entry constructed in 2020.

The renovation of the existing building will address infrastructure renewal and deferred maintenance. The existing infrastructure systems are in poor condition and need to be replaced or upgraded to industry standards to meet code compliance including the heating, ventilation, air conditioning systems, the electrical services, the life safety systems, and removal of asbestos containing material. A new generator will be installed to provide the necessary capacity for the new addition.

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 The University of Texas Systemwide Policy UTS 199, pertaining to Management of Major Capital Projects, U.T. Arlington has delegated authority for institutional management of construction projects.

The University of Texas at Arlington University Center Renovation and New Addition

Project Information

Project Number	301-1515
CIP Project Type	New Construction and Repair and Rehabilitation
Facility Type	Student Center
Management Type	Institutional Management
Institution's Project Advocate	Chris Fulton, Associate Vice President, Auxiliary Enterprises
Project Delivery Method	Design/Build
Gross Square Feet (GSF)	
Demolition GSF	148,562
Renovated GSF	96,220
New Construction GSF	166,444

Project Funding

, 5	Proposed
Revenue Financing System Bond Proceeds ¹	\$135,000,000
Unexpended Plant Funds	\$ 40,000,000
Total Project Cost	\$175,000,000
¹ Revenue Financing System (RFS) Bond Proceeds to be repaid from current s	student fees

Project Cost Detail

	Cost
Building Cost	
University Center Renovation	\$ 13,331,606
University Center New Addition	106,644,142
Fixed Equipment	1,750,000
Site Development	200,000
Furniture and Moveable Equipment	11,320,000
Institutionally Managed Work	1,997,279
Architectural/Design Services	12,059,318
Project Management	3,555,000
CIP Support Services	170,000
Insurance	2,836,689
Other Professional Fees	3,201,800
Project Contingency	10,434,166
Other Costs	7,500,000
Total Project Cost	\$175,000,000

The University of Texas at Arlington University Center Renovation and New Addition (continued)

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

University Center New Addition – New Construction Only			\$641
Texas Higher Education Coordinating Board Average – Student Center			\$1,317
	Low Quartile	Median	High Quartile
Other U.T. System Projects	\$415	\$566	\$679
Other National Projects	\$652	\$782	\$969

Investment Metric

• Support Strategic Goal to foster Student Success by increasing allocated space for those activities by 300% from 7,843 GSF to 28,613 GSF by 2028

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 2024
Addition to CIP	May 2025
Design Development Approval	November 2025
Construction Notice to Proceed	December 2025
Substantial Completion	June 2028
Final Completion	July 2028

Basis of Design

The planned building life expectancy includes the following elements:

Enclosure: 50 years Building Systems: 30 years Interior Construction: 10 - 15 years

3. <u>U.T. Austin: Boiler Replacement - Amendment of the current Capital Improvement</u> <u>Program to increase total project cost; appropriation of funds and authorization of</u> <u>expenditure; and resolution regarding parity debt</u>

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) and approve the recommendations for the Boiler Replacement project at The University of Texas at Austin as follows:

- a. amend the current CIP to increase the total project cost from \$43,900,000 to \$71,000,000;
- b. appropriate additional funds of \$27,100,000 from Revenue Financing System (RFS) Bond Proceeds; and
- c. resolve in accordance with Section 5 of the Amended and Restated Master Resolution Establishing The University of Texas System Revenue Financing System that parity debt shall be issued to pay the project's cost, including any costs prior to the issuance of such parity debt; sufficient funds will be available to meet the financial obligations of the U.T. System, including sufficient Pledged Revenues as defined in the Master Resolution to satisfy the Annual Debt Service Requirements of the Financing System, and to meet all financial obligations of the U.T. System Board of Regents relating to the Financing System; and U.T. Austin, which is a "Member" as such term is used in the Master Resolution, possesses the financial capacity to satisfy its direct obligation as defined in the Master Resolution relating to the issuance by the U.T. System Board of Regents of tax-exempt parity debt in the aggregate amount of \$71,000,000.

BACKGROUND INFORMATION

Debt Service

The \$71,000,000 in RFS debt will be recovered from generated utility rates. Annual debt service on the \$71,000,000 in RFS debt is expected to be \$4.0 million. The institution's Scorecard Rating of 1.5 at fiscal year-end 2024 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 8, 2021, the Chancellor approved this project for Definition Phase. On February 24, 2022, the project was included in the CIP with a total project cost of \$43,900,000 with funding from RFS Bond Proceeds. On October 10, 2023, the President approved design development plans.

Project Description

U.T. Austin operates a cogeneration system producing both energy and heat that is considered the most efficient, reliable, resilient, and cost-effective campus utility system in the United States. The proposed project will demolish two existing 1945 vintage, 75,000 pounds/hour steam boilers and replace them with two new 175,000 pounds/hour steam boilers inside the Carl J. Eckhardt Heating and Power Plant on the main campus. The scope will include all necessary electrical gear, controls, instrumentation, controls programming, and emissions monitoring and control systems required to comply with air emissions requirements. The planned boiler system replacement will renew the steam system with the same or improved design principles and efficiencies of the existing system.

The proposed increase in the total project cost (TPC) is due in part to substantial cost escalations since 2022 when this project was originally scheduled to be substantially complete, fabrication delays due to a long manufacturing queue for critical equipment, and a hypercompetitive construction market influenced by other competing large projects in the Austin area. The revised TPC will also provide funding for additional design and construction costs due to the complexity of installing and integrating the new larger boilers within the 95-year-old power plant, including structural issues related to supporting the new equipment and operating platforms within the older building, allowing for continued reliable operations of existing mission-critical plant equipment, and incorporating space for safe operations and maintenance upon commissioning the new equipment. The scope was modified to add flexibility for using hydrogen as an alternative fuel source to meet potential future carbon reduction goals in the air pollution control equipment and to reduce annual maintenance costs.

Pursuant to The University of Texas Systemwide Policy UTS 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 Boiler Replacement

Project Information

Project Number	102-1352
CIP Project Type	Repair & Rehabilitation
Facility Type	Utilities/Infrastructure
Management Type	Institutional Management
Institution's Project Advocate	Ryan Thompson, Interim Executive Director, Utilities and Energy Management
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	N/A

Project Funding

	<u>Current</u>	<u>Proposed</u>
Revenue System Financing Bond Proceeds ¹	\$43,900,000	<u>\$71,000,000</u>
Total Project Cost	\$43,900,000	\$71,000,000
1 Developeration of the second s		

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

Project Cost Detail

	Cost
Building Cost	\$ 37,434,750
Fixed Equipment	17,861,850
Site Development	-
Furniture and Moveable Equipment	-
Institutionally Managed Work	2,279,208
Architectural/Design Services	5,787,497
Project Management	1,241,080
CIP Support Services	-
Insurance	1,124,851
Other Professional Fees	3,644,344
Project Contingency	1,065,000
Other Costs	561,420
Total Project Cost	\$71,000,000

Project Milestones

Definition Phase Approval Addition to CIP Design Development Approval Construction Notice to Proceed Substantial Completion Final Completion April 2021 February 2022 October 2023 October 2023 December 2026 February 2027

4. <u>U.T. Rio Grande Valley: Port Isabel Marine Ecosystems Research Facility -</u> <u>Approval of design development; appropriation of funds and authorization of</u> <u>expenditure; and resolution regarding parity debt</u>

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 Port Isabel Marine Ecosystems Research Facility project at The University of Texas Rio Grande Valley as follows:

- a. approve design development plans;
- b. appropriate funds and authorize expenditure of \$21,500,000 from Revenue Financing System (RFS) Bond Proceeds; and
- c. resolve in accordance with Section 5 of the Amended and Restated Master Resolution Establishing The University of Texas System Revenue Financing System that parity debt shall be issued to pay the project's cost, including any costs prior to the issuance of such parity debt; sufficient funds will be available to meet the financial obligations of the U.T. System, including sufficient Pledged Revenues as defined in the Master Resolution to satisfy the Annual Debt Service Requirements of the Financing System, and to meet all financial obligations of the U.T. System Board of Regents relating to the Financing System; and U.T. 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 \$21,500,000.

BACKGROUND INFORMATION

Debt Service

The \$21,500,000 in RFS debt is expected to be repaid from local designated funds. Annual debt service on the \$21,500,000 in RFS debt is expected to be \$1.2 million. The institution's Scorecard Rating of 3.4 at fiscal year-end 2024 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 August 29, 2023, the Chancellor approved the Port Isabel Research and Redevelopment project for Definition Phase. On December 19, 2024, the project name change to Port Isabel Marine Ecosystems Research Facility was approved. On February 20, 2025, the project was included in the CIP with a total project cost of \$21,500,000 with funding from RFS Bond Proceeds.

Project Description

The project will consist of seven state-of-the-art research labs for the School of Earth, Environmental, and Marine Sciences to advance integrative education, training, research, and community engagement experiences. Designed to meet and withstand harsh marine environment conditions, windstorm, and flood surge conditions, the single-story facility will provide laboratories, laboratory support space, faculty offices, student workspaces, classrooms, a conference room, and administrative areas. The project will include minor renovations to provide a classroom in the Marine Office Building and ten new parking spaces. The new facility will serve as a center for community outreach, as well as a venue for national and international meetings and conferences. This project will provide advanced and expanded research capabilities to support the university's goal of becoming an R1 research institution.

The Marine Sciences program is currently housed in five portable research buildings that are nearing life expectancy due to coastal location with longtime exposure to marine conditions. The mechanical systems and the subflooring are in immediate need of replacement in several buildings. Upon completion of the project, the portable buildings will be removed, which will decrease the institution's deferred maintenance.

It has been determined that this project would best be managed by the U.T. 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 Port Isabel Marine Ecosystems Research Facility

Project Information

Project Number	903-1497
CIP Project Type	New Construction
Facility Type	Laboratory, General
Management Type	Institutional Management
Institution's Project Advocate	Roldan Valverde, Director, School of Earth,
	Environmental, and Marine Science
Project Delivery Method	Design-Build
Gross Square Feet (GSF)	14,500

Project Funding

	Current
Revenue Financing System Bond Proceeds ¹	<u>\$21,500,000</u>
Total Project Cost	\$21,500,000
¹ Revenue Financing System (RFS) Bond Proceeds to be repaid from Designate	ed Funds

Project Cost Detail

	Cost
Building Cost	\$11,381,936
Fixed Equipment	1,591,385
Site Development	2,598,529
Furniture and Moveable Equipment	896,000
Institutionally Managed Work	738,646
Architectural/Design Services	1,453,916
Project Management	860,000
CIP Support Services	25,000
Insurance	438,600
Other Professional Fees	376,552
Project Contingency	1,089,436
Other Costs	50,000
Total Project Cost	\$21,500,000

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

Port Isabel Marine Ecosystems Research Facility			\$785
Texas Higher Education Coordinating Board Average - Laboratory,			\$964
General			
	Low Quartile	Median	High Quartile
Other U.T. System Projects	\$646	\$698	\$776
Other National Projects	\$708	\$888	\$1,156

The University of Texas Rio Grande Valley Port Isabel Marine Ecosystems Research Facility (continued)

Investment Metric

• Increase enrollment for undergraduate students from 25 to 50 and graduate enrollment from 10 to 20 students by 2028

Project Milestones

Definition Phase Approval Addition to CIP Design Development Approval Construction Notice to Proceed Substantial Completion Final Completion August 2023 February 2025 May 2025 June 2025 November 2026 December 2026

Basis of Design

The planned building life expectancy includes the following elements:

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

5. <u>Stephen F. Austin State University: Forestry, Agriculture, and Interdisciplinary -</u> <u>Greg Arnold Center for Entrepreneurship, Phase B - Amendment of the current</u> <u>Capital Improvement Program to include project; approval of total project cost;</u> <u>approval of design development; and appropriation of funds and authorization of</u> <u>expenditure</u>

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) and approve the recommendations for the Forestry, Agriculture, and Interdisciplinary - Greg Arnold Center for Entrepreneurship, Phase B project at Stephen F. Austin State University as follows:

- a. amend the current CIP to include project with a total project cost of \$40,000,000;
- b. approve design development plans; and
- c. appropriate funds and authorize expenditure of \$40,000,000 with funding of \$21,000,000 from Permanent University Fund (PUF) Bond Proceeds and \$19,000,000 from General Revenue.

BACKGROUND INFORMATION

Previous Actions

On November 7, 2024, the project was approved for Definition Phase.

Project Description

The proposed Greg Arnold Center for Entrepreneurship (GACE), Phase B project will provide a state-of-the-art facility to support Stephen F. Austin State University's entrepreneurial goals by offering a comprehensive range of spaces designed to foster innovation and collaboration. The building will incorporate a variety of informal and immersive learning areas, including simulated learning environments throughout the two-story building. The center will also feature dedicated co-working spaces, and a multipurpose studio providing a dynamic hub for both visiting entrepreneurs and enrolled students to connect, collaborate, and develop their ventures.

The project will include site development to be considered in coordination with the service needs and construction activities of the new Forestry, Agriculture and Interdisciplinary project, located immediately to the south of the GACE site. The scope of work will include abandonment and/or relocation of existing site utilities in the area between the existing Forestry Laboratory, the U.S. Forest Service Building, and the existing Forestry building.

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

Stephen F. Austin State University Forestry, Agriculture, and Interdisciplinary Greg Arnold Center for Entrepreneurship, Phase B

Project Information

Project Number	805-1460B
CIP Project Type	New Construction
Facility Type	Classroom, General
Management Type	Office of Capital Projects
Institution's Project Advocate	John Branch, Assistant Vice President Facilities
-	Services and Operations
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	39,170

Project Funding

	11000000
Permanent University Fund Bond Proceeds ¹	\$21,000,000
General Revenue ²	<u>\$19,000,000</u>
Total Project Cost	\$40,000,000
¹ Permanent University Fund Bond Proceeds allocated on September 1, 2023, as	s part of the University's Choice
² General Revenue was appropriated by the 88 th Legislature, on September 1, 20	23

Proposed

Project Cost Detail

	Cost
Building Cost	\$23,050,142
Fixed Equipment	250,000
Site Development	2,364,858
Furniture and Moveable Equipment	1,250,000
Institutionally Managed Work	1,750,000
Architectural/Design Services	3,371,225
Project Management	2,300,000
CIP Support Services	25,000
Insurance	723,473
Other Professional Fees	3,699,999
Project Contingency	1,215,303
Other Costs	-
Total Project Cost	\$40,000,000

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

Greg Arnold Center for Entrepreneurship, Phase B			\$588
Texas Higher Education Coordinating Board Average – Classroom,			\$711
General			
	Low Quartile	Median	High Quartile
Other U.T. System Projects	\$501	\$581	\$613
Other National Projects	\$575	\$755	\$1,009

Stephen F. Austin State University Forestry, Agriculture, and Interdisciplinary Greg Arnold Center for Entrepreneurship, Phase B (continued)

Investment Metric

• Increase enrollment for students in the College of Business from 250 to 500 by 2030

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 2024
Addition to CIP	May 2025
Design Development Approval	May 2025
Construction Notice to Proceed	July 2025
Substantial Completion	February 2027
Final Completion	March 2027

Basis of Design

The planned building life expectancy includes the following elements:

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

6. <u>U.T. Southwestern Medical Center: Radiation Oncology Building in Fort Worth -</u> <u>Approval of design development; and appropriation of funds and authorization of</u> <u>expenditure; and resolution regarding parity debt</u>

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Health 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 Radiation Oncology Building in Fort Worth project at The University of Texas Southwestern Medical Center as follows:

- a. approve design development plans;
- appropriate funds and authorize expenditure of \$177,245,000 with funding of \$127,245,000 from Revenue Financing System (RFS) Bond Proceeds and \$50,000,000 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. Southwestern Medical Center, 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 \$127,245,000.

BACKGROUND INFORMATION

Debt Service

The \$127,245,000 in RFS debt will be repaid from Hospital Revenues. Annual debt service on the \$127,245,000 in RFS debt is expected to be \$7.1 million. The institution's Scorecard Rating of 6.5 at fiscal year-end 2024 was slightly above the System's target threshold of 6.0; however, the Office of Business Affairs has reviewed U.T. Southwestern Medical Center's financial status and is comfortable that the institution possesses the financial capacity to satisfy its direct obligations related to parity debt.

Previous Actions

On December 19, 2023, the Chancellor approved this project for Definition Phase. On November 21, 2024, the project was included in the Capital Improvement Program (CIP) with a total project cost of \$177,245,000 with funding of \$127,245,000 from RFS Bond Proceeds and \$50,000,000 from Gifts.

Project Description

The Radiation Oncology building in Fort Worth will include a 65,000 gross square foot, two-story building, and a five-story parking garage, adjacent to the U.T. Southwestern Moncrief Cancer Institute in Fort Worth. The facility will include six vaults with linear accelerators dedicated to patient care, with four coming online on day one and two shelled to be finished out and equipped at a later date. The building will also house a PET/CT machine and space for high-dose rate brachytherapy treatment.

The building, used by the Department of Radiation Oncology, will primarily offer clinical radiation therapy services, including consultations and appointments. It will also house academic faculty offices, training rooms, and other clinic functions. Additionally, it will support research and clinical trials. The new Fort Worth facility aims to support the university and radiation oncology in addressing the growing healthcare needs of the community, especially in cancer care.

Pursuant to The University of Texas Systemwide Policy UTS 199, U.T. Southwestern Medical Center has delegated authority for institutional management of construction projects.

The University of Texas Southwestern Medical Center Radiation Oncology Building in Fort Worth

Project Information

Project Number	303-1505 New Construction
Facility Type	Healthcare Facility, Hospital
Management Type	Institutional Management
Institution's Project Advocate	Jonathan Efron, Executive Vice President for Health System Affairs
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	65,000
Parking Garage (GSF)	150,000

Project Funding

	<u>Current</u>
Revenue Financing System Bond Proceeds ¹	\$127,245,000
Gifts ²	50,000,000
Total Project Cost	\$177,245,000
¹ Revenue Financing System (RFS) Bond Proceeds to be repaid from Hospit	al Revenues

²Gifts are not fully collected at this time, however the Office of Business Affairs has determined that the institution has the financial capacity to satisfy its obligations.

Project Cost Detail

	Cost
Building Cost	
Radiation Oncology Building	\$ 82,847,177
Parking Garage	19,268,788
Fixed Equipment	28,237,577
Site Development	10,296,052
Furniture and Moveable Equipment	1,192,988
Institutionally Managed Work	450,000
Architectural/Design Services	8,534,604
Project Management	3,059,801
CIP Support Services	-
Insurance	2,148,352
Other Professional Fees	4,797,753
Project Contingency	10,711,908
Other Costs	5,700,000
Total Project Cost	\$177,245,000

The University of Texas Southwestern Medical Center Radiation Oncology Building in Fort Worth (continued)

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

Radiation Oncology Building in Fort Worth			\$1,275
Texas Higher Education Coordinating Board Average - Healthcare			\$839
Facility, Hospital			
	Low Quartile	Median	High Quartile
Other U.T. System Projects	\$649	\$822	\$850
Other National Projects	\$673	\$1,124	\$2,160

Investment Metrics

- Provide radiation therapy services to support Fort Worth's rapid population growth by 2028
- Expand services into a new market to support institution's Cancer Center master plan by 2028

Project Milestones

Definition Phase Approval Addition to CIP Design Development Approval Construction Notice to Proceed Substantial Completion Final Completion December 2023 November 2024 May 2025 June 2025 December 2027 March 2028

Basis of Design

The planned building life expectancy includes the following elements:

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