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FOR
FACILITIES PLANNING AND CONSTRUCTION COMMITTEE

Committee Meeting: 5/20/2026

Board Meeting: 5/21/2026
Austin, Texas

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

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 175.

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. Arlington, U.T. El Paso, U.T. Tyler, and U.T. Medical Branch - Galveston;

b. approve the appropriation of $126,753,000 of PUF Bond Proceeds for U.T. Arlington to address deferred maintenance in education and general facilities;

c. approve the appropriation of $118,380,000 of PUF Bond Proceeds for U.T. El Paso to address deferred maintenance in education and general facilities;

d. approve the appropriation of $30,000,000 of PUF Bond Proceeds for U.T. Tyler to address deferred maintenance in education and general facilities;

e. approve the appropriation of $61,710,000 of PUF Bond Proceeds for U.T. Medical Branch - Galveston to address deferred maintenance in education and general facilities; and

f. authorize U.T. Arlington, U.T. El Paso, U.T. Tyler, and U.T. Medical Branch - Galveston 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. On February 21, 2026, the Board approved the addition of four institutional PUF DM projects to the current CIP; U.T. Dallas, U.T. San Antonio, U.T. Southwestern Medical Center, and U.T. Health Science Center - Houston, totaling approximately $422 million.

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 $336.8 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 meet 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. Arlington

Systems to be addressed through this program include building envelopes, electrical, mechanical, plumbing, life safety, elevators, and interior finishes. Completion of the project will significantly reduce the E&G deferred maintenance backlog illustrated in the 2024 Report.

U.T. El Paso

This project represents a continuation of a comprehensive effort to refurbish and modernize all campus facilities, including classroom and teaching laboratories; and to provide compliance with various building and life safety codes. Facility renovation efforts will include replacement of interior finishes, new classroom seating, and laboratory casework and tables, improved lighting, electrical and communications systems, and provisions for computerized instructional support.

U.T. Tyler

The backlog of maintenance needs to E&G facilities includes critical needs such as roofing replacements, HVAC distribution and controls replacements, electrical system modernization, exterior building envelope improvements, and plumbing fixture replacements. These conditions affect multiple buildings on the main campus and the Health Science Center campus.

U.T. Medical Branch - Galveston

Multiple campus buildings are included in this request including various building systems. Systems to be addressed through this program include building envelopes, electrical, mechanical, plumbing, fire safety, life safety, elevators, and finishes.

3. U.T. System: Laredo Multipurpose Building - Approval of design development; allocation of Permanent University Fund (PUF) Bond Proceeds; and appropriation of funds and authorization of expenditure

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 for Academic Affairs, and the Executive Vice Chancellor and Chief Operating Officer, that the U.T. System Board of Regents approve the recommendations for the Laredo Multipurpose Building project at The University of Texas Education and Research Center at Laredo as follows:

a. approve design development plans; and

b. appropriate funds and authorize expenditure of $60,000,000 with funding from Permanent University Funds (PUF) Bond Proceeds.

BACKGROUND INFORMATION

Previous Actions

On November 5, 2024, the Chancellor approved the project for Definition Phase. On August 21, 2025, the project was added to the current CIP with a total project cost of $60,000,000 with funding from PUF Bond Proceeds.

Project Description

The Laredo Multipurpose Building will be a three-level structure of approximately 57,469 gross square feet (GSF). The Multipurpose Building aims to accommodate the growth in existing academic programs as well as incoming programs.

Levels one and two will consist of programmatic spaces such as classrooms, collaboration spaces, breakout/huddle spaces, small and large conference rooms, student lounges, dental labs for the dental hygiene program, medical labs for the incoming Medical Laboratory Science program, simulation labs, flex labs, faculty offices, a large multi-use lobby and support spaces. The third floor will serve as shell space and will include dedicated spaces for future restrooms, electrical room, intermediate distribution frame (IDF) room, and custodial closets. Additionally, the third-floor shell space will have climate control to temper the space, main water and sewer connections, and main electrical infrastructure.

Concurrently, the project has a newly developed comprehensive campus development plan that includes architectural guidelines, and a phasing plan for future buildings and development of the 15.7-acre property. The campus development plan also maps safe and well-defined pedestrian infrastructure, connections to neighboring partners such as the Laredo Medical Center and supporting infrastructure such as a central plant and stormwater management.

The University of Texas Education and Research Center at Laredo
Laredo Multipurpose Building

Project Information

Project Number	101-1543
CIP Project Type	New Construction
Facility Type	Laboratory, Medical/Healthcare
Management Type	Office of Capital Projects
Institution's Project Advocate	Sean Griffin – Deputy Vice Chancellor, Health Affairs Jonathan Lewis – Associate Vice Chancellor, Health Affairs
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	57,469
Shell Space (GSF)	20,389

Project Funding

	Current	Proposed
Permanent University Fund Bond Proceeds	$60,000,000	$60,000,000
Total Project Cost	$60,000,000	$60,000,000

Project Cost Detail

	Cost
Building Cost	$38,519,009
Fixed Equipment	1,910,392
Site Development	4,376,301
Furniture and Moveable Equipment	1,400,000
Institutionally Managed Work	1,623,325
Architectural/Design Services	3,982,185
Project Management	1,635,000
Insurance	951,425
Other Professional Fees	2,552,363
Project Contingency	3,050,000
Other Costs	-
Total Project Cost	$60,000,000

The University of Texas Education and Research Center at Laredo
Laredo Multipurpose Building
(continued)

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

Laredo Multipurpose Building (with 35% Shell Space)	$670
Laredo Multipurpose Building (Total Estimated Finish-Out)	$862
THECB Average for Classroom, Medical/Healthcare	$809

	Low Quartile	Median	High Quartile
Other U.T. System Projects	$550	$644	$709
Other National Projects	$646	$837	$1,066

Investment Metrics

- Increase student enrollment from 142 to 346 by 2029
- Increase projected graduates from 64 to 128 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	November 2024
Addition to CIP	August 2025
Design Development Approval	May 2026
Construction Notice to Proceed	June 2026
Substantial Completion	February 2028
Final Completion	April 2028

Basis of Design

The planned building life expectancy includes the following elements:

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

4. U.T. Arlington: University Center Renovation and New Addition - 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 University Center Renovation and New Addition project at The University of Texas at Arlington as follows:

a. amend the current Capital Improvement Program (CIP) to decrease the total project cost from $175,000,000 to $160,000,000;

b. approve design development plans;

c. appropriate funds and authorize expenditure of $160,000,000 with funding of $130,000,000 from Revenue Financing System (RFS) Bond Proceeds and $30,000,000 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 U.T. Arlington, which is a "Member" as such term is used in the Master Resolution, possesses the financial capacity to satisfy its direct obligation as defined in the Master Resolution relating to the issuance by the U.T. System Board of Regents of tax-exempt parity debt in the aggregate amount of $130,000,000.

BACKGROUND INFORMATION

Debt Service

The $130,000,000 in RFS debt will be repaid from student fees. Annual debt service on the $130,000,000 in RFS debt is expected to be $7.2 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 July 10, 2024, the Chancellor approved the project for Definition Phase. On May 8, 2025, the project was included in the CIP with a total project cost of $175,000,000 with funding of $135,000,000 in RFS Bond Proceeds and $40,000,000 Unexpended Plant Funds.

Project Description

Located at the corner of 1st St. and S. Oak St., the University Center opened in 1953 and is prominently situated on the north side of campus, serving as a hub for student activity and campus-wide events. The project entails the demolition of approximately 142,782 gross square feet (GSF) of the existing 244,782 GSF, renovating approximately 99,420 remaining GSF, and adding approximately 101,320 GSF of new construction, totaling 200,740 GSF.

The existing infrastructure systems are in poor condition and need to be replaced. HVAC systems will be replaced/upgraded to meet ventilation and air quality standards and code requirements. Electrical services will be upgraded and brought up to code compliance, including a new generator required to support the new addition. The renovation will also include upgraded life safety systems and removal of asbestos containing material. The new construction will consist of student meeting and event spaces of varied sizes and functions, a student computer lab, shared active dining and common spaces, and enhanced Division of Student Affairs spaces to better support student services and student success.

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 with the overall campus. New architectural finishes will include glass curtain wall system to allow natural lighting into the facility, along with metal panels, limestone, and brick to match the aesthetic of the North entry constructed in 2020.

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

The University of Texas 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)	200,740

Project Funding

	Current	Proposed
Revenue Financing System Bond Proceeds[1]	$135,000,000	$130,000,000
Unexpended Plant Funds	$ 40,000,000	$ 30,000,000
Total Project Cost	$175,000,000	$160,000,000

[1] Revenue Financing System (RFS) debt service to be repaid from current student fees

Project Cost Detail

	Cost
Building Cost	
University Center Renovation	$21,662,373
University Center Addition	86,988,705
Demolition – Renovation	713,683
Demolition - Addition	1,963,353
Fixed Equipment	750,000
Site Development	6,346,973
Furniture and Moveable Equipment	4,750,000
Institutionally Managed Work	932,345
Architectural/Design Services	14,524,913
Project Management	3,425,000
Insurance	2,836,689
Other Professional Fees	2,576,800
Project Contingency	5,029,166
Other Costs	7,500,000
Total Project Cost	$160,000,000

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

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

University Center - New Addition Only	$859
THECB Cost per GSF for Student Center not available	-

	Low Quartile	Median	High Quartile
Other U.T. System Projects	$444	$563	$626
Other National Projects	$649	$779	$965

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	May 2026
Construction Notice to Proceed	June 2026
Substantial Completion	December 2028
Final Completion	January 2029

Basis of Design

The planned building life expectancy includes the following elements:

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

5. U.T. Rio Grande Valley: Repair and Renovation of the Schools of Physical and Occupational Therapy - 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 Repair and Renovation of the Schools of Physical and Occupational Therapy project at The University of Texas Rio Grande Valley as follows:

a. approve design development plans;

b. revise funding sources to include Permanent University Fund (PUF) Bond Proceeds;

c. appropriate funds and authorize expenditure of $42,300,000 with funding of $33,700,000 from PUF Bond Proceeds and $8,600,000 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 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 $8,600,000.

BACKGROUND INFORMATION

Debt Service

The $8,600,000 in RFS debt is expected to be repaid from local designated funds. Annual debt service for the $8,600,000 in RFS debt is expected to be $479,000. 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 Actions

On June 18, 2025, the Chancellor approved this project for Definition Phase. On August 22, 2024, the Board approved $8,600,000 in RFS funds for the RGV Physical Therapy Program (903-1538). On February 19, 2026, this repair and renovation project was added to the current CIP with a total project cost of $42,300,000 from RFS funding, including reallocation of $8,600,000 in RFS funds from Project Number 903-1538.

Project Description

The scope of work involves renovating approximately 55,430 gross square feet into a modern academic facility for the UTRGV Schools of Physical and Occupational Therapy. The one-story building to be renovated, a former retail shopping center in Harlingen, Texas, will feature specialized teaching laboratories, including specialized teaching laboratories, including wet and dry anatomy labs, musculoskeletal, neuro, motion capture, physiology, applied exercise, pediatric and adult activities of daily living research spaces, simulation based learning environments, classrooms, and academic support areas.

Additional spaces include an assistive technology lab with driving simulation, a shared therapy gym, flexible classrooms, collaborative student areas (student lounge, quiet study spaces, graduate workrooms), faculty and administrative offices, workstations, conference rooms, departmental administration, as well as support spaces such as storage rooms, lockers, restrooms, mechanical/electrical rooms, a loading dock, and building management areas. Circulation and shared community spaces are designed to foster integration, collaboration, and multidisciplinary learning across both programs.

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

	Current	Proposed
Revenue Financing System Bond Proceeds[1]	$42,300,000	$8,600,000
Permanent University Funds	$ 0	$33,700,000
Total Project Cost	$42,300,000	$42,300,000

[1] Revenue Financing System (RFS) debt service 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

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

6. Stephen F. Austin State University: Lumberjack Crossing - 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 Lumberjack Crossing project at Stephen F. Austin State University:

a. approve design development plans;

b. appropriate funds and authorize expenditure of $70,000,000 with funding from Revenue Financing System (RFS) bond proceeds; and

c. resolve in accordance with Section 5 of the Amended and Restated Master Resolution Establishing The University of Texas System Revenue Financing System that parity debt shall be issued to pay the project's cost, including any costs prior to the issuance of such parity debt; sufficient funds will be available to meet the financial obligations of the U.T. System, including sufficient Pledged Revenues as defined in the Master Resolution to satisfy the Annual Debt Service Requirements of the Financing System, and to meet all financial obligations of the U.T. System Board of Regents relating to the Financing System; and Stephen F. Austin State University, 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 $70,000,000.

BACKGROUND INFORMATION

Debt Service

The $70,000,000 in RFS debt is expected to be repaid from rental income. Annual debt service for the $70,000,000 in RFS debt is expected to be $3.9 million. While the institution's Scorecard Rating of 7.5 at Fiscal Year-end 2025 was above the maximum threshold of 6.0, the institution has projected its Scorecard Rating to improve and remain under the threshold for fiscal years 2026-2030.

Previous Actions

On September 18, 2025, the Chancellor approved this project for Definition Phase. On February 21, 2026, this project was added to the current CIP with a total project cost of $70,000,000 from RFS funding.

Project Description

The proposed Project will provide housing and support amenities for 335 occupants. This four-story, load-bearing, light-gauge and structural steel framed structure will accommodate a traditional style dormitory with a mix of rooms that include one hall director suite, 152 double occupancy rooms with restroom (shared with adjacent double occupancy room), six double occupancy rooms that are Americans with Disabilities Act (ADA) compliant with restroom (shared with adjacent double occupancy room), 15 single occupancy rooms, and four single occupancy rooms that are ADA compliant.

In addition, this project is anticipated to include lounge spaces, study rooms, staff rooms, 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 existing Central Plant 2, south of the proposed project site, to increase campus cooling capacity with dedicated capacity to support Lumberjack Crossing.

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

	Current	Proposed
Revenue Financing System Bond Proceeds[1]	$70,000,000	$70,000,000
Total Project Cost	$70,000,000	$70,000,000

[1] Revenue Financing System (RFS) debt service to be repaid from rental 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 Bed Benchmarks (escalated to midpoint of construction)

Lumberjack Crossing	$155,821
THECB Cost per Bed for Housing, Dormitory not available	-

	Low Quartile	Median	High Quartile
Other U.T. System Projects	$118,770	$132,063	$171,166
Other National Projects	$119,816	$178,271	$217,876

Stephen F. Austin State University
Lumberjack Crossing
(continued)

Undergraduate Student Housing Statistics

Waiting list for on-campus housing	240
Total number of beds added in this project	335
Units to be demolished in this project	0
Total number of beds on campus after completion	4,486

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

7. U.T. Medical Branch - Galveston: TDCJ Hospital Galveston Interior Modernization - Amendment of the current Capital Improvement Program to include project; approval of total project cost; and appropriation of funds

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 TDCJ Hospital Galveston Interior Modernization project at The University of Texas Medical Branch - Galveston as follows:

a. amend the current CIP and approve a total project cost of $49,150,000; and

b. appropriate funds of $24,575,000 from Texas Department of Criminal Justice funds provided by the 89th Legislature of the State of Texas and $24,575,000 from Hospital Revenues.

BACKGROUND INFORMATION

Previous Action

On December 19, 2025, the Chancellor approved the project for Definition Phase.

Project Description

Hospital Galveston (HG) is in need of major infrastructure upgrades and modernization to preserve long-term operational effectiveness and improve the overall health of the facility. In partnership with UTMB Property Services, HG leadership has identified a series of high-priority scopes designed to extend the building's lifespan, address critical deficiencies, and enhance functionality. The objective is to complete as many of these priorities as funding allows, ensuring both immediate improvements and future resilience.

This initiative focuses on addressing critical facility needs by enhancing infrastructure and operational capabilities to support long-term safety and functionality. By improving workflows, optimizing space, and reducing reliance on external transfers, it will increase efficiency and clinical capacity. Replacing aging systems will ease the maintenance burden and ensure reliable operations, while upgrades to fire suppression, security, and access controls will strengthen compliance and improve life safety for patients, staff, and contractors.

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. It has been determined that this project would best be managed by the U.T. Medical Branch - Galveston Facilities Management personnel who have the experience and capability to manage all aspects of the work.

The University of Texas Medical Branch at Galveston
TDCJ Hospital Galveston Interior Modernization

Project Information

Project Number	601-1604
CIP Project Type	Repair and Rehabilitation
Facility Type	Healthcare Facility, Hospital
Management Type	Institutional Management
Institution's Project Advocate	Healthcare Facility, Hospital
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	235,189

Project Funding

	Proposed
Hospital Revenues	$24,575,000
Grants	$24,575,000
Total Project Cost	$49,150,000

Project Cost Detail

	Cost
Building Cost	$38,780,236
Fixed Equipment	-
Site Development	-
Furniture and Moveable Equipment	1,355,000
Institutionally Managed Work	1,212,000
Architectural/Design Services	4,357,156
Project Management	1,226,108
Insurance	1,474,500
Other Professional Fees	745,000
Project Contingency	-
Other Costs	-
Total Project Cost	$49,150,000

The University of Texas Medical Branch at Galveston
TDCJ Hospital Galveston Interior Modernization
(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	December 2025
Addition to CIP	May 2026
Design Development Approval	August 2026
Construction Notice to Proceed	September 2026
Substantial Completion	June 2030
Final Completion	July 2030

8. U.T.M.D. Anderson Cancer Center: Legacy Campus Support Facility - Amendment of the current Capital Improvement Program to include project; approval of total project cost; approval of design development for Stage A - Project Site Early Work; appropriation of funds and authorization of expenditure; and resolution regarding parity debt

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 Legacy Campus Support Facility at The University of Texas M. D. Anderson Cancer Center as follows:

a. amend the current CIP and approve a total project cost of $217,000,000;

b. approve design development plans for Stage A - Project Site Early Work; and

c. appropriate funds and authorize expenditure of $25,300,000 from Hospital Revenues for Stage A - Project Site Early Work.

BACKGROUND INFORMATION

Previous Actions

On June 3, 2019, the Chancellor approved the Pressler Street Garage 2 project for Definition Phase. In 2020, work on the project was suspended due to the pandemic and remained suspended until such time that the institution could complete the development of its overall strategy and related Master Facilities Framework. On October 8, 2025, the Chancellor approved an update to the Definition Phase, and a project name change to Legacy Campus Support Facility.

Project Description

U.T.M.D. Anderson Cancer Center (MDACC) has two Major Projects that are being implemented concurrently to develop an area of the institution's campus in the Texas Medical Center (TMC Campus) in Houston, Texas, locally referred to as the Legacy Campus. The Patient Care Building 1 (1PC) project has been assigned U.T. System CIP project number 703-1404 and includes the design and construction of two buildings: 1PC and a Therapeutic Radiation Center (TRC). The Legacy Campus Support Facility (LCSF) project has been assigned U.T. System CIP project number 703-1248.

The proposed project includes Stage A, Project Site Early Work and Stage B, Legacy Campus Support Facility. The scope of the Stage A work is to include excavation, retention, tree relocations and removals, field engineering, perimeter controls (fencing and traffic control), utility cut/cap, and temporary utilities (construction power, water, and sanitary services) as required to

support the initial mobilization on the project site; and the installation of retaining walls and associated slab, and excavation and hoisting as needed to support construction of the basement level to position the project for construction of the LCSF upon receiving approval of the Design Development plans and completion of the construction documents later this year.

The scope of Stage B will involve the construction of a free-standing cast-in-place structure comprising nine levels, with one level below grade that is to connect with other buildings on the Legacy Campus. The facility will comprise approximately 624,900 gross square feet (GSF) and provide space for approximately 1,210 parking spaces and space for non-parking services that are to include investigational pharmacy, logistics/supply chain management, a central utility vault needed for equipment to support the buildings on the Legacy Campus, and a transition structure to interconnect the LCSF with the existing Dan L. Duncan Building, the TRC and 1PC.

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 for Stage B will be presented to the Board for approval at a later date. Pursuant to The University of Texas Systemwide Policy 199, pertaining to Management of Major Capital Projects, MDACC has delegated authority for institutional management of construction projects.

The University of Texas M.D. Anderson Cancer Center
Legacy Campus Support Facility

Project Information

Project Number	703-1248
CIP Project Type	New Construction
Facility Type	Other
Management Type	Institutional Management
Institution's Project Advocate	Andrew Burkhardt - Associate Vice President for Research and Administrative Facilities
Project Delivery Method	Design/Build
Gross Square Feet (GSF)	624,900

Project Funding

	Proposed
Revenue Financing System Bond Proceeds[1]	$151,875,000
Hospital Revenues	53,700,000
Auxiliary Enterprises Balances	11,425,000
Total Project Cost	$217,000,000

[1] Revenue Financing System (RFS) debt service to be repaid from clinical and auxiliary revenues

Project Cost Detail

	Cost
Building Cost	
Nine Level Garage	$40,500,000
Central Utility Vault	118,900,000
Fixed Equipment	1,150,000
Site Development	-
Furniture and Moveable Equipment	-
Institutionally Managed Work	-
Architectural/Design Services	17,700,000
Project Management	7,550,000
Insurance	3,330,000
Other Professional Fees	2,650,000
Project Contingency	20,545,000
Other Costs	4,675,000
Total Project Cost	$217,000,000

The University of Texas M.D. Anderson Cancer Center
Legacy Campus Support Facility
(continued)

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

Legacy Campus Support Facility – Parking Only	$33,471
Texas Higher Education Coordinating Board Cost Per Car not available	-

	Low Quartile	Median	High Quartile
Other U.T. System Projects	$27,249	$31,417	$38,255
Other National Projects	$32,126	$45,176	$62,240

Investment Metrics

- Construct the parking portion of the LCSF to achieve a building cost per parking space of no more than $33,500

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 2019
Addition to CIP	May 2026
Design Development Approval	November 2026
Construction Notice to Proceed – Stage A	July 2026
Construction Notice to Proceed – Stage B	December 2026
Substantial Completion	September 2028
Final Completion	October 2029

Basis of Design

The planned building life expectancy includes the following elements:

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

9. U.T.M.D. Anderson Cancer Center: Bastrop Modular Vivarium and 401 Main Building Repurposing - Amendment of the current Capital Improvement Program to include project; approval of total project cost; and appropriation of funds

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 Bastrop Modular Vivarium and 401 Main Building Repurposing 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 $25,800,000; and

b. appropriate funds of $25,800,000 from Hospital Revenues.

BACKGROUND INFORMATION

Previous Action

On January 12, 2026, the Chancellor approved this project for Definition Phase.

Project Description

U.T.M.D. Anderson Cancer Center has decided to procure and install a prefabricated modular vivarium to meet animal care needs, to move animal care operations from the 401 Main Building to the modular vivarium, and to repurpose the 401 Main Building to address campus administrative officing and storage needs. For implementation, the project is to be divided into two stages:

The first stage is to involve the procurement and installation of a modular vivarium on the Bastrop Campus. This modular vivarium is to be proximate to and interconnected with the institution's Comparative Medicine and Research Building (CMRB). The vivarium is to comprise six modules totaling approximately 9,100 gross square feet (GSF) to accommodate approximately 336 non-human primates (NHPs), which includes NHPs to be relocated to the Bastrop Campus on behalf of Francois Villinger, D.V.M. chair of the Comparative Medicine department, NHPs currently housed in the 401 Main Building, and allows for some growth. The scope is to include renovations within the CMRB to create an entry/exit pathway that will provide ingress from/egress to the modular vivarium and to extend utilities from the CMRB to the modular vivarium.

Following the activation of the modular vivarium complex, the second stage of the project is to involve the renovation of the Bastrop 401 Main Building to upgrade the infrastructure and adapt vacated space for re-use as general administrative space, ancillary areas including some staff offices, treatment rooms, and supply/storage rooms. The scope of work is to include moderate

to heavy renovation of approximately 15,000 GSF with approximately 3,000 GSF to be allocated for office use and 12,000 GSF to be repurposed to meet campus storage needs.

The implementation of this project will provide an improved, compliant environment for housing NHPs currently housed in the 401 Main Building and NHPs to be relocated to the Bastrop Campus and will allow the campus to address administrative office and storage needs at a reasonable cost.

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.M.D. Anderson Cancer Center has delegated authority for institutional management of construction projects.

The University of Texas M.D. Anderson Cancer Center
Bastrop Modular Vivarium and 401 Main Building Repurposing

Project Information

Project Number	703-1612
CIP Project Type	Repair and Rehabilitation
Facility Type	Laboratory, General
Management Type	Institutional Management
Institution's Project Advocate	Francois Villinger, D.V.M. Chair for Comparative Medicine
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	24,734

Project Funding

	Proposed
Hospital Revenues	$25,800,000
Total Project Cost	$25,800,000

Project Cost Detail

	Cost
Building Cost	
Space within Comparative Medicine Research Building	$18,530,000
Space within 401 Main Building	1,500,000
Fixed Equipment	500,000
Site Development	500,000
Furniture and Moveable Equipment	500,000
Institutionally Managed Work	-
Architectural/Design Services	1,650,000
Project Management	320,000
Insurance	-
Other Professional Fees	280,000
Project Contingency	1,600,000
Other Costs	420,000
Total Project Cost	$25,800,000

The University of Texas M.D. Anderson Cancer Center
Bastrop Modular Vivarium and 401 Main Building Repurposing
(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	January 2026
Addition to CIP	May 2026
Design Development Approval	June 2026
Construction Notice to Proceed – Modular Vivarium	July 2026
Construction Notice to Proceed – 401 Main Building	September 2027
Substantial Completion – Modular Vivarium	July 2027
Substantial Completion – 401 Main Building	June 2028
Final Completion – Modular Vivarium	July 2028
Final Completion – 401 Main Building	June 2029

10. U.T.M.D. Anderson Cancer Center: Patient Care Building 1 (1PC) - Amendment of the current Capital Improvement Program to increase total project cost to include Stage C - Therapeutic Radiation Center, and Stage D - 1 PC Podium and Tower; approval to revise funding sources; and appropriation of funds

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 Stage C - Therapeutic Radiation Center, and Stage D - 1PC Podium and Tower for the Patient Care Building 1 (1PC) project at The University of Texas M. D. Anderson Cancer Center as follows.

a. amend the current CIP to increase the total project cost from $160,000,000 to $2,993,000,000 and revise funding to include Revenue Financing System (RFS) Bond Proceeds; and

b. appropriate funds of $2,833,000,000 with funding of $1,635,800,000 from Hospital Revenues and $1,197,200,000 from RFS Bond Proceeds.

BACKGROUND INFORMATION

Previous Actions

On May 5, 2022, the Board approved the Ambulatory Clinical Building TMC for Definition Phase. On October 9, 2025, the Chancellor approved an update to the Definition Phase request, and a name change to Patient Care Building 1 (1PC). On November 20, 2025, Stage A - Clinics of the Future, and Stage B - Legacy Site Early Work of the project were included in the CIP with a total project cost of $160,000,000 from Hospital Revenues.

Project Description

The scope of the Therapeutic Radiation Center is to include the construction of a stand-alone building of approximately 170,800 gross square feet (GSF), comprising one basement level, six floors above grade, one mechanical penthouse level, and including interconnection to the elevated pedestrian concourse. Key services to be delivered in the Therapeutic Radiation Center include radiation therapy and associated imaging, simulation and clinical services; and radiology services to include MRI, CT, PET/CT and radiographic fluoroscopy X-ray. The initial construction is to include approximately 64,000 GSF [32,000 assignable square feet (ASF)] of shelled space to be finished out in the future under a separate project.

The scope of the 1PC Podium and Tower is to include the construction of a patient care building of approximately 1,740,000 GSF, comprising twenty-five floors above grade that will be designed with maximum flexibility to meet new and evolving treatment technologies, and two basement levels below grade. Key services to be delivered in 1PC include infusion therapy,

cellular therapy, diagnostic imaging, pathology and laboratory medicine, pharmacy, outpatient surgery, extended stay beds, endoscopy, outpatient clinics, and ancillary services. The initial construction is expected to include approximately 392,700 GSF (270,800 ASF) of shelled space to be finished out in the future under a separate project.

Finally, the scope of the 1PC Podium and Tower is expected to include one level of approximately 137,500 GSF below grade, immediately adjacent to and interconnected with 1PC to accommodate approximately 175 spaces for patient parking, and an elevated concourse that will interconnect 1PC with the Therapeutic Radiation Center and the Dan L. Duncan Building.

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

The University of Texas M. D. Anderson Cancer Center
Patient Care Building 1 – Stage C - Therapeutic Radiation Center, and Stage D - 1PC Podium and Tower

Project Information

Project Number	703-1404
CIP Project Type	New Construction
Facility Type	Healthcare Facility, Clinic
Management Type	Institutional Management
Institution's Project Advocate	Rosanna Morris, Chief Operating Officer
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	2,142,000
Shell Space (GSF)	456,700

Project Funding

	Current for Stages A & B	Proposed for Stages C & D
Hospital Revenues	$160,000,000	$1,635,800,000
Revenue Financing System (RFS) Bond Proceeds[1]	$ 0	$1,197,200,000
Total Project Cost	$160,000,000	$2,833,000,000

[1] Revenue Financing System (RFS) debt service to be repaid from clinical revenues

Project Cost Detail

	Cost
Building Cost	
Stage A	$42,421,650
Stage B	$1,000,000
Stage C	$235,950,000
Stage D	$1,600,000,000
Fixed Equipment	$216,300,000
Site Development	$51,560,000
Furniture and Moveable Equipment	$65,000,000
Institutionally Managed Work	$7,000,000
Architectural/Design Services	$284,192,500
Project Management	$84,540,000
Insurance	$74,025,000
Other Professional Fees	$12,850,000
Project Contingency	$295,678,350
Other Costs	$22,482,500
Total Project Cost (Stages A-D)	$2,993,000,000

The University of Texas M. D. Anderson Cancer Center
Patient Care Building 1 – Stage C - Therapeutic Radiation Center, and Stage D - 1PC Podium and Tower
(continued)

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

Patient Care Building 1 (with 19% shell space)	$779
Patient Care Building 1 (Estimated Finish Out)	$819
THECB Cost per GSF for Healthcare Facility, Clinic not available	-

	Low Quartile	Median	High Quartile
Other U.T. System Projects	$643	$870	$974
Other National Projects	$817	$1,345	$2,047

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 2022
Addition to CIP – Stages A and B	November 2025
Addition to CIP – Stages C and D	May 2026
Design Development Approval – Stages A and B	November 2025
Design Development Approval – Stages C and D	November 2026
Construction Notice to Proceed – Stage A	March 2026
Construction Notice to Proceed – Stage B	July 2026
Construction Notice to Proceed – Stages C and D	March 2027
Substantial Completion – Stage A	June 2027
Substantial Completion – Stage B	July 2028
Substantial Completion – Stage C	March 2029
Substantial Completion – Stage D	October 2031
Final Completion – Stage A	July 2027
Final Completion – Stage B	August 2029
Final Completion – Stage C	April 2030
Final Completion – Stage D	October 2032

Basis of Design

The planned building life expectancy includes the following elements:

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