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Board Meeting: 8/25/2022
Austin, Texas

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

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15. U. T. Health Science Center - San Antonio: Brain Health Building, Home of the Biggs Institute for Alzheimer's and Neurodegenerative Diseases - Amendment of the current Capital Improvement Program to include the Brain Health Building Phase A portion of the project; and for the Parking Garage Phase B, approval of design development; appropriation of funds and authorization of expenditure; and resolution regarding parity debt	Action <i>President Henrich</i>	Action	318
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Adjourn	<i>5:15 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: Inpatient Bed Tower, Phase 1 - Support Services Building - 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 Inpatient Bed Tower, Phase 1 Support Services Building 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 \$1,250,000,000; and
- b. authorize expenditure of up to \$62,500,000 from institutional funds to complete Definition Phase.

BACKGROUND INFORMATION

Project Description

On May 22, 2019, the Chancellor approved the Inpatient Bed Tower (IBT) for Definition Phase with an anticipated total project cost of \$600,000,000. At the time, four sites were being studied for the project location to determine to what extent and how the building would be connected to the Main Building complex. Analysis of the prospective sites has been completed in concert with the development of U. T. M. D. Anderson Cancer Center's Master Facilities Framework 2030, and the site where the Jones Research Building, the Bates-Freeman Building, and the Anderson Central Building are currently located was chosen as the optimal site for the Inpatient Bed Tower.

Under this option, a separate Support Services Building (SSB) would be designed as the first phase and constructed so that it could be conjoined with the IBT. Because the site for the SSB is currently vacant, construction of that facility can be completed within the next few years in parallel with the institution's projects to clear the Jones/Bates-Freeman/Anderson Central buildings (as approved by the Board under the Bed Tower Mobilization project on May 5, 2022), future site for the IBT.

The Phase I - Support Services Building is expected to be approximately 750,000 gross square feet and 11 to 12 floors in height, excluding a mechanical penthouse. Constructing the SSB as the first phase will position the institution to provide relocated services needed to support inpatient care in advance of the construction of the IBT. This strategy is expected to shorten the time needed to construct and activate the new IBT. Phase II - Inpatient Bed Tower has an anticipated total project cost of \$1,800,000,000 and an expected inclusion into the Capital Improvement Program (CIP) in February 2028.

If this recommendation is approved, the project is expected to proceed with requested inclusion in the CIP in November 2022, design development approval in May 2023, construction start in February 2024, and substantial completion in September 2026.

Regents' Rule 80301, Section 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. Austin: Engineering Discovery Building - Amendment of the current Capital Improvement Program to include project

RECOMMENDATION

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

BACKGROUND INFORMATION

Previous Actions

On November 14, 2019, the Board approved \$120,000,000 in Permanent University Fund (PUF) Bond Proceeds for the Chemical and Petroleum Engineering Replacement Building project. On March 5, 2021, the Chancellor approved the project for Definition Phase. On May 3, 2021, the Assistant Vice Chancellor for Capital Projects approved the non-honorific renaming of the project to Engineering Discovery Building.

Project Description

The proposed Engineering Discovery Building (EDB) will replace the existing Chemical and Petroleum Engineering (CPE) building. Originally built in 1985, the CPE has significant deficiencies including inadequate and end-of-life mechanical and electrical systems to support current research needs, inefficient and inconsistent use of space for offices and lab modules. The proposed construction site is the existing Services Building, as recommended in both the 2014 Cockrell School of Engineering Strategic Master Plan Update and the 2021 New Engineering Building Formation Study. The site is adjacent to the Engineering Education Research Building and the Gary L. Thomas Building. The Services Building will be vacated and demolished as part of this project.

The EDB will support research within the Cockrell School of Engineering incorporating flexible and reconfigurable research labs, integrated teaching labs and classrooms, and collaborative areas for students and faculty. This project will further support student and faculty recruitment, development, and retention by providing the facilities necessary to keep programs competitive with its peers.

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 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
Engineering Discovery Building**

Project Information

Project Number	102-1347
CIP Project Type	New Construction
Facility Type	Laboratory, General
Management Type	Institutional Management
Institution's Project Advocate	John Ekerdt, Associate Dean for Research, Cockrell School of Engineering
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	212,205

Project Funding

	<u>Proposed</u>
Permanent University Fund Bond Proceeds	\$120,000,000
Available University Fund	106,000,000
Gifts ¹	85,000,000
Unexpended Plant Funds	<u>5,000,000</u>
Total Project Cost	\$316,000,000

¹ Gifts are not fully collected at this time

Project Cost Detail

	Cost
Building Cost	\$200,935,068
Fixed Equipment	11,588,825
Site Development	19,252,616
Furniture and Moveable Equipment	8,669,860
Institutionally Managed Work	15,175,992
Architectural/Design Services	22,730,284
Project Management	5,530,000
CIP Support Services	-
Insurance	6,981,439
Other Professional Fees	8,721,853
Project Contingency	15,800,000
Other Costs	614,063
Total Project Cost	\$316,000,000

**The University of Texas at Austin
Engineering Discovery Building**
(continued)

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

Engineering Discovery Building	\$947		
Texas Higher Education Coordinating Board Average – Laboratory, General	\$800		
	Low Quartile	Median	High Quartile
Other U. T. System Projects	\$632	\$688	\$778
Other National Projects	\$598	\$817	\$1,014

Investment Metrics

- Provide state-of-the-art classrooms and laboratories fulfilling promise of 2014 Cockrell School of Engineering Strategic Master Plan Update and the 2021 New Engineering Building Formation Study by 2026
- Consolidate program footprint into a more cohesive precinct of buildings allowing closer coordination of programs and sharing of facilities by 2026

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	August 2022
Design Development Approval	May 2023
Construction Notice to Proceed	December 2023
Substantial Completion	April 2026
Final Completion	June 2026

Basis of Design

The planned building life expectancy includes the following elements:

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

4. **U. T. Permian Basin: Mesa Building Renovation and Campus Transformation, Phase I - Amendment of the current Capital Improvement Program to include project; approval of total project cost, allocation and appropriation of funding for Phase I**

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and the institutional president that the U. T. System Board of Regents amend the current Capital Improvement Program (CIP) to include the Mesa Building Renovation and Campus Transformation, Phase I project at The University of Texas Permian Basin as follows:

- a. amend the current CIP and approve a total project cost of \$32,100,000 for Phase I;
- b. allocate funds of \$42,000,000 from Permanent University Funds (PUF) Bond Proceeds in support of the anticipated \$86,922,833 total project cost for all phases of the project; and
- c. appropriate funds of \$32,100,000 from PUF Bond Proceeds for Phase I.

BACKGROUND INFORMATION

Previous Actions

On May 4, 2022, the Chancellor approved this project for Definition Phase.

Project Description

The Mesa Building Renovation and Campus Transformation project will provide needed upgrades to building automation controls, life safety and energy management systems and address deferred maintenance on the Mesa Building. The proposed Campus Transformation, Phase I project consists of a wide range of improvements to both the main campus in Odessa and the Midland campus to provide landscaping and infrastructure elements. Individual projects under Phase I are summarized below.

A memorial plaza will be constructed to recognize the victims of the August 31, 2019 mass shooting in Midland and Odessa. The project will include pedestrian and vehicular access, parking, landscaping and hardscaping, site lighting, seating, and public restrooms. The main entrance to the Odessa campus will be realigned and will provide new institution identification, way finding, informational signage, landscaping and lighting elements, and new parking areas for the Welcome Center. The project also includes replacement of all the existing campus entrance signage on both campuses with modern, illuminated and effective University identification signage, as well as pedestrian and vehicular wayfinding signage around both campuses.

The Quad, as bounded by the Library, the Science & Technology Building, the Student Activity Center, and the Mesa Building, will be transformed into a flexible, efficient, accessible, and user-friendly area. Amenities will include shade structures, a pavilion with stage, water features, outdoor learning spaces, and it will house the new Falcon Sculpture. A portion of the existing underutilized concrete deck of the Mesa Building will be demolished to provide vertical circulation from the deck level to the Quad.

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. Phase II of the project will seek board approval at a later date.

**The University of Texas Permian Basin
Mesa Building Renovation and Campus Transformation, Phase I**

Project Information

Project Number	501-1402
CIP Project Type	Repair and Rehabilitation
Facility Type	Other
Management Type	Institutional Management
Institution's Project Advocate	Wendall Snodgrass, Vice President for Institutional Advancement
Project Delivery Method	Competitive Sealed Proposals
Gross Square Feet (GSF)	N/A

Project Funding

Permanent University Fund Bond Proceeds	<u>Proposed</u> <u>\$32,100,000</u>
Total Project Cost	\$32,100,000

Project Cost Detail

	Cost
Building Cost	\$ 400,000
Fixed Equipment	1,600,000
Site Development	21,785,000
Furniture and Moveable Equipment	400,000
Institutionally Managed Work	3,000,000
Architectural/Design Services	2,500,000
Project Management	-
CIP Support Services	320,000
Insurance	385,000
Other Professional Fees	500,000
Project Contingency	960,000
Other Costs	250,000
Total Project Cost	\$32,100,000

Project Planning

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

Project Milestones

Definition Phase Approval	June 2022
Addition to CIP	August 2022
Design Development Approval	November 2022
Construction Notice to Proceed	January 2023
Substantial Completion	August 2024
Final Completion	September 2024

5. U. T. Tyler: Nursing Addition and Renovation - Amendment of the current Capital Improvement Program to include project

RECOMMENDATION

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

BACKGROUND INFORMATION

Previous Actions

On May 5, 2022, the Chancellor approved this project for Definition Phase. On November 14, 2019, the Board approved an allocation of \$35,000,000 in PUF Bond Proceeds for this project.

Project Description

The proposed addition will provide state-of-the-art spaces and increase efficiency of the facility to improve operations for the nationally ranked nursing program in one of the most underserved regions of Texas. The multi-story 47,000 gross square foot (GSF) addition will provide a direct connection to the existing School of Nursing and will include clinical training spaces, simulation spaces for ICU, labor and delivery, pediatric training spaces, and nurses' stations. The 47,000 GSF addition will include approximately 23,500 GSF of shell space.

The proposed renovation to the existing School of Nursing will include the remodeling of lecture hall space, testing spaces, administrative spaces, and the enhancement of interior finishes for approximately 44,000 GSF.

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

**The University of Texas at Tyler
Nursing Addition and Renovation**

Project Information

Project Number	802-1406
CIP Project Type	New Construction and Repair and Rehabilitation
Facility Type	Classroom, Medical/Healthcare
Management Type	Office of Capital Projects
Institution's Project Advocate	Daniel Deslatte, Senior Vice President - Business Affairs; Chief Operating Officer - Health Affairs Dr. Barbara Haas, Dean, School of Nursing
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	91,000
Shell Space (GSF)	23,500

Project Funding

Permanent University Fund Bond Proceeds	<u>Proposed</u> <u>\$35,000,000</u>
Total Project Cost	<u>\$35,000,000</u>

Project Cost Detail

	Cost
Building Cost	
Nursing Addition	\$16,100,000
Renovation	6,600,000
Fixed Equipment	-
Site Development	800,000
Furniture and Moveable Equipment	1,500,000
Institutionally Managed Work	1,650,000
Architectural/Design Services	2,766,500
Project Management	1,650,000
CIP Support Services	350,000
Insurance	534,750
Other Professional Fees	1,975,000
Project Contingency	1,073,750
Other Costs	-
Total Project Cost	\$35,000,000

**The University of Texas at Tyler
Nursing Addition and Renovation**
(continued)

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

Nursing Addition and Renovation – New Construction Addition	\$343		
Nursing Addition and Renovation – New Construction Build-Out	\$439		
Texas Higher Education Coordinating Board Average – Classroom, Medical/Healthcare	\$406		
	Low Quartile	Median	High Quartile
Other U. T. System Projects	\$282	\$492	\$504
Other National Projects	\$368	\$546	\$769

Investment Metrics

- Increase student enrollment by 2024

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	August 2022
Design Development Approval	February 2023
Construction Notice to Proceed	March 2023
Substantial Completion	December 2024
Final Completion	January 2025

Basis of Design

The planned building life expectancy includes the following elements:

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

6. U. T. Tyler: South Plant Renovation, Phase I - Amendment of the current Capital Improvement Program to include project; approval of total project cost; appropriation of funds; and resolution regarding parity debt

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and the institutional president that the U. T. System Board of Regents amend the current Capital Improvement Program (CIP) to include the South Plant Renovation, Phase I project at The University of Texas at Tyler as follows:

- a. amend the current CIP and approve a total project cost of \$14,786,000;
- b. appropriate funds of \$14,786,000 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. Tyler, 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 \$14,786,000.

BACKGROUND INFORMATION

Debt Service

The \$14,786,000 in RFS debt will be repaid from recovered utility savings. Annual debt service on the \$14,786,000 in RFS debt is expected to be \$823,000. The institution's Scorecard Rating of 3.6 at fiscal year-end 2021 is below the maximum threshold of 6.0 and demonstrates that the institution has the financial capacity to satisfy its direct obligations related to parity debt.

Previous Action

On May 5, 2022, the Chancellor approved this project for Definition Phase.

Project Description

The South Plant Renovation project will provide the U. T. Tyler campus with the needed energy capacity for the upcoming Science Building and Nursing Addition and Renovation projects

and will provide reliable, energy efficient, and cost-effective utility services to campus. The original South Plant was put into service in 1976 and includes equipment that is currently beyond its useful life. Phase I of this project will replace this legacy equipment and will include infrastructure modifications to accommodate additional boilers and chillers to be added in later phases.

This proposed Phase I 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 for Phase I will be presented to the President for approval at a later date. Phase II of the project will seek Board approval at a later date.

**The University of Texas at Tyler
South Plant Renovation Phase I**

Project Information

Project Number 802-1407
 CIP Project Type Repair and Rehabilitation
 Facility Type Utilities/Infrastructure
 Management Type Institutional Management
 Institution’s Project Advocate Andy Krouse, Director of Facilities Management
 Project Delivery Method Competitive Sealed Proposals
 Gross Square Feet (GSF) 8,105

Project Funding

Revenue Financing System Bond Proceeds ¹	<u>Proposed</u> <u>\$14,786,000</u>
Total Project Cost	<u>\$14,786,000</u>

¹ Revenue Financing System (RFS) Bond Proceeds to be recovered through utility savings

Project Cost Detail

	Cost
Building Cost	-
Fixed Equipment	\$12,689,000
Site Development	-
Furniture and Moveable Equipment	-
Institutionally Managed Work	-
Architectural/Design Services	605,000
Project Management	-
CIP Support Services	147,860
Insurance	-
Other Professional Fees	395,000
Project Contingency	849,140
Other Costs	100,000
Total Project Cost	\$14,786,000

Project Planning

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

Project Milestones

Definition Phase Approval	May 2022
Addition to CIP	August 2022
Design Development Approval	October 2022
Construction Notice to Proceed	January 2023
Substantial Completion	April 2024
Final Completion	May 2024

7. **U. T. M. D. Anderson Cancer Center: Renovate Diagnostic Imaging Area A - Main Building - Floor 3 - 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**

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 Renovate Diagnostic Imaging Area A - Main Building - Floor 3 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 \$20,000,000;
- b. approve design development plans; and
- c. appropriate funds and authorize expenditure of \$20,000,000 from Hospital Revenues.

BACKGROUND INFORMATION

Previous Action

On March 8, 2021, the Chancellor approved this project for Definition Phase.

Project Description

The proposed project involves the extensive renovation of clinical space located on Floor 3 of U. T. M. D. Anderson's Main Building complex within the Texas Medical Center. The renovation will include the addition of CT and fluoroscopy rooms, conversion of space to provide patient assessment rooms, expansion and improvement of patient waiting facilities, and the addition of patient consult rooms. The project also includes modifications to upgrade the mechanical, electrical, plumbing, fire protection, and information technology infrastructure systems that serve the area.

The project aligns with the institution's Strategy and Master Facilities Framework in that the renovations will improve the patient flow and enhance the overall patient experience and will provide a bridging solution to support Diagnostic Imaging CT operations until such time as new ambulatory clinical buildings are completed over the next several years.

This proposed repair and rehabilitation project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. 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 Diagnostic Imaging Area A – Main Building – Floor 3**

Project Information

Project Number	703-1349
CIP Project Type	Repair and Rehabilitation
Facility Type	Healthcare Facility, Clinic
Management Type	Institutional Management
Institution’s Project Advocate	Habib Tannir, Vice President for Diagnostic Operations
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	19,000

Project Funding

Hospital Revenues	<u>Proposed</u> <u>\$20,000,000</u>
Total Project Cost	<u>\$20,000,000</u>

Project Cost Detail

	Cost
Building Cost	\$13,676,900
Fixed Equipment	-
Site Development	-
Furniture and Moveable Equipment	747,300
Institutionally Managed Work	201,000
Architectural/Design Services	2,026,800
Project Management	1,122,000
CIP Support Services	-
Insurance	-
Other Professional Fees	376,000
Project Contingency	1,800,000
Other Costs	50,000
Total Project Cost	20,000,000

**The University of Texas M. D. Anderson Cancer Center
Renovate Diagnostic Imaging Area A – Main Building – Floor 3**
(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	March 2021
Addition to CIP	August 2022
Design Development Approval	August 2022
Construction Notice to Proceed	November 2022
Substantial Completion	April 2024
Final Completion	May 2024

8. **U. T. M. D. Anderson Cancer Center: Modular Vivarium - 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 Modular Vivarium 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 \$11,100,000; and
- b. appropriate funds of \$11,100,000 from Hospital Revenues.

BACKGROUND INFORMATION

Previous Action

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

Project Description

The proposed project involves the acquisition and installation of a single-level vivarium facility, comprised of modular units that meet accreditation requirements, standards, and life safety code requirements. Renovating an existing surface parking area adjacent to the institution's Smith Research Building and Physical Plant Building will create a support base for the modules and extend existing mechanical, electrical, plumbing, and information technology infrastructure systems to the modular vivarium. In addition, the modular vivarium will incorporate individually ventilated caging, drinking water and environmental control systems similar to the institution's existing vivaria. The installation of the modular vivarium will require the relocation of trash dumpsters, liquid nitrogen tanks, a receiving dock office, housekeeping, and maintenance storage areas.

This modular vivarium will provide a bridging solution to fulfill the need for animal housing until completion and finish out of the South Campus Vivarium project, currently scheduled to conclude within the next five to ten years. With an animal housing capacity of approximately 7,000 cages, the modular vivarium will meet the need for increased animal housing within the institution's South Campus on an interim basis.

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
Modular Vivarium**

Project Information

Project Number	703-1356
CIP Project Type	Repair and Rehabilitation
Facility Type	Laboratory, General
Management Type	Institutional Management
Institution's Project Advocate	William Hopkins, PH.D., Chair ad interim for Comparative Medicine
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	7,700

Project Funding

Hospital Revenues	<u>Proposed</u> <u>\$11,100,000</u>
Total Project Cost	<u>\$11,100,000</u>

Project Cost Detail

	Cost
Building Cost	\$5,900,000
Fixed Equipment	896,100
Site Development	2,250,000
Furniture and Moveable Equipment	20,000
Institutionally Managed Work	35,000
Architectural/Design Services	213,800
Project Management	520,100
CIP Support Services	-
Insurance	-
Other Professional Fees	215,000
Project Contingency	1,000,000
Other Costs	50,000
Total Project Cost	\$11,100,000

**The University of Texas M. D. Anderson Cancer Center
Modular Vivarium**
(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	July 2021
Addition to CIP	August 2022
Design Development Approval	November 2022
Construction Notice to Proceed	January 2023
Substantial Completion	September 2023
Final Completion	October 2023

9. U. T. M. D. Anderson Cancer Center: Bastrop Rhesus Floor and Shell Replacement - 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

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 Bastrop Rhesus Floor and Shell Replacement 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 \$15,000,000;
- b. approve design development plans; and
- c. appropriate funds and authorize expenditure of \$15,000,000 from Hospital Revenues.

BACKGROUND INFORMATION

Previous Action

On June 8, 2022, the Chancellor approved this project for Definition Phase.

Project Description

The proposed project involves the replacement of 10 existing aluminum structures that serve as housing units for Rhesus monkeys and the installation of one new housing unit at the Bastrop Michale E. Keeling Center in Bastrop. The project will include rehabilitation of the existing concrete floors and replacing mechanical, electrical, and plumbing systems at each housing unit. The existing floor coating on the concrete slabs will also be removed and replaced. The installation of the new structure will provide the ability to relocate the animals from one of the existing housing units to the new housing unit. The vacated housing unit will then be replaced. The project will proceed sequentially, one unit at a time, until all housing units are replaced.

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
Bastrop Rhesus Floor and Shell Replacement**

Project Information

Project Number	703-1412
CIP Project Type	Repair and Rehabilitation
Facility Type	Other
Management Type	Institutional Management
Institution's Project Advocate	William Hopkins, PH.D., Chair ad interim for Comparative Medicine
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	18,600

Project Funding

Hospital Revenues	<u>Proposed</u> <u>\$15,000,000</u>
Total Project Cost	\$15,000,000

Project Cost Detail

	Cost
Building Cost	\$13,200,000
Fixed Equipment	239,000
Site Development	85,000
Furniture and Moveable Equipment	20,000
Institutionally Managed Work	-
Architectural/Design Services	600,000
Project Management	20,000
CIP Support Services	-
Insurance	-
Other Professional Fees	140,000
Project Contingency	696,000
Other Costs	-
Total Project Cost	\$15,000,000

**The University of Texas M. D. Anderson Cancer Center
Bastrop Rhesus Floor and Shell Replacement**
(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 2022
Addition to CIP	August 2022
Design Development Approval	August 2022
Construction Notice to Proceed	September 2022
Substantial Completion	December 2025
Final Completion	January 2026

10. U. T. Medical Branch - Galveston: Galveston Emergency Department Renovation - 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 Galveston Emergency Department Renovation project at the University of Texas Medical Branch at Galveston as follows:

- a. amend the current CIP and approve a total project cost of \$12,000,000; and
- b. appropriate funds of \$12,000,000 with funding of \$2,000,000 from Hospital Revenues and \$10,000,000 from Gifts.

BACKGROUND INFORMATION

Previous Action

On July 13, 2022, the Chancellor approved this project for Definition Phase.

Project Description

The proposed project will renovate space on the first and second levels of the Galveston Emergency Room Building to include interior finish, trauma room upgrades, build-out of a new Sexual Assault Forensic Examiner suite, and renovation of the second-floor patient and ambulance drop-off. A new covered drop-off area with an enclosed lobby will connect the patient garage to the Emergency Room Building. Exterior and interior wayfinding challenges will be addressed making it easier for patients to locate the Emergency Department.

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
Galveston Emergency Department Renovation**

Project Information

Project Number 601-1416
 CIP Project Type Repair and Rehabilitation
 Facility Type Healthcare Facility, Hospital
 Management Type Institutional Management
 Institution’s Project Advocate Dr. Tim Harlin, EVP and CEO Health System
 Project Delivery Method Competitive Sealed Proposals
 Gross Square Feet (GSF) 34,300

Project Funding

	<u>Proposed</u>
Gifts ¹	\$10,000,000
Hospital Revenues	<u>2,000,000</u>
Total Project Cost	\$12,000,000

¹ Gifts are fully committed

Project Cost Detail

	Cost
Building Cost	\$8,900,000
Fixed Equipment	-
Site Development	-
Furniture and Moveable Equipment	500,000
Institutionally Managed Work	-
Architectural/Design Services	950,000
Project Management	500,000
CIP Support Services	-
Insurance	-
Other Professional Fees	-
Project Contingency	590,000
Other Costs	560,000
Total Project Cost	\$12,000,000

Project Planning

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

Project Milestones

Definition Phase Approval	June 2022
Addition to CIP	August 2022
Design Development Approval	November 2022
Construction Notice to Proceed	December 2022
Substantial Completion	May 2023
Final Completion	June 2023

11. **U. T. Southwestern Medical Center: Imaging Center Build-out at the Monty and Tex Moncrief Medical Center - Amendment of the current Capital Improvement Program to include project; approval of total project cost; appropriation of funds; and resolution regarding parity debt**

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for 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 Imaging Center Build-out at the Monty and Tex Moncrief Medical Center project at The University of Texas Southwestern Medical Center as follows:

- a. amend the current CIP and approve a total project cost of \$13,106,000;
- b. appropriate funds of \$13,106,000 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. 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 \$13,106,000.

BACKGROUND INFORMATION

Debt Service

The \$13,106,000 in RFS debt will be repaid from Hospital Revenues. Annual debt service on the \$13,106,000 in RFS debt is expected to be \$730,000. The institution's Scorecard Rating of 6.2 at fiscal year-end 2021 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 the institution possesses the financial capacity to satisfy its direct obligations related to parity debt.

Previous Action

On May 4, 2022, the Chancellor approved this project for Definition Phase.

Project Description

U. T. Southwestern Medical Center plans to establish primary care service in Fort Worth at the Monty and Tex Moncrief Medical Center (MMC). The anticipated number of patients served in the Western region of the Dallas-Fort Worth metroplex is expected to grow significantly in the next 10 years and the associated growth in imaging volume will rapidly exceed current imaging capacity.

The proposed project will renovate shell space at the current facility and furnish it with imaging equipment to ensure that the MMC scales to meet the forecasted demand and improve access to imaging services for patients in Fort Worth.

This proposed repair and rehabilitation project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. 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
Imaging Center Buildout at the Monty and Tex Moncrief Medical Center**

Project Information

Project Number 303-1403
 CIP Project Type Repair and Rehabilitation
 Facility Type Healthcare Facility, Clinic
 Management Type Institutional Management
 Institution’s Project Advocate John Warner, Executive Vice President
 Health System Affairs
 Project Delivery Method Construction Manager at Risk
 Gross Square Feet (GSF) 6,083

Project Funding

Revenue Financing System Bond Proceeds ¹	<u>Proposed</u> <u>\$13,106,000</u>
Total Project Cost	\$13,106,000

¹ Revenue Financing System Bond Proceeds to be repaid from Hospital Revenues

Project Cost Detail

	Cost
Building Cost	\$4,466,743
Fixed Equipment	6,318,004
Site Development	-
Furniture and Moveable Equipment	115,950
Institutionally Managed Work	421,486
Architectural/Design Services	275,650
Project Management	429,198
Insurance	-
Other Professional Fees	-
Project Contingency	1,078,969
Other Costs	-
Total Project Cost	\$13,106,000

Project Planning

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

Project Milestones

Definition Phase Approval	May 2022
Addition to CIP	August 2022
Design Development Approval	November 2022
Construction Notice to Proceed	February 2023
Substantial Completion	August 2023
Final Completion	September 2023

12. **U. T. Southwestern Medical Center: Peter O'Donnell Jr. Biomedical Research Building Shell Space Build-out, Phase I - Amendment of the current Capital Improvement Program to include project; approval of total project cost; approval of design development; and appropriation of funding and authorization of expenditure**

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 Phase I of the Peter O'Donnell Jr. Biomedical Research Building Shell Space Build-out project at The University of Texas Southwestern Medical Center as follows:

- a. amend the current CIP and approve a total project cost of \$6,700,000 for Phase I;
- b. approve design development plan for Phase I of the project;
- c. allocate funds of \$48,316,090 from Permanent University Fund (PUF) Bond Proceeds in support of the anticipated \$108,000,000 total project cost for all phases of the project; and
- d. appropriate and authorize expenditure of \$6,700,000 of PUF Bond Proceeds for Phase I.

BACKGROUND INFORMATION

Previous Action

On July 14, 2022, the Chancellor approved this project for Definition Phase.

Project Description

The Peter O'Donnell Jr. Biomedical Research Building (ODB) needs additional space to accommodate demand for growth, expand programs associated with the O'Donnell Brain Institute, and recruit additional faculty to deliver on the O'Donnell Brain Institute's mission. The total project includes build-out of approximately 90,000 Gross Square Feet (GSF) of shell space across four floors within the ODB as well as approximately 37,000 GSF of renovations to existing facilities on the North Campus. Finish-out of the shell space will allow for expansion of wet labs, a vivarium with associated heavy infrastructure to support the animal resource components, animal holding areas, and office space to support state-of-the-art neuroscience and brain disease research.

Phase I of the project includes build-out of approximately 1,600 square feet of shell space to house the Cryo-FIB and Cryo-Confocal microscopes on level 1, furnishing laboratory benches on level 7, and provision of a new steam line connecting the new ODB to the neighboring C. Kern Wildenthal Research Building. Funding for the construction and execution of Phase I is critical due to a generous grant received from the Howard Hughes Medical Institute for purchase

of the Cryo-FIB and Cryo-Confocal equipment that must be procured and installed by March 2023.

This proposed Phase I Repair and Rehabilitation project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. U. T. Southwestern Medical Center will seek Board approval for Phase II of the project 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
Peter O'Donnell Jr. Biomedical Research Building Shell Space Build-out, Phase I**

Project Information

Project Number 303-1415
 CIP Project Type Repair and Rehabilitation
 Facility Type Laboratory, General
 Management Type Institutional Management
 Institution's Project Advocate Dwain Thiele, Vice Provost and Sr. Associate Dean
 Project Delivery Method Construction Manager at Risk
 Gross Square Feet (GSF) 1,607

Project Funding

Permanent University Fund Bond Proceeds	<u>Proposed</u> <u>\$6,700,000</u>
Total Project Cost	\$6,700,000

Project Cost Detail

	Cost
Building Cost	\$3,500,000
Fixed Equipment	-
Site Development	-
Furniture and Moveable Equipment	1,700,000
Institutionally Managed Work	-
Architectural/Design Services	535,000
Project Management	160,000
CIP Support Services	-
Insurance	65,000
Other Professional Fees	-
Project Contingency	520,000
Other Costs	220,000
Total Project Cost	\$6,700,000

Project Planning

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

Project Milestones

Definition Phase Approval	June 2022
Addition to CIP	August 2022
Design Development Approval	August 2022
Construction Notice to Proceed	September 2022
Substantial Completion	March 2023
Final Completion	April 2023

13. U. T. Rio Grande Valley: UT Health RGV Cancer and Surgery Center - Amendment of the current Capital Improvement Program to include project; approval of 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 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 UT Health RGV Cancer and Surgery Center project and approve the recommendations for the project at The University of Texas Rio Grande Valley as follows:

- a. amend the CIP to include project and approve a total project cost of \$145,723,401;
- b. approve design development plans;
- c. appropriate funds and authorize expenditure of \$145,723,401 with funding of \$49,493,963 from Permanent University Fund (PUF) Bond Proceeds, \$44,922,833 from Tuition Revenue Bond (TRB) Proceeds, \$40,000,000 from Revenue Financing System (RFS) Bond Proceeds, \$10,306,605 from Designated Funds, and \$1,000,000 from Gifts; 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 \$40,000,000.

BACKGROUND INFORMATION

Debt Service

The \$40,000,000 in RFS debt will be repaid from Hospital Revenues. Annual debt service on the \$40,000,000 in RFS debt is expected to be \$2.85 million. The institution's Scorecard Rating of 2.3 at fiscal year-end 2021 is below the maximum threshold of 6.0 and demonstrates that the institution has the financial capacity to satisfy its direct obligations related to parity debt.

Previous Action

On August 9, 2021, the Chancellor approved this project for Definition Phase.

Project Description

The proposed project will support the campus expansion to provide multidisciplinary education, research, and clinical missions of U. T. Rio Grande Valley (RGV) and the U. T. Rio Grande Valley School of Medicine. To further serve the student and patient care needs in the region, this project is set to increase access to clinical services with establishment of the UT Health RGV Cancer and Surgery Center (Center). The Center will allow for the provision of comprehensive cancer and surgical services that are on the leading edge of medicine by serving as an incubator to train the physicians and scientist leaders of the future. The three-story Center will include a radiation oncology clinic, medical oncology clinic, diagnostic imaging suite, rehabilitation therapy, ambulatory surgery center, orthopedics clinic, and support service space for these modalities.

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

**The University of Texas Rio Grande Valley
UT Health RGV Cancer and Surgery Center**

Project Information

Project Number	903-1342
CIP Project Type	New Construction
Facility Type	Healthcare Facility, Clinic
Management Type	Office of Capital Projects
Institution's Project Advocate	Michael Patriarca, Executive Vice Dean School of Medicine
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	144,231
Shell Space (GSF)	4,772

Project Funding

	<u>Proposed</u>
Permanent University Fund Bond Proceeds	\$ 49,493,963
Tuition Revenue Bond Proceeds	44,922,833
Revenue Financing System Bond Proceeds ¹	40,000,000
Designated Funds	10,306,605
Gifts ²	<u>1,000,000</u>
Total Project Cost	\$145,723,401

¹ Revenue Financing System (RFS) Bond Proceeds to be repaid from Hospital Revenues

² Gifts are fully collected

Project Cost Detail

	Cost
Building Cost	\$88,485,601
Fixed Equipment	-
Site Development	7,330,881
Furniture and Moveable Equipment	2,150,000
Institutionally Managed Work	25,997,226
Architectural/Design Services	6,994,269
Project Management	3,200,000
CIP Support Services	500,000
Insurance	1,991,158
Other Professional Fees	2,777,325
Project Contingency	4,500,000
Other Costs	1,796,941
Total Project Cost	\$145,723,401

**The University of Texas Rio Grande Valley
UT Health RGV Cancer and Surgery Center**
(continued)

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

UT Health RGV Cancer and Surgery Center	\$613		
UT Health RGV Cancer and Surgery Center Finish-out	\$626		
Texas Higher Education Coordinating Board Average – Healthcare Facility, Clinic	\$827		
	Low Quartile	Median	High Quartile
Other U. T. System Projects	\$524	\$612	\$781
Other National Projects	\$592	\$807	\$1,163

Investment Metrics

- Increase faculty, staff, and student participation rates in academic, research, and clinic programs across the School of Medicine by 2025
- Increase the number of clinical and PhD faculty by 2025

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	August 2021
Addition to CIP	August 2022
Design Development Approval	August 2022
Construction Notice to Proceed	October 2022
Substantial Completion	November 2024
Final Completion	January 2025

Basis of Design

The planned building life expectancy includes the following elements:

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

14. U. T. Health Science Center - San Antonio: UT Health San Antonio Infrastructure - Amendment of the current Capital Improvement Program to include project; approval of total project cost; approval of design development, appropriation of funding, and authorization of expenditure for Phase A

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 UT Health San Antonio Infrastructure project and approve the recommendations for the project at The University of Texas Health Science Center at San Antonio as follows:

- a. amend the CIP to include project and approve a total project cost of \$50,123,467 for Central Energy Plant Phase A;
- b. approve design development plans for Central Energy Plant Phase A of the project;
- c. allocate funds of \$60,123,467 from Permanent University Fund (PUF) Bond Proceeds in support of the total project cost for all phases of the project; and
- d. appropriate and authorize expenditure of \$50,123,467 from PUF Bond Proceeds for Central Energy Plant Phase A.

BACKGROUND INFORMATION

Previous Action

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

Project Description

The proposed Infrastructure project will include two phases, the Central Energy Plant Phase A, and the Vivarium Expansion Phase B located on the Greehey Campus to support infrastructure needed for this growing clinical research campus. The Central Energy Plant will support expansion to include the future Brain Health Building, an additional basic science research building, and a second phase of the inpatient hospital on the Greehey Campus in the next several years. In addition, the Central Energy Plant will allow the institution to provide redundancy to the existing clinical research facilities on the Greehey campus including the new inpatient hospital, the Medical Arts and Research Center, the Center for Oral Health Care, and the Mays Cancer Center.

The Central Energy Plant will include a centralized generator system that allows for repairs to be synchronized and communication between the generators to adjust based on demand of the buildings. The system will allow the institution to bypass, switch, or load shed, as necessary to respond to requested power capacity during emergencies, as done with the existing plant during

the winter storm in February 2021. This plant will ultimately lower purchased utility costs with more efficient and centralized utility equipment.

The Sam and Ann Barshop Institute for Longevity and Aging Studies became operational in November 2020 and provides administrative space, research laboratory and vivarium space. The proposed Vivarium Expansion Phase B would add approximately 7,000 gross square feet to the existing structure to expand and accommodate future research space.

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 the Vivarium Expansion Phase B portion of the project 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 - San Antonio
UT Health San Antonio Infrastructure, Central Energy Plant Phase A**

Project Information

Project Number	402-1352 A
CIP Project Type	New Construction
Facility Type	Infrastructure
Management Type	Institutional Management
Institution's Project Advocate	James D. Kazen, Executive Vice President of Capital Projects
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	16,909

Project Funding

Permanent University Fund Bond Proceeds	<u>Proposed</u> <u>\$50,123,467</u>
Total Project Cost	<u>\$50,123,467</u>

Project Cost Detail

	Cost
Building Cost	\$35,800,000
Fixed Equipment	50,000
Site Development	1,650,000
Furniture and Moveable Equipment	-
Institutionally Managed Work	1,000,000
Architectural/Design Services	3,000,000
Project Management	1,754,321
CIP Support Services	400,000
Insurance	819,275
Other Professional Fees	440,000
Project Contingency	5,109,871
Other Costs	100,000
Total Project Cost	\$50,123,467

**The University of Texas Health Science Center - San Antonio
 UT Health San Antonio Infrastructure, Central Energy Plant Phase A**
 (continued)

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

Central Energy Plant – Phase A	\$2,117		
Texas Higher Education Coordinating Board Average – Physical Plant	\$925		
	Low Quartile	Median	High Quartile
Other National Projects	\$1,876	\$2,136	\$3,074

Investment Metrics

- Provide emergency back-up cooling capacity to new and existing buildings on the Greehey campus including the inpatient hospital by 2024
- Reduce operating costs and increase revenue by 2032

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	August 2022
Design Development Approval	August 2022
Construction Notice to Proceed	January 2023
Substantial Completion	May 2024
Final Completion	July 2024

Basis of Design

The planned building life expectancy includes the following elements:

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

**The University of Texas Health Science Center - San Antonio
UT Health San Antonio Infrastructure, Vivarium Expansion Phase B**

Project Information

Project Number	402-1352 B
CIP Project Type	New Construction
Facility Type	Laboratory, Medical/Healthcare
Management Type	Institutional Management
Institution's Project Advocate	James D. Kazen, Executive Vice President of Capital Projects
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	7,000

Project Funding

Permanent University Fund Bond Proceeds	<u>Proposed</u> <u>\$10,000,000</u>
Total Project Cost	<u>\$10,000,000</u>

Project Cost Detail

	Cost
Building Cost – Phase B Vivarium Expansion	\$6,670,000
Fixed Equipment	225,000
Site Development	105,000
Furniture and Moveable Equipment	50,000
Institutionally Managed Work	300,000
Architectural/Design Services	840,000
Project Management	375,000
CIP Support Services	100,000
Insurance	193,715
Other Professional Fees	170,000
Project Contingency	921,285
Other Costs	50,000
Total Project Cost	\$10,000,000

**The University of Texas Health Science Center - San Antonio
 UT Health San Antonio Infrastructure, Vivarium Expansion Phase B**
 (continued)

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

Vivarium Expansion – Phase B	\$953		
Texas Higher Education Coordinating Board Average – Laboratory, General	\$800		
	Low Quartile	Median	High Quartile
Other U. T. System Projects	\$798	\$833	\$917
Other National Projects	\$786	\$922	\$1,112

Investment Metrics

- Increase research capabilities

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	August 2022
Design Development Approval	November 2022
Construction Notice to Proceed	August 2023
Substantial Completion	September 2024
Final Completion	November 2024

Basis of Design

The planned building life expectancy includes the following elements:

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

15. **U. T. Health Science Center - San Antonio: Brain Health Building, Home of the Biggs Institute for Alzheimer’s and Neurodegenerative Diseases - Amendment of the current Capital Improvement Program to include the Brain Health Building Phase A portion of the project; and for the Parking Garage Phase B, 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 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 Phase A portion and approve the recommendations for the Parking Garage Phase B portion of the project at The University of Texas Health Science Center at San Antonio as follows:

- a. amend the current CIP to include the Brain Health Building Phase A portion of the project with a total project cost of \$59,897,111;
- b. approve design development plans for the Parking Garage Phase B portion of the project;
- c. appropriate funds and authorize expenditure of \$20,000,000 from Revenue Financing System (RFS) Bond Proceeds for the Parking Garage Phase B portion; 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. Health Science Center - San Antonio, which is a "Member" as such term is used in the Master Resolution, possesses the financial capacity to satisfy its direct obligation as defined in the Master Resolution relating to the issuance by the U. T. System Board of Regents of tax-exempt parity debt in the aggregate amount of \$20,000,000.

BACKGROUND INFORMATION

Debt Service

The \$20,000,000 in RFS debt will be repaid from Excess Reserves. Annual debt service on the \$20,000,000 in RFS debt is expected to be \$1.43 million. The institution's Scorecard Rating of 5.3 at fiscal year-end 2021 is below the maximum threshold of 6.0 and demonstrates that the institution has the financial capacity to satisfy its direct obligations related to parity debt.

Previous Actions

On February 28, 2022, the Chancellor approved this project for Definition Phase. On May 5, 2022, the Parking Garage Phase B was included in the CIP with a total project cost of \$20,000,000 with funding from RFS Bond Proceeds.

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 Brain Health Building will serve clinical education and clinical research with dry lab and administrative and educational space, and move clinical space dedicated to Neurology and Neuropsychology from the Medical Arts and Research Center to this new building to provide seamless care for patients in clinical trials and imaging. The project will also include an imaging suite and a non-oncology infusion suite for patient care and clinical trials.

The parking garage will be near the proposed site for the Brain Health Building, located on an existing surface lot that will displace a combined 265 parking spaces. The new garage will provide approximately 500 parking spaces, which will create a total net gain of 235 spaces. Construction on the parking garage will begin ahead of construction on the Brain Health Building and research science building to accelerate its overall construction schedule and to minimize parking disruption. 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 Brain Health Building Phase A 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 Phase A 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 - San Antonio
Brain Health Building, Home of the Biggs Institute for Alzheimer’s and
Neurodegenerative Diseases – Brain Health Building Phase A**

Project Information

Project Number	402-1351 A
CIP Project Type	New Construction
Facility Type	Laboratory, Medical/Healthcare
Management Type	Institutional Management
Institution’s Project Advocate	James D. Kazen, Executive Vice President of Capital Projects
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	69,000

Project Funding

Tuition Revenue Bond Proceeds	<u>Proposed</u> <u>\$59,897,111</u>
Total Project Cost	\$59,897,111

Project Cost Detail

	Cost
Building Cost	\$41,400,000
Fixed Equipment	205,748
Site Development	825,000
Furniture and Moveable Equipment	1,342,000
Institutionally Managed Work	1,796,913
Architectural/Design Services	4,975,800
Project Management	2,036,502
CIP Support Services	500,000
Insurance	974,518
Other Professional Fees	1,815,000
Project Contingency	3,925,630
Other Costs	100,000
Total Project Cost	\$59,897,111

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

(continued)

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

Brain Health Building Phase A	\$600		
Texas Higher Education Coordinating Board Average – Laboratory, Medical/Healthcare	\$764		
	Low Quartile	Median	High Quartile
Other U. T. System Projects	\$634	\$711	\$819
Other National Projects	\$695	\$904	\$1,091

Investment Metrics

- Increase clinic visits for the Biggs Alzheimer’s Center
- Increase research funding

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	April 2022
Addition to CIP	August 2022
Design Development Approval	November 2022
Construction Notice to Proceed	January 2023
Substantial Completion	March 2025
Final Completion	April 2025

Basis of Design

The planned building life expectancy includes the following elements:

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

**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 Phase B**

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)	193,710
Parking Garage Spaces	500

Project Funding

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

¹ Revenue Financing System (RFS) Bond Proceeds to be repaid from excess reserves

Project Cost Detail

	Cost
Building Cost – Parking Garage	\$13,502,052
Fixed Equipment	25,000
Site Development	1,105,406
Furniture and Moveable Equipment	-
Institutionally Managed Work	400,000
Architectural/Design Services	1,050,000
Project Management	676,000
CIP Support Services	-
Insurance	357,125
Other Professional Fees	360,000
Project Contingency	2,424,417
Other Costs	100,000
Total Project Cost	\$20,000,000

**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 Phase B**

(continued)

Building Cost per parking space Benchmarks (escalated to midpoint of construction)

Parking Garage Phase B	\$27,004		
Regional Median Parking Cost Data	\$24,930		
	Low Quartile	Median	High Quartile
Other U. T. System Projects	\$24,595	\$26,216	\$29,659
Other National Projects	\$23,664	\$28,988	\$40,531

Investment Metrics

- Increase total net parking spaces by 235 spaces by 2024

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	December 2023
Final Completion	February 2024

Basis of Design

The planned building life expectancy includes the following elements:

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

16. U. T. El Paso: Advanced Manufacturing and Aerospace Center - Amendment of the current Capital Improvement Program to increase total project cost; approval of design development; and appropriation of funds and authorization of expenditure

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 recommendation for the Advanced Manufacturing and Aerospace Center project at The University of Texas at El Paso as follows:

- a. amend the current Capital Improvement Program (CIP) to increase the total project cost from \$70,000,000 to \$80,000,000;
- b. approve design development plans; and
- c. appropriate funds and authorize expenditure of \$80,000,000 from Permanent University Fund (PUF) Bond Proceeds.

BACKGROUND INFORMATION

Previous Actions

On July 20, 2020, 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 \$70,000,000 with funding from PUF Bond Proceeds. On May 19, 2022, the Executive Vice Chancellor for Business Affairs approved the transfer of \$10,000,000 in previously approved PUF Bond Proceeds from two minor projects to this project.

Project Description

The proposed Advanced Manufacturing and Aerospace Center (AMAC) project will construct a four-story building on the main campus in the Bhutanese style of the university. The facility will house two of the University's institutes, W.M. Keck Center for 3D Innovation and Aerospace Center. The project will provide usable program space for institute specific research and fabrication laboratories, administrative spaces, as well as shared core analytical laboratories and support laboratories. Providing state-of-the-art laboratories and industry engaging facilities will bring under one roof facilities and additional laboratory space to support future research and educational opportunities for each institute.

The AMAC will house growing research and teaching programs in additive manufacturing and aerospace. The AMAC's on-campus facility will substantially increase the advanced manufacturing and aerospace research and teaching space, with plans to train more than 600 graduate and undergraduate students annually. The AMAC will augment test facilities for rocket engines and drones currently located in East El Paso County. UTEP is a national leader in additive manufacturing using specialty materials and embedding electronics in 3D-printed materials.

**The University of Texas at El Paso
Advanced Manufacturing and Aerospace Center**

Project Information

Project Number	201-1312
CIP Project Type	New Construction
Facility Type	Laboratory, General
Management Type	Office of Capital Projects
Institution's Project Advocate	Mark McGurk, Vice President for Business Affairs
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	92,811

Project Funding

	<u>Current</u>	<u>Proposed</u>
Permanent University Fund Bond Proceeds	<u>\$70,000,000</u>	<u>\$80,000,000</u>
Total Project Cost	\$70,000,000	\$80,000,000

Project Cost Detail

	Cost
Building Cost	\$50,160,000
Fixed Equipment	1,820,000
Site Development	6,520,000
Furniture and Moveable Equipment	4,800,000
Institutionally Managed Work	5,000,000
Architectural/Design Services	4,500,000
Project Management	626,000
CIP Support Services	500,000
Insurance	1,136,000
Other Professional Fees	1,164,000
Project Contingency	3,774,000
Other Costs	-
Total Project Cost	\$80,000,000

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

Advanced Manufacturing and Aerospace Center	\$540
Texas Higher Education Coordinating Board Average – Laboratory, General	\$800
	Low Quartile Median High Quartile
Other U. T. System Projects	\$571 \$626 \$722
Other National Projects	\$472 \$538 \$730

Investment Metrics

- Train 600 graduate and undergraduate students annually by 2030
- Recruit and retain top-tier faculty members to increase research revenues by 2030

The University of Texas at El Paso
Advanced Manufacturing and Aerospace Center
(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	July 2020
Addition to CIP	February 2022
Design Development Approval	August 2022
Construction Notice to Proceed	October 2022
Substantial Completion	December 2024
Final Completion	June 2025

Basis of Design

The planned building life expectancy includes the following elements:

- Enclosure: 40 years
- Building Systems: 20 years
- Interior Construction: 15 years