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Austin, Texas

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

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Adjourn	3:30 p.m.		

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 144](#).

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, the Chancellor concurs in the recommendation of the 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 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. Permian Basin, U.T. San Antonio, and Stephen F. Austin State University;
- b. approve the appropriation of \$4,450,000 of PUF Bond Proceeds for U.T. Permian Basin to address Library/Lecture Center Rehabilitation, Phase 1 deferred maintenance in education and general facilities;
- c. approve the appropriation of \$117,551,167 of PUF Bond Proceeds for U.T. San Antonio to address Phase 2 deferred maintenance in education and general facilities;
- d. approve the appropriation of \$37,350,000 of PUF Bond Proceeds for Stephen F. Austin State University to address deferred maintenance in education and general facilities; and
- e. authorize U.T. Permian Basin, U.T. San Antonio, and Stephen F. Austin State University 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 Action

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 19, 2026, the Board approved the addition of four institutional PUF DM projects to the current CIP for U.T. Dallas, U.T. San Antonio, Phase I, U.T. Southwestern Medical Center, and U.T. Health Science Center - Houston, totaling approximately \$422 million.

On May 21, 2026, the Board approved the addition of four institutional PUF DM projects to the current CIP for U.T. Arlington, U.T. El Paso, U.T. Tyler, and U.T. Medical Branch - Galveston, totaling approximately \$336.8 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 \$159.5 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. Permian Basin

Project 501-1607 Library/Lecture Center Rehabilitation, Phase I: The J. Conrad Dunagan Library was completed in 2001, with daily foot-traffic among the highest of any building on campus and building systems rapidly approaching end of life. Building remediations are necessary to address known deficiencies and ensure the continued availability of this critical campus resource. The project will consist of exterior building rehabilitation including sealing curtain wall framing and windows, resetting mullions on curtain walls, mechanical repairs including elevator systems, HVAC equipment and controls upgrades, fire detection systems, plumbing, and roof repairs.

U.T. San Antonio

Phase 2 of this PUF DM Program will address essential infrastructure needs across various campus facilities for both U.T. San Antonio and U.T. Health San Antonio. This phase will concentrate on older academic and administrative buildings requiring attention. Planned improvements encompass updating legacy utility systems to enhance reliability and meet current regulatory standards accounting for the net \$117,551,167 of the total \$185,820,000 PUF allocation for U.T. San Antonio. Project 401-1605 Academic Campus will receive \$88,360,975 and Project 402-1606 Health Campus will receive \$29,190,192.

Stephen F. Austin

Project 805-1627 includes multiple campus buildings and various building systems. Systems to be addressed through this program include roofing, HVAC, mechanical, electrical, plumbing, life safety, elevators and interior finishes. The scope also includes the removal of three campus buildings that have reached the end of their useful life.

3. **U.T. Austin: The UT Dell Medical Center at The University of Texas at Austin, Phase 1 - Early Work and Site Preparation - Amendment of the current Capital Improvement Program to include Phase I; approval of total project cost; approval of design development for Phase I; 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 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 UT Dell Medical Center at The University of Texas at Austin, Phase 1 - Early Work and Site Preparation project at The University of Texas at Austin as follows:

- a. amend the CIP to include project with a total project cost for Phase I of \$1,000,000,000;
- b. approve design development plans Phase I;
- c. appropriate funds and authorize expenditure of \$1,000,000,000 from Revenue Financing System (RFS) Bond Proceeds; and
- d. resolve in accordance with Section 5 of the Amended and Restated Master Resolution Establishing The University of Texas System Revenue Financing System that parity debt shall be issued to pay the project's cost, including any costs prior to the issuance of such parity debt; sufficient funds will be available to meet the financial obligations of the U.T. System, including sufficient Pledged Revenues as defined in the Master Resolution to satisfy the Annual Debt Service Requirements of the Financing System, and to meet all financial obligations of the U.T. System Board of Regents relating to the Financing System; and U.T. Austin, which is a "Member" as such term is used in the Master Resolution, possesses the financial capacity to satisfy its direct obligation as defined in the Master Resolution relating to the issuance by the U.T. System Board of Regents of tax-exempt parity debt in the aggregate amount of \$1,000,000,000.

BACKGROUND INFORMATION

Debt Service

The \$1,000,000,000 in RFS debt is expected to be repaid from clinical revenues. Annual debt service on the \$1,000,000,000 in RFS debt is expected to be \$56 million. The institution's Scorecard Rating of 1.4 at Fiscal Year-end 2025 is below the maximum threshold of 6.0 and demonstrates that the institution has the financial capacity to satisfy its direct obligations related to parity debt.

Previous Actions

The original Definition Phase request for the Medical Complex Project was approved by the Chancellor on January 8, 2024, with a proposed total project cost (TPC) of \$2,900,000,000, and a revision increasing the proposed TPC to \$5,000,000,000 was requested and approved by the Chancellor on June 19, 2025.

Since that time, an alternate project site has been identified and the program requirements have been reviewed and refined. On July 7, 2026, a revised Definition Phase request, including a project name change to the UT Dell Medical Center at The University of Texas at Austin, was approved by the Chancellor.

Project Description

The University of Texas at Austin is constructing the UT Dell Medical Center, located on the UT Dell Campus for Advanced Research, a transformative new academic medical destination on an approximately 27-acre site in the center of the west (former) Pickle Research Campus. Enabled by a historic philanthropic commitment from Michael and Susan Dell, this once-in-a-generation investment will bring together clinical care, research, advanced computing, and medical education in a purpose-built environment. The campus is envisioned as a unified ecosystem that connects prevention, diagnosis, treatment, education, and discovery, positioning U.T. Austin at the forefront of innovation while advancing its vision for an integrated academic health system. At the core of the campus will be the UT Dell Medical Center, projected to be an approximately 2.5 million gross square feet (GSF) tertiary care medical center with inpatient, outpatient, and clinical support space. Designed as a next-generation operative and interventional platform, the campus will deliver comprehensive inpatient and outpatient services, including acute and critical care, advanced diagnostics, rehabilitation, and surgical services. In partnership with The University of Texas M.D. Anderson Cancer Center, the facility will incorporate oncology care within a fully integrated healthcare enterprise designed to serve patients with a broader approach to complex conditions. Care delivery will be supported by a digitally enabled infrastructure that enhances coordination, strengthens clinical decision-making, and advances more personalized and predictive care. The facility will position U.T. Austin to lead in the treatment of complex and high-acuity conditions, while fully integrating research and medical education into care delivery.

The campus will support a patient-centered model of care, incorporating digital technology, robotics, and automation to improve operations and the experience for patients and care teams. Design strategies emphasize efficient patient flow, coordinated care pathways, and real-time information sharing, while maintaining flexibility to adapt to future care models and growth.

Development will advance in phases to support efficient delivery and alignment with funding and program maturity. U.T. Austin is seeking approval to advance an initial phase, Early Packages and Site Preparation, to maintain schedule and enable timely execution. Early activities include site clearing, excavation, subgrade structures, and procurement of long-lead building and utility components.

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 future phases will be presented to the Board for approval at a later date.

The University of Texas Austin
The UT Dell Medical Center at The University of Texas at Austin,
Phase 1 - Early Work and Site Preparation

Project Information

Project Number	102-2024
CIP Project Type	New Construction
Facility Type	Healthcare Facility, Hospital
Management Type	Institutional Management
Institution's Project Advocates	Claudia Lucchinetti, Dean of Dell Medical School and Senior Vice President for Medical Affairs Kathleen Brock, Vice President of Operations
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	2,500,000

Project Funding

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

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

Project Cost Detail

	Cost
Building Cost	\$0
Fixed Equipment	60,000,000
Site Development	650,000,000
Furniture and Moveable Equipment	50,000,000
Institutionally Managed Work	52,000,000
Architectural/Design Services	100,000,000
Project Management	2,800,000
Insurance	-
Other Professional Fees	-
Project Contingency	85,200,000
Other Costs	-
Total Project Cost	\$1,000,000,000

Project Planning

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

The University of Texas Austin
The UT Dell Medical Center at The University of Texas at Austin,
Phase 1 - Early Work and Site Preparation
(continued)

Project Milestones

Definition Phase Approval - DMC	July 2026
Addition to CIP	August 2026
Design Development Approval	August 2026
Construction Notice to Proceed	September 2026
Substantial Completion	July 2030
Final Completion	December 2030

4. **U.T. Dallas: Research and Operations Center West, Phase II - 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 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 Research and Operations Center West, Phase II project at The University of Texas at Dallas as follows:

- a. amend the CIP to include project with a total project cost of \$23,000,000;
- b. approve design development plans;
- c. appropriate funds and authorize expenditure of \$23,000,000 from Revenue Financing System (RFS) Bond Proceeds; and
- d. resolve in accordance with Section 5 of the Amended and Restated Master Resolution Establishing The University of Texas System Revenue Financing System that parity debt shall be issued to pay the project's cost, including any costs prior to the issuance of such parity debt; sufficient funds will be available to meet the financial obligations of the U.T. System, including sufficient Pledged Revenues as defined in the Master Resolution to satisfy the Annual Debt Service Requirements of the Financing System, and to meet all financial obligations of the U.T. System Board of Regents relating to the Financing System; and U.T. Dallas, 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 \$23,000,000.

BACKGROUND INFORMATION

Debt Service

The \$23,000,000 in RFS debt is expected to be repaid from institutional funds. Annual debt service on the \$23,000,000 in RFS debt is expected to be \$1.29 million. The institution's Scorecard Rating of 3.3 at Fiscal Year-end 2025 is below the maximum threshold of 6.0 and demonstrates that the institution has the financial capacity to satisfy its direct obligations related to parity debt.

Previous Action

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

Project Description

This project is anticipated to mirror the approximately 36,000 gross square feet (GSF) of the adjacent Research and Operations Center West, Phase I facility as a metal building, including the finish-out of offices, a break area, workroom, restrooms, and infrastructure for the future finish-out of lab spaces. Laboratory spaces will be constructed as shell space to be completed at a later date as researchers are assigned, which is currently planned as a separate phase.

Supporting spaces for the new facility include restrooms, building storage, mechanical, electrical, telecom/server rooms, and janitorial spaces. Selective demolition of existing building tie-in locations, utilities, landscaping, and paving is expected to make way for the new construction. Exterior improvements will include landscaping, irrigation, lighting, sidewalks, and crosswalks. Infrastructure improvements are anticipated to include telecom and electrical duct banks, manholes, utility vaults, natural gas distribution, potable water supply, sanitary sewer, fire lines and hydrants, and storm water management.

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

**The University of Texas Dallas
Research and Operations Center West, Phase II**

Project Information

Project Number	302-1613
CIP Project Type	New Construction
Facility Type	Laboratory, General
Management Type	Office of Capital Projects
Institution's Project Advocate	Joe Pancrazio, Vice President for Research and Innovation
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	35,980
Shell Space (GSF)	16,736

Project Funding

Revenue Financing System Bond Proceeds ¹	<u>Proposed</u> <u>\$23,000,000</u>
Total Project Cost	<u>\$23,000,000</u>

¹ Revenue Financing System (RFS) debt service to be repaid from institutional funds

Project Cost Detail

	Cost
Building Cost	\$13,450,000
Fixed Equipment	650,000
Site Development	1,500,000
Furniture and Moveable Equipment	500,000
Institutionally Managed Work	2,149,750
Architectural/Design Services	1,720,225
Project Management	1,200,000
Insurance	249,750
Other Professional Fees	500,250
Project Contingency	1,080,025
Other Costs	-
Total Project Cost	\$23,000,000

The University of Texas Dallas
Research and Operations Center West, Phase II
 (continued)

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

Research and Operations Center West, Phase II (with 47% Shell space)	\$374		
Research and Operations Center West, Phase II (Total Estimated Finish-Out)	\$538		
Texas Higher Education Coordinating Board Average – Laboratory, General	\$902		
	Low Quartile	Median	High Quartile
Other U.T. System Projects	\$622	\$706	\$793
Other National Projects	\$759	\$956	\$1,228

Investment Metrics

- Add six new labs and floater space to support new researchers by 2028
- Aligns with Strategic Plan to support hiring goals 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	January 2026
Addition to CIP	August 2026
Design Development Approval	August 2026
Construction Notice to Proceed	September 2026
Substantial Completion	September 2027
Final Completion	October 2027

Basis of Design

The planned building life expectancy includes the following elements:

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

5. **U.T. Rio Grande Valley: Repair and Renovation of the School of Optometry - Amendment of the current Capital Improvement Program to include project; approval of design development; allocation of Permanent University Fund (PUF) Bond Proceeds; 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 Health Affairs, the Executive Vice Chancellor and Chief Operating Officer, and the institutional president that the U.T. System Board of Regents amend the current Capital Improvement Program (CIP) to include the Repair and Renovation for the School of Optometry project at The University of Texas Rio Grande Valley as follows:

- a. amend the CIP to include project with a total project cost of \$41,300,000;
- b. approve design development plans; and
- c. appropriate funds and authorize expenditure of \$41,300,000 from Permanent University Fund (PUF) Bond Proceeds;

BACKGROUND INFORMATION

Previous Action

On April 6, 2026, the Chancellor approved the project for Definition Phase.

Project Description

The School of Optometry at UTRGV aims to address the region's critical shortage of vision care while advancing research and treatment on the effects of diabetes on ocular structures. Through collaboration with the School of Medicine, School of Podiatric Medicine, South Texas Diabetes and Obesity Institute, and Memory and Aging Center, the program will integrate state-of-the-art research into its curriculum to tackle diabetes-related eye diseases, a major local health concern. The repair and renovations will include instructional, clinical spaces, faculty and administrative offices, research, student support, and building support functions.

The new Doctor of Optometry program plans to enroll around 40 students per cohort and employ 21 full-time faculty, combining research and clinical expertise. Students will receive comprehensive training in optometric specialties such as ocular disease, myopia management, vision therapy, and minor surgical care, including laser procedures, along with significant hands-on experience through approximately 1,500 supervised patient encounters, consistent with national benchmarks for excellence.

This proposed Repair and Rehabilitation project has been approved by U.T. System staff and meets the criteria for inclusion in the CIP. It has been determined that this project would best be managed by the UTRGV 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 of the School of Optometry

Project Information

Project Number	903-1625
CIP Project Type	Repair and Rehabilitation
Facility Type	Classroom, Medical/Healthcare
Management Type	Institutional Management
Institution's Project Advocate	William L. Miller, Dean, School of Optometry
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	46,000

Project Funding

Permanent University Fund Bond Proceeds	<u>Proposed</u> <u>\$41,300,000</u>
Total Project Cost	<u>\$41,300,000</u>

Project Cost Detail

	Cost
Building Cost	\$19,940,000
Fixed Equipment	508,025
Site Development	1,004,000
Furniture and Moveable Equipment	10,597,475
Institutionally Managed Work	2,025,000
Architectural/Design Services	2,051,500
Project Management	1,652,000
Insurance	613,000
Other Professional Fees	749,000
Project Contingency	2,150,000
Other Costs	10,000
Total Project Cost	\$41,300,000

Project Planning

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

Project Milestones

Definition Phase Approval	April 2026
Addition to CIP	August 2026
Design Development Approval	August 2026
Construction Notice to Proceed	November 2026
Substantial Completion	December 2027
Final Completion	January 2028

6. U.T. Tyler: Campus Village Residence Hall, Phase 1 - Amendment of the current Capital Improvement Program to include project

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor and Chief Operating Officer, and the institutional president that the U.T. System Board of Regents amend the current Capital Improvement Program (CIP) to include the Campus Village Residence Hall, Phase 1 project at The University of Texas at Tyler.

BACKGROUND INFORMATION

Previous Actions

On December 14, 2023, the Chancellor approved the project for Definition Phase with an original total project cost of \$100,000,000. On March 16, 2026, a revised Definition Phase request was approved to increase the total project cost to \$114,000,000.

Project Description

The Campus Village Residence Hall, Phase 1 (CVRH) project represents the first component of a broader residence hall development initiative intended to support sustained enrollment growth and expand on-campus housing capacity. During the initial Definition Phase, the project advanced into programming and development, then the project was subsequently paused. The pause was to allow for alignment with updated institutional planning priorities and to undertake additional financial analyses, as well as a more comprehensive evaluation of site feasibility.

U.T. Tyler is seeking approval to resume progress on CVRH, building upon the work completed prior to the project being paused. The revised project scope is currently envisioned at approximately 118,000 gross square feet and includes approximately 390 beds primarily serving first and second-year students. The development also incorporates an associated parking facility with approximately 450 parking spaces to support the residence hall and adjacent campus needs bringing the overall footprint to 227,200 gross square feet.

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
Campus Village Residence Hall, Phase 1

Project Information

Project Number	802-1503
CIP Project Type	New Construction
Facility Type	Housing, Apartments
Management Type	Office of Capital Projects
Institution's Project Advocates	Daniel Deslatte, Chief Business Officer Stephanie Fenter, Vice President Operations for Academic Affairs
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	227,200
Parking Spaces	450

Project Funding

Revenue Financing System Bond Proceeds ¹	<u>Proposed</u> <u>\$114,000,000</u>
Total Project Cost	\$114,000,000

¹ Revenue Financing System (RFS) debt service to be repaid from rental income

Project Cost Detail

	Cost
Building Cost	
Residence Hall	\$67,416,830
Parking Garage	\$14,730,914
Fixed Equipment	500,000
Site Development	2,142,505
Furniture and Moveable Equipment	3,600,000
Institutionally Managed Work	4,275,000
Architectural/Design Services	7,526,720
Project Management	3,375,000
Insurance	1,689,819
Other Professional Fees	4,275,000
Project Contingency	4,468,212
Other Costs	-
Total Project Cost	\$114,000,000

The University of Texas at Tyler
Campus Village Residence Hall, Phase 1
 (continued)

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

Campus Village Residence Hall, Phase 1	\$172,864		
Texas Higher Education Coordinating Board Average – Housing, Dormitory	Not Available		
	Low Quartile	Median	High Quartile
Other U.T. System Projects	\$117,543	\$143,314	\$175,950
Other National Projects	\$119,816	\$178,271	\$217,876

Investment Metrics

- Increase student housing from 1,362 beds to 1,752 beds 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	March 2026
Addition to CIP	August 2026
Design Development Approval	November 2026
Construction Notice to Proceed	December 2026
Substantial Completion	September 2028
Final Completion	October 2028

Basis of Design

The planned building life expectancy includes the following elements:

Enclosure: 25 - 30 years
 Building Systems: 15 - 25 years
 Interior Construction: 10 - 15 years