

MATERIAL SUPPORTING THE AGENDA

VOLUME XLVb

This volume contains the Material Supporting the Agenda furnished to each member of the Board of Regents prior to the meetings held on

January 5, 1998
February 11-12, 1998
March 6, 1998
May 13-14, 1998

The material is divided according to the standing committees and the meetings that were held and is color coded as follows:

White paper - for documentation of all items that were presented before the deadline date.

Blue paper - all items submitted to the Executive Session and distributed only to the Regents, Chancellor and Executive Vice Chancellors of the System.

Yellow paper - emergency items distributed at the meeting.

Material distributed at the meeting as additional documentation is not included in the bound volume, because sometimes there is an unusual amount and other times some people get copies and some do not get copies. If the Executive Secretary was furnished a copy, then that material goes into the appropriate subject file.

Board of Regents
The University of Texas System
Special Meeting
January 5, 1998 -- 11:45 a.m.
Ninth Floor, Regents' Conference Room, Ashbel Smith Hall
Austin, Texas

AGENDA

A. CALL TO ORDER (11:45 a.m.) Chairman Evans

B. CONSIDERATION OF INTERIM AGENDA 98-2

1. U. T. Dallas - Campus Housing (Project No. 302-950): Request for Approval of Design Development Plans; Approval of Total Project Cost; Appropriation and Authorization of Expenditure of Funds; Approval to Name Building (Regents' Rules and Regulations, Part One, Chapter VIII, Section 1, Naming of Buildings and Other Facilities); and Approval of Plaque Inscription

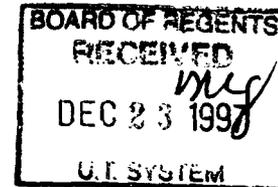
2. U. T. Dallas: Request for Approval to Sell Approximately 10.32 Acres of Land Located in Synergy Park, Dallas, Collin County, Texas, and Authorization to Execute All Documents Related Thereto

C. ADJOURNMENT

OFFICE OF THE BOARD OF REGENTS
THE UNIVERSITY OF TEXAS SYSTEM
Austin, Texas

December 23, 1997

INTERIM AGENDA 98-2



TO: Members of the Board of Regents

Chairman Donald L. Evans
Vice-Chairman Tom Loeffler
Vice-Chairman Rita C. Clements
Regent Thomas O. Hicks
Regent Lowell H. Lebermann, Jr.
Regent Patrick C. Oxford
Regent A. W. "Dub" Riter, Jr.
Regent A. R. (Tony) Sanchez, Jr.
Regent Martha E. Smiley

1. U. T. Dallas - Campus Housing (Project No. 302-950):
Request for Approval of Design Development Plans;
Approval of Total Project Cost; Appropriation and
Authorization of Expenditure of Funds; Approval to Name
Building (Regents' Rules and Regulations, Part One,
Chapter VIII, Section 1, Naming of Buildings and Other
Facilities); and Approval of Plaque Inscription.--

RECOMMENDATION

The Chancellor concurs in the recommendation of the Acting Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Jenifer that the U. T. Board of Regents:

- a. Approve design development plans for the Campus Housing at U. T. Dallas
- b. Approve an estimated total project cost of \$4,300,000
- c. Appropriate and authorize expenditure of \$4,300,000 from Land Sale Proceeds for total project funding

- d. Approve the name of the building as the Waterview Park Apartments Phase VI pursuant to the Regents' Rules and Regulations, Part One, Chapter VIII, Section 1 relating to naming of buildings and other facilities
- e. Approve the inscription set out below for a building plaque in keeping with the standard pattern approved by the U. T. Board of Regents in June 1979:

WATERVIEW PARK APARTMENTS PHASE VI
1997

BOARD OF REGENTS

Donald L. Evans
Chairman
Tom Loeffler
Vice-Chairman
Rita Crocker Clements
Vice-Chairman
Thomas O. Hicks
Lowell H. Lebermann, Jr.
Patrick C. Oxford
A. W. "Dub" Riter, Jr.
A. R. (Tony) Sanchez, Jr.
Martha E. Smiley

William H. Cunningham
Chancellor, The University
of Texas System
Franklyn G. Jenifer
President, The University
of Texas at Dallas

Fusch-Serold & Partners,
Inc.
Project Architect
First Worthing Company
Limited
Design/Builder

BACKGROUND INFORMATION

U. T. Dallas currently has 792 apartments with a capacity of approximately 2,350 beds. As the campus grows, student housing continues to be an important need. This project will add approximately 300 beds, which will address the demand for two to three years. In August 1997, the U. T. Board of Regents approved this project in the U. T. System FY 1998-2003 Capital Improvement Program at a preliminary project cost of \$5,000,000. The proposed project is being provided under a design/build contract, pursuant to the alternate project delivery methods authorized by Senate Bill 583 enacted by the 75th Texas Legislature. Approved procedures have been followed for selection of the design/builder, a total project cost has been determined, and the project design is now near completion.

A compressed schedule is being implemented due to the need for the buildings to be ready for occupancy in August 1998. In order to remain on schedule, this project is to be reviewed by the Texas Higher Education Coordinating Board in January 1998.

Consequently, U. T. Board of Regents' approval of design development plans and the establishment of the total project cost is requested prior to that meeting.

The proposed naming of the Waterview Park Apartments Phase VI is consistent with the Regents' Rules and Regulations, Part One, Chapter VIII, Section 1, on naming of buildings and other facilities.

This project is included in the FY 1998-2003 Capital Improvement Program and the FY 1998 and FY 1999 Capital Budget at a preliminary project cost of \$5,000,000 from Other Sources.

Approval of this item will amend the FY 1998-2003 Capital Improvement Program and the FY 1998 and FY 1999 Capital Budget to modify the source of funds to Land Sale Proceeds, establish the total project cost of \$4,300,000, and name the building Waterview Park Apartments Phase VI.

2. U. T. Dallas: Request for Approval to Sell Approximately 10.32 Acres of Land Located in Synergy Park, Dallas, Collin County, Texas, and Authorization to Execute All Documents Related Thereto.--

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Business Affairs, the Acting Vice Chancellor for Academic Affairs, and President Jenifer that authorization be given for the U. T. System Real Estate Office, on behalf of U. T. Dallas, to sell an approximately 10.32 acre tract of land in Synergy Park, Dallas, Collin County, Texas, to Opus South Corporation, Dallas, Texas, for approximately \$1,852,102 or \$4.12 per square foot as determined by a survey. The proposed sales price exceeds the current appraised value of the property.

It is further recommended that the Executive Vice Chancellor for Business Affairs or the Executive Director of Real Estate be authorized to execute all documents, instruments, and other agreements and take all such further actions deemed necessary, advisable, or proper to carry out the purpose and intent of the foregoing recommendation.

BACKGROUND INFORMATION

The subject property is an approximately 10.32 acre tract of land located in Synergy Park at U. T. Dallas. The property is being purchased for the purpose of constructing an office building to be occupied by Alliance Data Systems, Inc., which currently occupies an existing 50,000 square foot facility that is adjacent to the subject property. The new facility would be a favorable addition to the existing businesses in Synergy Park.

xc: Chancellor Cunningham
Executive Vice Chancellor Burck
Acting Vice Chancellor Frederick
Vice Chancellor Farabee
Vice Chancellor Perry
Dr. James A. Broaddus
Mr. James S. Wilson