

MATERIAL SUPPORTING THE AGENDA

VOLUME XLIVa

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

October 8, 1996
November 13-14, 1996
December 20, 1996

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 Agenda
October 8, 1996 -- 12:00 noon
Regents' Room, Austin, Texas

AGENDA

- A. CALL TO ORDER Chairman Rapoport
- B. CONSIDERATION OF INTERIM AGENDA 97-1 Chairman Rapoport
Chancellor Cunningham
1. U. T. El Paso: Request for Authorization to Amend the FY 1996-2001 Capital Improvement Program and the FY 1996-1997 Capital Budget to Include a Renovation of the Commons/Conference Center
 2. U. T. Southwestern Medical Center - Dallas: Request for Approval to Loan MSRDP Funds to U. T. Southwestern Health Systems, Inc., to Purchase Real Property Located in Dallas, Dallas County, Texas, and Authorization to Execute All Documents Related Thereto
- C. OTHER BUSINESS Chairman Rapoport
- D. ADJOURNMENT

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

September 30, 1996

INTERIM AGENDA 97-1

TO: Members of the Board of Regents
Chairman Bernard Rapoport
Vice-Chairman Thomas O. Hicks
Vice-Chairman Martha E. Smiley
Regent Linnet F. Deily
Regent Donald L. Evans
Regent Zan W. Holmes, Jr.
Regent Lowell H. Lebermann, Jr.
Regent Tom Loeffler
Regent Ellen Clarke Temple

1. U. T. El Paso: Request for Authorization to Amend the FY 1996-2001 Capital Improvement Program and the FY 1996-1997 Capital Budget to Include a Renovation of the Commons/Conference Center.--

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Natalicio that the U. T. Board of Regents amend the FY 1996-2001 Capital Improvement Program and the FY 1996-1997 Capital Budget to include a project for the remodeling of the Commons/Conference Center at U. T. El Paso at an estimated total project cost of \$1,000,000 to be funded from Gifts and Grants with interim funds provided from other institutional sources.

BACKGROUND INFORMATION

The El Paso Natural Gas Company recently announced its intention to award U. T. El Paso \$1,000,000 payable over five years to convert the Commons, a food service facility which serves a small residence hall population, into a conference center. This gift is part of the University's capital

campaign initiative to be presented to the U. T. Board of Regents for approval at the November 1996 meeting.

This remodeling project will consist of subdividing the large dining areas with moveable partitions, replacement of selected kitchen equipment, creation of a sundries retail space, renovation of the existing elevator, replacement of selected mechanical equipment and creation of an exterior entrance facing the new Undergraduate Learning Center located north of this building. The Commons, constructed in 1971, is not considered historically significant. Project implementation will be approved administratively under recently approved procedures for repair and rehabilitation projects which are not architecturally or historically significant.

2. U. T. Southwestern Medical Center - Dallas: Request for Approval to Loan MSRDP Funds to U. T. Southwestern Health Systems, Inc., to Purchase Real Property Located in Dallas, Dallas County, Texas, and Authorization to Execute All Documents Related Thereto.--

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and President Wildenthal that the U. T. Southwestern Medical Center - Dallas be authorized to loan MSRDP funds in the amount of \$6,150,000 to U. T. Southwestern Health Systems, Inc., a 501(a) health care corporation, for the purpose of financing the corporation's purchase of the land and improvements located at 1300 Mockingbird Lane, Dallas, Dallas County, Texas, from the Life Insurance Company of the Southwest.

The loan will be evidenced by a promissory note and secured by, among other things, a deed of trust covering the land and improvements. All loan documents will be approved as to legal form by the U. T. System Office of General Counsel and will be approved as to content by the Executive Vice Chancellor for Health Affairs.

It is further recommended that the Executive Vice Chancellor for Business Affairs or his delegate be authorized to take such actions and to execute any documents, instruments, or other writings as he or his delegate may deem necessary,

advisable, or proper to carry out the purpose and intent of the foregoing paragraph.

BACKGROUND INFORMATION

U. T. Southwestern Health Systems, Inc. desires to purchase facilities to house its business operations and has selected this 5.004 acre site with 152,959 square feet of improvements to meet this need. The property located at 1300 Mockingbird Lane includes a five-story and basement office building and 536 parking spaces. The purchase price of \$6,150,000 is supported by an appraisal dated September 30, 1996. The acquisition will allow the U. T. Southwestern Medical Center - Dallas to utilize space on campus for clinical programs which will be vacated by the corporation.

U. T. Southwestern Medical Center - Dallas will manage the building to assure appropriate use of the property. The purchase of the building will result in lower administrative costs, which will ultimately be reflected in savings to the public for medical care, and provide space for clinical support activities in a more economic manner than a commercial lease.

xc: Chancellor Cunningham
Executive Vice Chancellor Duncan
Executive Vice Chancellor Mullins
Executive Vice Chancellor Burck
Vice Chancellor Farabee
Vice Chancellor Millsap
Vice Chancellor Perry
Mr. John Roan
Dr. Jim Broaddus
Mr. Jim Wilson