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Committee Meeting: 5/13/2009

Board Meeting: 5/14/2009  
Austin, Texas

Printice Gary, Chairman\*  
James D. Dannenbaum  
R. Steven Hicks  
Wm. Eugene Powell

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8. <b>U. T. Dallas: Repairs and Major Maintenance of the Student Union - Amendment of the FY 2009-2014 Capital Improvement Program to include project; approval of total project cost; authorization of institutional management; appropriation of funds; and resolution regarding parity debt (Final Board approval)</b>	<i>2:46 p.m.</i> <b>Action</b> <i>Mr. O'Donnell</i>	<b>Action</b>	<b>63</b>
9. <b>U. T. El Paso: University Housing Expansion - Schuster Avenue Apartments - Amendment of the FY 2009-2014 Capital Improvement Program to include project; approval of total project cost; appropriation of funds; and resolution regarding parity debt (Final Board approval)</b>	<i>2:51 p.m.</i> <b>Action</b> <i>Mr. O'Donnell</i>	<b>Action</b>	<b>65</b>
10. <b>U. T. Southwestern Medical Center – Dallas: Remodel Level 8 St. Paul University Hospital - Amendment of the FY 2009-2014 Capital Improvement Program to include project; approval of total project cost; authorization of institutional management; and appropriation of funds (Final Board approval)</b>	<i>2:55 p.m.</i> <b>Action</b> <i>Mr. O'Donnell</i>	<b>Action</b>	<b>66</b>
<b><u>Design Development Approvals</u></b>			
11. <b>U. T. Austin: MSI-NERR Headquarters and Laboratory Expansion - Amendment of the FY 2009-2014 Capital Improvement Program to increase the total project cost; approval to revise the funding sources; approval of design development; appropriation of funds and authorization of expenditure; approval of evaluation of alternative energy economic feasibility; and resolution regarding parity debt (Final Board approval)</b>	<i>3:00 p.m.</i> <b>Action</b> <i>Mr. O'Donnell</i>	<b>Action</b>	<b>68</b>
12. <b>U. T. M. D. Anderson Cancer Center: Mid Campus Parking Facility - Amendment of the FY 2009-2014 Capital Improvement Program to increase the total project cost; approval of design development; appropriation of funds and authorization of expenditure; approval of evaluation of alternative energy economic feasibility; and resolution regarding parity debt (Final Board approval)</b>	<i>3:05 p.m.</i> <b>Action</b> <i>Mr. O'Donnell</i>	<b>Action</b>	<b>71</b>

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<p>13. <b>U. T. Health Science Center – Tyler: Academic Center – Amendment of the FY 2009-2014 Capital Improvement Program to increase the total project cost; approval to revise the funding sources; approval of design development; redesignation as Phase I; allocation of Permanent University Fund Bond Proceeds; appropriation of funds and authorization of expenditure; approval of evaluation of alternative energy economic feasibility; and resolution regarding parity debt (Final Board approval)</b></p> <p><b><u>Modification to the Capital Improvement Program</u></b></p>	<p>3:10 p.m.  <b>Action</b>  <i>Mr. O'Donnell</i></p>	<p><b>Action</b></p>	<p><b>73</b></p>
<p>14. <b>U. T. M. D. Anderson Cancer Center: Pawnee Infrastructure Development - Amendment of the FY 2009-2014 Capital Improvement Program to increase total project cost and appropriation of funds and authorization of expenditure (Final Board approval)</b></p>	<p>3:15 p.m.  <b>Action</b>  <i>Mr. O'Donnell</i></p>	<p><b>Action</b></p>	<p><b>76</b></p>
<p><b>Adjourn</b></p>	<p>3:15 p.m.</p>		

1. **U. T. System: Impact of current economic trends on construction costs**

REPORT

Mr. Michael O'Donnell, Associate Vice Chancellor for Facilities Planning and Construction, will report on the impact of current economic trends on construction costs.

Despite the unique resiliency of the State's economy, the current economic slowdown is affecting the U. T. System Capital Program. A short report will highlight some of the trends and associated impacts and future trends will be discussed.

2. **U. T. Arlington: Special Events Center (SEC) Parking Garage and Residence Hall - Amendment of the FY 2009-2014 Capital Improvement Program to include project (Preliminary Board approval)**

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Spaniolo that the U. T. System Board of Regents amend the FY 2009-2014 Capital Improvement Program (CIP) to include the Special Events Center (SEC) Parking Garage and Residence Hall project at The University of Texas at Arlington as follows:

<b>Project No.:</b>	301-493				
<b>Project Delivery Method:</b>	Design/Build				
<b>Substantial Completion Date:</b>	July 2012				
<b>Total Project Cost:</b>	<table><thead><tr><th><u>Source</u></th><th><u>Proposed</u></th></tr></thead><tbody><tr><td>Revenue Financing System Bond Proceeds</td><td>\$67,000,000</td></tr></tbody></table>	<u>Source</u>	<u>Proposed</u>	Revenue Financing System Bond Proceeds	\$67,000,000
<u>Source</u>	<u>Proposed</u>				
Revenue Financing System Bond Proceeds	\$67,000,000				
<b>Investment Metrics:</b>	<p>By 2012</p> <ul style="list-style-type: none"><li>• Increase on-campus housing to aid total enrollment due to affordability</li><li>• Retail and commercial space will bring needed amenities</li><li>• Increase parking spaces on campus for faculty, staff, students, visitors, and event participants</li><li>• Additional on-campus housing will increase student retention rate from freshman to sophomore year</li></ul>				

BACKGROUND INFORMATION

The project consists of a 1,800 space parking structure to support the Special Events Center (SEC) and a connected residence hall structure wrapping three sides of the

parking structure. The residence hall will support the college town concept for this area of campus as presented in the Campus Master Plan. A total of 122,328 gross square feet (GSF) with 241 residence rooms plus 15 resident assistant rooms are included. Additional amenities will include laundry and vending areas, food preparation rooms, study rooms, multiuse common space, and a resident hall director's apartment and office. In further support of this concept, 8,000 GSF of retail space will be provided on the first floor of the residence hall. The retail space will be capable of supporting commercial, restaurant, or office tenants. Also, 6,800 GSF of ground level shell office space is included, which may be utilized for campus offices or for private leasing.

The project will border and complement the City of Arlington's Center Street Pedestrian Trail project that will include pedestrian amenities such as nodes with benches along with artwork that will feature U. T. Arlington's historical narratives. A University police satellite office will be located within the residence hall. Funds are included for utility infrastructure improvements on West Second Street between South Pecan and South Center Streets. This block will be abandoned by the City of Arlington, become U. T. Arlington property, and be upgraded to an architecturally appealing plaza. The combined projects will bring an attractive and definitive boundary to the east border of the campus.

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 for approval to the Board at a later date.

**3. U. T. Austin: Clark Field Renovation - Amendment of the FY 2009-2014 Capital Improvement Program to include project; approval of total project cost; and appropriation of funds (Final Board approval)**

**RECOMMENDATION**

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Powers that the U. T. System Board of Regents amend the FY 2009-2014 Capital Improvement Program (CIP) to include the Clark Field Renovation project at The University of Texas at Austin as follows:

<b>Project No.:</b>	102-487	
<b>Project Delivery Method:</b>	Construction Manager at Risk	
<b>Substantial Completion Date:</b>	April 2012	
<b>Total Project Cost:</b>	<u>Source</u> Gifts	<u>Proposed</u> \$5,000,000

- a. approve a total project cost of \$5,000,000 with funding from Gifts; and
- b. appropriate funds.

## BACKGROUND INFORMATION

### Project Description

In 1904, the Varsity Athletic field located at 24th Street and Speedway was renamed Clark Field, honoring Judge James Benjamin Clark, who served as proctor for U. T. Austin from 1885 until his death in 1908. In 1974, Clark Field was closed to make way for developing the College of Fine Arts. At the same time, the then existing Freshman Field, located along Waller Creek south of 21st Street, was officially renamed Clark Field and has served as a multipurpose outdoor field venue.

Clark Field is a unique and heavily used venue on the U. T. Austin campus that is in need of infrastructure upgrades and modernization. The four-acre outdoor facility is the last open space on central campus, serving the areas of recreation, academics, public service, and community-building.

The proposed Clark Field renovation will replace the existing natural grass with an artificial turf system; re-contour the field area to improve the grading and maximize the playing surface for the sports of lacrosse, flag football, and ultimate disc; refurbish the existing track and exercise stations; replace the existing sports lighting; add bleacher seating; and provide support facilities. Additional amenities will include a pedestrian bridge across Waller Creek, protective sports netting, scoreboards, and a new public address system.

The renovation will enhance the site's existing natural beauty along the creek, manicuring the planted edges and maximizing the open green space. The artificial turf and improved drainage will significantly increase the availability of Clark Field, as the field will not have to be closed as often during periods of inclement weather. The renovation will make the site more visible and better connected to the remainder of campus by providing improved circulation and adding a pedestrian bridge across Waller Creek at the north end of the site.

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 approved by the Chancellor at a later date.

**4. U. T. Austin: Outdoor Pool - Amendment of the FY 2009-2014 Capital Improvement Program to include project (Preliminary Board approval)**

**RECOMMENDATION**

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Powers that the U. T. System Board of Regents amend the FY 2009-2014 Capital Improvement Program (CIP) to include the Outdoor Pool project at The University of Texas at Austin as follows:

**Project No.:** 102-489

**Project Delivery Method:** Design/Build

**Substantial Completion Date:** October 2011

<b>Total Project Cost:</b>	<u>Source</u>	<u>Proposed</u>
	Gifts	\$4,800,000

**Investment Metrics:**

By 2011:

- Add flexible pool space for use during routine maintenance and outages
- Increase the water space by 50% to allow for additional classroom and practice space

**BACKGROUND INFORMATION**

The scope of the project will include an outdoor aboveground pool for men's and women's swim team training. Decking, lighting, security walls, gates, landscaping, irrigation, and a pump system will be included to support the pool. The proposed location will be on the west side of the Lee and Joe Jamail Texas Swimming Center in the grass area just east of Trinity Street.

Approximately 1,200 university students, faculty, and staff, as well as members of the Austin community use the Lee and Joe Jamail Swimming Center each day. Addition of the outdoor pool will benefit students by having more water space for use during training and will take some of the burden off the main pool and allow more time for use by all the user groups. Currently, the user groups utilizing the Swimming Center include Men's Swimming and Diving, Women's Swimming and Diving, Kinesiology and Health Education, and Longhorn Aquatics. In addition, other swim meets are held at the Swimming Center such as the University Interscholastic League (UIL) State Championships and other national youth and collegiate meets. The addition of the outdoor pool will benefit all groups and encourage a greater participation level than is currently possible.

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 for approval to the Board at a later date.

**5. U. T. Austin: Whitaker Fields and Tennis Complex Renovation - Amendment of the FY 2009-2014 Capital Improvement Program to include project; approval of total project cost; and appropriation of funds (Final Board approval)**

**RECOMMENDATION**

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Powers that the U. T. System Board of Regents amend the FY 2009-2014 Capital Improvement Program (CIP) to include the Whitaker Fields and Tennis Complex Renovation project at The University of Texas at Austin as shown on the following page:

<b>Project No.:</b>	102-488	
<b>Project Delivery Method:</b>	Construction Manager at Risk	
<b>Substantial Completion Date:</b>	July 2015	
<b>Total Project Cost:</b>	<u>Source</u> Gifts	<u>Proposed</u> \$23,000,000

- a. approve a total project cost of \$23,000,000 with funding from Gifts; and
- b. appropriate funds.

**BACKGROUND INFORMATION**

**Project Description**

The proposed project scope includes restoring existing grass fields and adding synthetic fields; replacing the irrigation, plumbing, electrical, lighting, and security systems; improving the drainage and grading systems; and demolishing and replacing the support facilities. Additional amenities will include new perimeter fencing, protective sports netting, landscaping, tennis court repairs, signage, scoreboards, bleacher seating, and a new public address system.

The Whitaker Fields and Tennis Complex is an important and heavily used venue that is in need of restoration and improvement. The Complex functions as the institution's primary venue for all outdoor field and court sports for the general student population and other members of the campus community, accommodating large participation each year in Recreational Sports' programs including Intramurals, Informal Recreation, and

Sport Clubs. In addition to recreation, the Complex also accommodates a variety of academic classes offered through the Department of Kinesiology and Health Education, along with campus and special events sponsored by U. T. Austin departments and student organizations.

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 approved by the Chancellor at a later date.

**6. U. T. Dallas: Campus Services and Bookstore Building - Amendment of the FY 2009-2014 Capital Improvement Program to include project (Preliminary Board approval)**

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Daniel that the U. T. System Board of Regents amend the FY 2009-2014 Capital Improvement Program (CIP) to include the Campus Services and Bookstore Building project at The University of Texas at Dallas as follows:

<b>Project No.:</b>	301-485	
<b>Project Delivery Method:</b>	Competitive Sealed Proposals	
<b>Substantial Completion Date:</b>	November 2010	
<b>Total Project Cost:</b>	<u>Source</u>	<u>Proposed</u>
	Revenue Financing System Bond Proceeds	\$6,250,000
	Unexpended Plant Funds	\$3,000,000
		\$9,250,000
<b>Investment Metrics:</b>	By 2010:	
	<ul style="list-style-type: none"> <li>• Support the University's Strategic Plan Imperative of adding 5,000 full-time equivalent students</li> <li>• Strengthen the relationship to the surrounding community by creating another venue that will attract community members to the University campus</li> </ul>	

BACKGROUND INFORMATION

The proposed new Campus Services and Bookstore Building will be a two-story structure housing a vendor-operated retail bookstore facility, a campus visitor center, and other campus services, including a copy center, technology store, and coffee shop. It will be developed in a manner to attract both campus and community customers. Its location adjacent to the existing Student Activity Center will be a focal point on University property. The new building will include exterior features such as attractive parking, an outdoor trellis, and a connector road. The site of the new building, in the

heart of campus at the intersection of Drive A and Rufford Avenue, was selected due to the high level of student traffic through the area as well as its accessibility for community visitors.

The \$9,250,000 total project cost includes built-out campus services space; exterior features; a built-out atrium; and shelled bookstore space. The build-out of the shelled bookstore space is expected to be completed by a bookstore operator to be selected through a Request for Proposals (RFP) process to manage and operate the future bookstore. \$1,000,000 of Unexpended Plant Funds is expected to be repaid by vendor contract commissions.

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.

**7. U. T. Dallas: Callier Center Renovations - Amendment of the FY 2009-2014 Capital Improvement Program to include project; approval of total project cost; authorization of institutional management; appropriation of funds; and resolution regarding parity debt (Final Board approval)**

**RECOMMENDATION**

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Daniel that the U. T. System Board of Regents amend the FY 2009-2014 Capital Improvement Program (CIP) to include the Callier Center Renovations project at The University of Texas at Dallas as follows:

**Project No.:** 302-496  
**Project Delivery Method:** Competitive Sealed Proposals  
**Institutionally Managed:** Yes  No   
**Substantial Completion Date:** May 2010  
**Total Project Cost:**

<u>Source</u>	<u>Proposed</u>
Revenue Financing System Bond Proceeds	\$1,250,000

- a. approve a total project cost of \$1,250,000 with funding from Revenue Financing System Bond Proceeds;
- b. authorize U. T. Dallas to manage the total project budgets, appoint architects, approve facility programs, prepare final plans, and award contracts;
- c. appropriate funds; and

- d. resolve in accordance with Section 5 of the Amended and Restated Master Resolution Establishing The University of Texas System Revenue Financing System that
- parity debt shall be issued to pay the project's cost, including any costs prior to the issuance of such parity debt;
  - sufficient funds will be available to meet the financial obligations of the U. T. System, including sufficient Pledged Revenues as defined in the Master Resolution to satisfy the Annual Debt Service Requirements of the Financing System, and to meet all financial obligations of the U. T. System Board of Regents relating to the Financing System; and
  - U. T. 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 \$1,250,000.

### BACKGROUND INFORMATION

#### Debt Service

The \$1,250,000 in Revenue Financing System debt will be repaid from institutional funds. Annual debt service on the \$1,250,000 Revenue Financing System debt is expected to be \$109,000. The institution's debt service coverage is expected to be at least 1.7 times and average 2.3 times over FY 2009-2014.

#### Project Description

The Callier Center is an important part of U. T. Dallas and plays a vital role in the medical and educational systems of the Dallas/Fort Worth metroplex, serving the needs of those with communication disorders, and providing rich training and research opportunities for students and scientists in the Callier programs. There are three clinical areas represented within the Callier Center: audiology, psychology, and speech-language pathology.

The proposed Callier Center Renovations project involves renovation of interior space including the lobby area of the facility. The project is designed to make the available clinical spaces more productive and to add needed classroom space.

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 approved by the President at a later date.

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

**8. U. T. Dallas: Repairs and Major Maintenance of the Student Union - Amendment of the FY 2009-2014 Capital Improvement Program to include project; approval of total project cost; authorization of institutional management; appropriation of funds; and resolution regarding parity debt (Final Board approval)**

**RECOMMENDATION**

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Daniel that the U. T. System Board of Regents amend the FY 2009-2014 Capital Improvement Program (CIP) to include the Repairs and Major Maintenance of the Student Union project at The University of Texas at Dallas as follows:

**Project No.:** 302-495  
**Project Delivery Method:** Design/Build  
**Institutionally Managed:** Yes  No   
**Substantial Completion Date:** September 2009  
**Total Project Cost:**

<u>Source</u>	<u>Proposed</u>
Revenue Financing System Bond Proceeds	\$1,000,000

- a. approve a total project cost of \$1,000,000 with funding from Revenue Financing System Bond Proceeds;
- b. authorize U. T. Dallas to manage the total project budgets, appoint architects, approve facility programs, prepare final plans, and award contracts;
- c. appropriate funds; and
- d. resolve in accordance with Section 5 of the Amended and Restated Master Resolution Establishing The University of Texas System Revenue Financing System that
  - parity debt shall be issued to pay the project's cost, including any costs prior to the issuance of such parity debt;

- sufficient funds will be available to meet the financial obligations of the U. T. System, including sufficient Pledged Revenues as defined in the Master Resolution to satisfy the Annual Debt Service Requirements of the Financing System, and to meet all financial obligations of the U. T. System Board of Regents relating to the Financing System; and
- U. T. 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 \$1,000,000.

### BACKGROUND INFORMATION

#### Debt Service

The \$1,000,000 in Revenue Financing System debt will be repaid from student fees. Annual debt service on the \$1,000,000 Revenue Financing System debt is expected to be \$135,000. Debt service coverage on the project is expected to be at least 1.3 times and average 1.4 times over FY 2009-2014. The student fee that is expected to support the Revenue Financing System debt was approved by the U. T. Dallas student body and approved by the 65th Texas Legislature in 1977.

#### Project Description

The proposed project will replace the roof of the Student Union as well as various other major maintenance projects such as replacement of aged heating, ventilation, and air conditioning (HVAC) coils and pumps. The roof and certain components of the HVAC system have reached the end of their useful life.

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 approved by the President at a later date. It has been determined that this project would best be managed by the U. T. Dallas Facility Management personnel who have the experience and capability to manage all aspects of the work.

**9. U. T. El Paso: University Housing Expansion - Schuster Avenue Apartments - Amendment of the FY 2009-2014 Capital Improvement Program to include project; approval of total project cost; appropriation of funds; and resolution regarding parity debt (Final Board approval)**

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Natalicio that the U. T. System Board of Regents amend the FY 2009-2014 Capital Improvement Program (CIP) to include the University Housing Expansion - Schuster Avenue Apartments project at The University of Texas at El Paso as follows:

**Project No.:** 201-410  
**Project Delivery Method:** Design/Build  
**Substantial Completion Date:** June 2010

<b>Total Project Cost:</b>	<u>Source</u>	<u>Proposed</u>
	Revenue Financing System Bond Proceeds	\$6,500,000

**Investment Metrics:** By 2010:

- Renovation will include energy efficient appliances, mechanical and electrical systems, and building materials
- Housing will increase to include space for at least 200 residents
- Increasing the availability of student housing will increase enrollment by providing the opportunity for students to reside on campus

- a. approve a total project cost of \$6,500,000 with funding from Revenue Financing System Bond Proceeds;
- b. appropriate funds; 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. El Paso, 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 \$6,500,000.

## BACKGROUND INFORMATION

### Debt Service

The \$6,500,000 in Revenue Financing System debt will be repaid from rent income. Annual debt service on the \$6,500,000 Revenue Financing System debt is expected to be \$522,000. Debt service coverage on the project is expected to be at least 1.1 times and average 1.3 times over FY 2011-2016.

### Project Description

The proposed project will include renovations and upgrades of two apartment complexes currently owned by U. T. El Paso for conversion to student housing on Schuster Avenue. Currently, Miner Village Student Housing has an inventory of 425 beds and consistently operates at capacity. This project will add approximately 205 beds to the housing inventory.

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 approved by the Chancellor at a later date.

10. **U. T. Southwestern Medical Center – Dallas: Remodel Level 8 St. Paul University Hospital - Amendment of the FY 2009-2014 Capital Improvement Program to include project; approval of total project cost; authorization of institutional management; and appropriation of funds (Final Board approval)**

## RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and President Podolsky that the U. T. System Board of Regents amend the FY 2009-2014 Capital Improvement Program (CIP) to include the Remodel Level 8 St. Paul University Hospital project at The University of Texas Southwestern Medical Center at Dallas as shown on the following page.

**Project Delivery Method:** Competitive Sealed Proposals

**Institutionally Managed:** Yes  No

**Substantial Completion Date:** August 2010

<b>Total Project Cost:</b>	<u>Source</u>	<u>Proposed</u>
	Hospital Revenues	\$9,200,000

**Investment Metrics:**

- Increase hospital admissions by 5,300 over a six year period beginning in FY 2011

- a. approve a total project cost of \$9,200,000 with funding from Hospital revenues;
- b. authorize U. T. Southwestern Medical Center – Dallas to manage the total project budgets, appoint architects, approve facility programs, prepare final plans, and award contracts; and
- c. appropriate funds.

## BACKGROUND INFORMATION

### Project Description

The Remodel Level 8 St. Paul University Hospital project provides for the complete demolition of the interior space of approximately 27,000 gross square feet, and the creation of a 32-bed medical/surgical nursing unit.

The new nursing unit is needed to address bed capacity constraints anticipated by Fiscal Year 2011. The shortage of medical/surgical beds will result in 12,000 hospital discharges not being accommodated from Fiscal Years 2011-2016. The additional 32 beds will allow the hospital to accommodate 5,300 of these discharges over the six-year period.

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 approved by the President at a later date. It has been determined that this project would best be managed by the U. T. Southwestern Medical Center – Dallas Facility Management personnel who have the experience and capability to manage all aspects of the work.

**11. U. T. Austin: Marine Science Institute-National Estuarine Research Reserve (MSI-NERR) Headquarters and Laboratory Expansion - Amendment of the FY 2009-2014 Capital Improvement Program to increase the total project cost; approval to revise the funding sources; approval of design development; appropriation of funds and authorization of expenditure; approval of evaluation of alternative energy economic feasibility; and resolution regarding parity debt (Final Board approval)**

**RECOMMENDATION**

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Powers that the U. T. System Board of Regents approve the recommendations for the Marine Science Institute-National Estuarine Research Reserve (MSI-NERR) Headquarters and Laboratory Expansion project at The University of Texas at Austin as follows:

**Project No.:** 102-395  
**Project Delivery Method:** Construction Manager at Risk  
**Substantial Completion Date:** December 2010

<b>Total Project Cost:</b>	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Gifts	\$ 2,500,000	\$ 795,000
	Grants	\$10,200,000	\$ 9,475,000
	Designated Funds	\$ 6,500,000	---
	Available University Funds	----	\$ 1,600,000
	Revenue Financing System Bond Proceeds	----	<u>\$ 9,480,000</u>
		<u>\$19,200,000</u>	<u>\$21,350,000</u>

- Investment Metrics:**
- This project will enable the NERR program to work with regional groups and local communities on natural resource management issues such as pollution, invasive species, and habitat restoration by 2010.
  - Development of programs to work with K-12 will be enhanced by this project allowing actual field research exercises and assisting grade school teachers in establishing marine science programs within their education system through professional development programs by 2010.
  - MSI facilities are fully occupied and dedicated to other uses. The laboratory expansion will include new offices and laboratories to accommodate expansion of faculty at MSI by 2010.
- a. amend the FY 2009-2014 Capital Improvement Program (CIP) to increase the total project cost from \$19,200,000 to \$21,350,000;
- b. revise the funding sources from \$2,500,000 from Gifts, \$10,200,000 from Grants, and \$6,500,000 from Designated Funds to \$795,000 from Gifts, \$9,475,000 from Grants, \$1,600,000 from Available University Funds (AUF), and \$9,480,000 from Revenue Financing System Bond Proceeds;

- c. approve design development plans;
- d. appropriate funds and authorize expenditure of funds;
- e. approve the evaluation of alternative energy economic feasibility; and
- f. 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 \$9,480,000.

## BACKGROUND INFORMATION

### Debt Service

The \$9,480,000 in aggregate Revenue Financing System debt will be repaid from Gifts as received. Annual debt service on the \$9,480,000 Revenue Financing System debt is expected to be \$380,000. The institution's debt service coverage is expected to be at least 1.8 times and average 2.3 times over FY 2009-2014. Approximately \$350,000 of the aggregate \$9,480,000 Revenue Financing System debt proceeds is anticipated to be used for interest expense during construction.

### Previous Board Action

On February 7, 2008, the project was included in the CIP with a total project cost of \$19,200,000 with funding of \$2,500,000 from Gifts, \$10,200,000 from Grants, and \$6,500,000 from Designated Funds.

## Project Description

The project consists of a headquarters and research building for the Mission Aransas (MA) National Estuarine Research Reserve (NERR) located at the Marine Science Institute (MSI) in Port Aransas, Texas, along with laboratory expansion space for MSI research. The headquarters includes laboratories and offices for NERR administration, space for coastal training programs, research space, and stewardship space. The laboratory expansion will include space for MSI research laboratories and offices for permanent scientific staff and visiting scientists. The increase in total project cost will add a Resource Center on the second floor of the headquarters building. The Resource Center will contain an online research facility, breakout rooms for workshops, paper and digital information resource files, and also serve as an archive for all MA-NERR documents and products.

## Basis of Design

The planned building life expectancy includes the following elements:

- Enclosure: 50-75 years
- Building Systems: 25-30 years
- Interior Construction: 15-20 years

The exterior appearance and finish are consistent with existing buildings. The mechanical and electrical building systems are designed with sufficient flexibility and space for future capacity to allow for changes without significant disruption to ongoing activities. The interior appearance and finish are consistent with existing campus buildings.

The building frame, wall systems and windows are designed to withstand hurricane force winds in accordance with applicable codes and the Texas Department of Insurance. The first floor is set above the minimum elevation established by the Federal Emergency Management Agency (FEMA), and in the rare event of tidal forces above that elevation, the walls and partitions of the first floor are designed to break away before the primary structure is affected.

*Texas Government Code* Section 2166.403 requires the governing body of a State agency to verify in an open meeting the economic feasibility of incorporating alternative energy devices into a new State building or an addition to an existing building. Therefore, the Project Architect prepared a renewable energy evaluation for this project in accordance with the Energy Conservation Design Standards for New State Buildings. This evaluation determined that alternative energy devices such as solar, wind, biomass, or photovoltaic energy are not economically feasible for the project.

**12. U. T. M. D. Anderson Cancer Center: Mid Campus Parking Facility - Amendment of the FY 2009-2014 Capital Improvement Program to increase the total project cost; approval of design development; appropriation of funds and authorization of expenditure; approval of evaluation of alternative energy economic feasibility; and resolution regarding parity debt (Final Board approval)**

**RECOMMENDATION**

The Chancellor concurs with the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and President Mendelsohn that the U. T. System Board of Regents approve the recommendations for the Mid Campus Parking Facility project at The University of Texas M. D. Anderson Cancer Center as follows:

**Project No.:** 703-494

**Project Delivery Method:** Design/Build

**Institutionally Managed:** Yes  No

**Substantial Completion Date:** June 2011

<b>Total Project Cost:</b>	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Hospital Revenues	\$12,500,000	\$12,232,000
	Revenue Financing System Bond Proceeds	<u>\$20,000,000</u>	<u>\$35,000,000</u>
		\$32,500,000	\$47,232,000

**Investment Metrics:**

- Provide a minimum of 1,920 spaces by July 2011 to accommodate the Phase I and Phase II tenant occupancy of the Administrative Support Building
- Provide a minimum of 2,546 spaces by July 2012 to accommodate the remaining tenant build-out of the Administrative Support Building
- Provide a maximum number of 2,675 spaces by July 2012 for other parking needs

- a. amend the FY 2009-2014 Capital Improvement Program (CIP) to increase the total project cost from \$32,500,000 to \$47,232,000;
- b. approve design development plans;
- c. appropriate funds and authorize expenditure of funds in the amount of \$35,000,000 from Revenue Financing System Bond Proceeds and \$12,232,000 from Hospital Revenues;
- d. approve the evaluation of alternative energy economic feasibility; and
- e. 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. M. D. Anderson Cancer 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 \$35,000,000.

## BACKGROUND INFORMATION

### Debt Service

The \$35,000,000 in Revenue Financing System debt will be repaid from parking fees. Annual debt service on the \$35,000,000 Revenue Financing System Debt is expected to be \$2,408,000. Debt service coverage on the project is expected to be at least 1.4 times and average 1.5 times over FY 2010-2015.

### Previous Board Action

On August 11, 2005, the project was included in the CIP with a total project cost of \$32,500,000 with funding of \$20,000,000 from Revenue Financing System Bond Proceeds and \$12,500,000 from Hospital Revenues.

### Project Description

This project will provide additional parking for the Administrative Support Building on the mid-campus land. Originally, the project envisioned a new parking facility for approximately 2,000 vehicles. Subsequent studies have indicated the need for additional parking spaces in the mid-campus area. The approval to increase the total project cost will provide for a new 983,692 gross square foot, 11-level parking facility for approximately 2,700 vehicles.

Pursuant to a Memorandum of Understanding effective August 26, 2004, U. T. M. D. Anderson Cancer Center has delegated authority for institutional management

of construction projects under the continued oversight of the Office of Facilities Planning and Construction; however, the institutionally managed projects are subject to review by the Board of Regents for design development.

### Basis of Design

The planned building life expectancy includes the following elements:

- Enclosure: 50-75 years
- Building Systems: 25-30 years
- Interior Construction: 15-20 years

The exterior appearance and finish are consistent with existing buildings. The mechanical and electrical building systems are designed with sufficient flexibility and space for future capacity to allow for changes without significant disruption to ongoing activities. The interior appearance and finish are consistent with existing campus buildings.

*Texas Government Code* Section 2166.403 requires the governing body of a State agency to verify in an open meeting the economic feasibility of incorporating alternative energy devices into a new State building or an addition to an existing building. Therefore, the Project Architect prepared a renewable energy evaluation for this project in accordance with the Energy Conservation Design Standards for New State Buildings. This evaluation determined that alternative energy devices such as solar, wind, biomass, or photovoltaic energy are not economically feasible for the project.

13. **U. T. Health Science Center – Tyler: Academic Center – Amendment of the FY 2009-2014 Capital Improvement Program to increase the total project cost; approval to revise the funding sources; approval of design development; redesignation as Phase I; allocation of Permanent University Fund Bond Proceeds; appropriation of funds and authorization of expenditure; approval of evaluation of alternative energy economic feasibility; and resolution regarding parity debt (Final Board approval)**

### RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and President Calhoun that the U. T. System Board of Regents approve the recommendations for the Academic Center project at The University of Texas Health Science Center at Tyler as follows:

**Project No.:** 801-361  
**Project Delivery Method:** Construction Manager at Risk  
**Substantial Completion Date:** August 2011

<b>Total Project Cost:</b>	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Tuition Revenue Bond Proceeds	\$21,120,000	\$21,120,000
	Gifts	\$ 2,000,000	----
	Permanent University Fund Bond Proceeds	----	\$10,000,000
	Revenue Financing System Bond Proceeds	----	\$ 5,880,000
	Designated Funds	----	\$ 5,000,000
		<u>\$23,120,000</u>	<u>\$42,000,000</u>

**Investment Metrics:**

By 2011:

- Provide educational facilities of 180 seat amphitheatre, 2 each 30 seat classrooms, and 3 each 15 seat classrooms
  - Provide educational, research, and clinical facilities to increase the number of Family Medicine Residents from 21 to 30
  - Provide clinical facilities for a new program in radiation oncology and expand infusion therapy services
- a. amend the FY 2009-2014 Capital Improvement Program (CIP) to increase the total project cost from \$23,120,000 to \$42,000,000;
  - b. revise the funding sources from \$21,120,000 from Tuition Revenue Bond Proceeds, and \$2,000,000 from Gifts to \$21,120,000 from Tuition Revenue Bond Proceeds, \$10,000,000 from Permanent University Fund (PUF) Bond Proceeds, \$5,880,000 from Revenue Financing System Bond Proceeds, and \$5,000,000 from Designated Funds;
  - c. approve design development plans;
  - d. redesignation of the project as the Academic Center - Phase I;
  - e. allocation of PUF Bond Proceeds;
  - f. appropriate funds and authorize expenditure of funds;
  - g. approve the evaluation of alternative energy economic feasibility; and
  - h. 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 – 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 \$27,000,000.

## BACKGROUND INFORMATION

### Debt Service

The 79th Legislature authorized \$21,120,000 of Tuition Revenue Bonds for an academic center. While the debt service is payable from pledged revenues, it is expected that the State will reimburse debt service on Tuition Revenue Bonds through general revenue appropriations. The \$5,880,000 in Revenue Financing System debt will be repaid from patient revenues. Annual debt service on the \$5,880,000 Revenue Financing System debt is expected to be \$427,000. The institution's debt service coverage is expected to be at least 1.6 times and average 2.1 times over FY 2009-2014.

As of March 31, 2009, the U. T. System's Constitutional debt capacity for the PUF was approximately \$20 million. The debt capacity is calculated as 20% of the cost value of the PUF endowment less PUF debt outstanding and authorized, but unissued.

### Previous Board Action

On August 23, 2007, the project was included in the CIP with a total project cost of \$23,121,000 with funding of \$21,121,000 from Tuition Revenue Bond Proceeds and \$2,000,000 from Gifts. It was subsequently determined that Tuition Revenue Bond Proceeds should have been in the amount of \$21,120,000 as approved by the 79th Legislature. The CIP was administratively reduced by the \$1,000 that was previously included in error.

### Project Description

Since the project for the Academic Center was funded in 2006, the needs of the institution have changed. The Academic Center has transitioned from a purely academic project with limited clinical space to one that includes additional diagnostic and treatment space. The square footage has been increased and the project now includes the Cancer Research and Treatment Area.

The proposed new academic center will be a three-level structure of approximately 78,500 gross square feet (GSF) with a future two-level lobby pavilion of approximately 5,900 GSF that will connect to the existing main hospital complex. The first floor will be

completed for use as a modern, integrated clinical oncology area. The second and third floors will be shell space for future build-out of a family medicine clinic and residency program, an education and conference center, and a medical library.

Basis of Design

The planned building life expectancy includes the following elements:

- Enclosure: 50-75 years
- Building Systems: 25-30 years
- Interior Construction: 15-20 years

The exterior appearance and finish are consistent with existing campus buildings and with the existing Campus Master Plan. The mechanical and electrical building systems are designed with sufficient flexibility and space for future capacity to allow for changes without significant disruption to ongoing activities. The interior appearance and finish are consistent with existing campus buildings.

*Texas Government Code* Section 2166.403 requires the governing body of a State agency to verify in an open meeting the economic feasibility of incorporating alternative energy devices into a new State building or an addition to an existing building. Therefore, the Project Architect prepared a renewable energy evaluation for this project in accordance with the Energy Conservation Design Standards for New State Buildings. This evaluation determined that alternative energy devices such as solar, wind, biomass, or photovoltaic energy are not economically feasible for the project.

14. **U. T. M. D. Anderson Cancer Center: Pawnee Infrastructure Development - Amendment of the FY 2009-2014 Capital Improvement Program to increase total project cost and appropriation of funds and authorization of expenditure (Final Board approval)**

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and President Mendelsohn that the U. T. System Board of Regents approve the recommendations for the Pawnee Infrastructure Development project at The University of Texas M. D. Anderson Cancer Center as follows:

**Project Delivery Method:** Competitive Sealed Proposals

**Institutionally Managed:** Yes  No

**Substantial Completion Date:** May 2010

<b>Total Project Cost:</b>	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Hospital Revenues	\$4,000,000	\$7,700,000

- a. amend the FY 2009-2014 Capital Improvement Program (CIP) to increase the total project cost from \$4,000,000 to \$7,700,000; and
- b. appropriate funds and authorize expenditure in the amount of \$7,700,000 from Hospital Revenues.

## BACKGROUND INFORMATION

### Previous Board Action

On August 22, 2007, the project was included in the CIP with a total project cost of \$4,000,000 with funding from Hospital Revenues.

### Project Description

The roadway included in the infrastructure development project was originally anticipated to be 40 feet wide and approximately 1,000 linear feet. The project is now expected to be a 48-foot roadway of 1,750 linear feet and will include a new 12-inch water line, 8-inch wastewater line, and storm drainage. In addition, a new railroad crossing and a new traffic signal at the Almeda Road and Hepburn Street intersection are necessary. The additional scope of work necessitates an increase in the total project cost.

U. T. M. D. Anderson Cancer Center continues to acquire property for the East Campus area and is working with the City of Houston to re-plate the East Campus area into constructible sites for future expansion. Approval by the City of Houston is required for the abandonment of certain streets and alleys used by the City, in exchange for the additional right-of-way for a future road. The City of Houston is requiring that Hepburn Street and Pawnee Street be re-aligned and constructed within one year of the City Council's approval of the exchange. Completing this project will position U. T. M. D. Anderson Cancer Center to comply with the re-platting schedule and meet commitments by the City.

Pursuant to a Memorandum of Understanding effective August 26, 2004, U. T. M. D. Anderson Cancer Center has delegated authority for institutional management of construction projects under the continued oversight of the Office of Facilities Planning and Construction. The institutionally managed projects are subject to review by the Board of Regents for design development.