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FOR
FACILITIES PLANNING AND CONSTRUCTION COMMITTEE**

Committee Meeting: 11/5/2014

Board Meeting: 11/6/2014
El Paso, Texas

*Alex M. Cranberg, Chairman
Ernest Aliseda
R. Steven Hicks
Wm. Eugene Powell
Robert L. Stillwell*

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Convene	<i>3:00 p.m. Chairman Cranberg</i>		
1. U. T. System Board of Regents: Discussion and appropriate action regarding Consent Agenda items, if any, referred for Committee consideration	<i>3:00 p.m. Action</i>	Action	123
2. U. T. System: Report of the Task Force on Facility Planning for the 21st Century	<i>3:05 p.m. Report/Discussion Mr. O'Donnell Mr. Harris</i>	Not on Agenda	124
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3. U. T. Austin: High-Density Storage Addition - Amendment of the FY 2015-2020 Capital Improvement Program to include project; approval of total project cost; and appropriation of funds (Final Board approval)	<i>3:20 p.m. Action Mr. O'Donnell</i>	Action	125
4. U. T. Southwestern Medical Center: Transplant Services Building Renovation and Expansion - Amendment of the FY 2015-2020 Capital Improvement Program to include project (Preliminary Board approval)	<i>3:25 p.m. Action President Podolsky</i>	Action	127
5. U. T. Health Science Center - San Antonio: Clinical Transformation, Phase I - Amendment of the FY 2015-2020 Capital Improvement Program to include project; approval of total project cost; appropriation of funds; and authorization of institutional management (Final Board approval)	<i>3:30 p.m. Action Mr. O'Donnell</i>	Action	128
6. U. T. Health Science Center - San Antonio: Renovations to Strengthen Research and Salvage Infrastructure - Amendment of the FY 2015-2020 Capital Improvement Program to include project; approval of total project cost; appropriation of funds; and authorization of institutional management (Final Board approval)	<i>3:35 p.m. Action Mr. O'Donnell</i>	Action	129

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<u>Design Development Approval</u>			
7. U. T. Austin: Texas Advanced Computing Center Office Building - Approval of design development; and appropriation and authorization of expenditure of funds (Final Board approval)	3:40 p.m. Action <i>Mr. O'Donnell</i>	Action	131
8. U. T. Dallas: Student Services Building Addition - Approval of design development; appropriation of funds and authorization of expenditure; and resolution regarding parity debt (Final Board approval)	3:45 p.m. Action <i>Mr. O'Donnell</i>	Action	133
<u>Modification to the CIP</u>			
9. U. T. Tyler: Music Building Addition - Amendment of the FY 2015-2020 Capital Improvement Program to revise funding sources; and appropriation of funds and authorization of expenditure (Final Board approval)	3:50 p.m. Action <i>Mr. O'Donnell</i>	Action	135
Adjourn	4:00 p.m.		

1. **U. T. System Board of Regents: Discussion and appropriate action regarding Consent Agenda items, if any, referred for Committee consideration**

RECOMMENDATION

The proposed Consent Agenda is located at the back of the book.

2. U. T. System: Report of the Task Force on Facility Planning for the 21st Century

REPORT

As Co-Chairmen of the Task Force on Facility Planning for the 21st Century, Associate Vice Chancellor Michael O'Donnell and Mr. Stephen Harris, Director of Facilities Space Initiatives, will provide an update on the activities of the Task Force.

BACKGROUND INFORMATION

On November 15, 2012, Board Chairman Powell recommended the creation of the Task Force on Academic and Facility Planning for the 21st Century as a joint task force of the Facilities Planning and Construction Committee and the Academic Affairs Committee to prepare recommendations regarding the best metrics for use in the design and planning process for academic infrastructure support for universities.

On December 12, 2013, Regent Cranberg and U. T. Dallas President Daniel as Co-Chairmen of the Task Force on Engineering Education for Texas in the 21st Century recommended the transition from the Task Force on Academic and Facility Planning for the 21st Century to the formation and kick-off of the Task Force on Facility Planning for the 21st Century, which would address four primary study areas:

- Planning Considerations for the 21st Century Campus
- Optimal Use of Existing and Future Space
- Facility Construction Cost Optimization
- Consideration of Alternate Delivery Methodologies

3. U. T. Austin: High-Density Storage Addition - Amendment of the FY 2015-2020 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 2015-2020 Capital Improvement Program (CIP) to include the High-Density Storage Addition project at U. T. Austin as follows:

Project No.:	102-841	
Project Delivery Method:	Design-Build	
Substantial Completion Date:	May 2017	
Total Project Cost:	<u>Source</u> Unexpended Plant Funds ¹	<u>Proposed</u> \$8,000,000

Funding Note: ¹ Unexpended Plant Funds from Intermediate Term Fund realized gain

- a. approve a total project cost of \$8,000,000 with funding from Unexpended Plant Funds; and
- b. appropriate funds.

BACKGROUND INFORMATION

The High-Density Storage Addition will consist of approximately 12,500 gross square feet (GSF) of building and be connected to the existing Library Storage Facility (LSF) located on the J. J. Pickle Research Campus. The building will provide digitizing and high-density storage and retrieval system capabilities. The existing LSF is a shared facility between U. T. Libraries, Texas A&M University Libraries, the Dolph Briscoe Center for American History, the Harry Ransom Humanities Research Center, and the Joseph D. Jamail Center for Legal Research. Portions are currently filled to capacity.

This facility will be a warehouse style building with tilt-up insulated concrete wall panels and a concrete floor slab. The high-density area will have no windows, no floor penetrations, and as few penetrations of walls and roof as possible. Other spaces in the building will include a consultation area for users, a charging room for the order picker equipment, restroom facilities, hallways, and a freezer room with deep freeze capabilities for preservation-related work. The building will have a separate heating, ventilation, and air conditioning (HVAC) and dehumidification system with particulate and gas filters to maintain constant temperature and relative humidity levels appropriate for print matter preservation.

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

4. U. T. Southwestern Medical Center: Transplant Services Building Renovation and Expansion - Amendment of the FY 2015-2020 Capital Improvement Program to include project (Preliminary 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 2015-2020 Capital Improvement Program (CIP) to include the Transplant Services Building Renovation and Expansion project at U. T. Southwestern Medical Center as follows:

Project No.:	303-X01	
Institutionally Managed:	Yes	
Project Delivery Method:	Construction Manager-at-Risk	
Substantial Completion Date:	November 2016	
Total Project Cost:	<u>Source</u> Designated Funds ¹	<u>Proposed</u> \$10,740,000
Funding Note:	¹ Designated Funds from Transplant Services Revenues	
Investment Metric:	<ul style="list-style-type: none"> • Grow operations with increased regulations and volume demands 	

BACKGROUND INFORMATION

This proposed project will renovate and expand the Transplant Services Building to accommodate current and future operations and increased regulatory and accreditation requirements. The project will add approximately 11,000 gross square feet (GSF) to the existing building, including additional laboratory space, office space, and mechanical space to house equipment.

The Transplant Services Center is a clinical and academic service center that provides care from donation to transplantation. The number of tissue donors has increased 155% from 1994 to 2013 and the number of tissues distributed has increased 70% from 2003 to 2013. The combination of growth in volume and equipment needs, along with new federal regulations and accreditation standards, necessitates this project.

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

5. U. T. Health Science Center - San Antonio: Clinical Transformation, Phase I - Amendment of the FY 2015-2020 Capital Improvement Program to include project; approval of total project cost; appropriation of funds; and authorization of institutional management (Final Board approval)

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and President Henrich that the U. T. System Board of Regents amend the FY 2015-2020 Capital Improvement Program (CIP) to include the Clinical Transformation, Phase I project at U. T. Health Science Center - San Antonio as follows:

Project No.:	402-894	
Institutionally Managed:	Yes	
Project Delivery Method:	Competitive Sealed Proposals	
Substantial Completion Date:	December 2016	
Total Project Cost:	<u>Source</u> Permanent University Fund Bond Proceeds	<u>Proposed</u> \$18,485,000

- a. approve a total project cost of \$18,485,000 with funding from Permanent University Fund (PUF) Bond Proceeds;
- b. appropriate funds; and
- c. authorize U. T. Health Science Center - San Antonio to manage the project budgets, appoint architects, approve facility programs, prepare final plans, and award contracts.

BACKGROUND INFORMATION

U. T. Health Science Center - San Antonio has developed a plan to transform and grow the clinical enterprise in San Antonio and generate sufficient cash flow to enhance clinical, research, and educational missions. By changing the 7th and 8th floors of the Medical Arts and Research Center from office space to clinical space, this project will expand clinical services, improve the distinctiveness of service lines, and broaden affiliations with health care partners.

This proposed repair and rehabilitation project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. Design development plans and authorization of expenditure of funding will be presented to the President for approval at a later date. It has been determined that this project would best be managed by U. T. Health Science Center - San Antonio Facility Management personnel, who have the experience and capability to manage all aspects of the work, as the project requires extensive coordination with the building occupants.

6. U. T. Health Science Center - San Antonio: Renovations to Strengthen Research and Salvage Infrastructure - Amendment of the FY 2015-2020 Capital Improvement Program to include project; approval of total project cost; appropriation of funds; and authorization of institutional management (Final Board approval)

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and President Henrich that the U. T. System Board of Regents amend the FY 2015-2020 Capital Improvement Program (CIP) to include the Renovations to Strengthen Research and Salvage Infrastructure project at U. T. Health Science Center - San Antonio as follows:

Project No.:	402-896	
Institutionally Managed:	Yes	
Project Delivery Method:	Competitive Sealed Proposals	
Substantial Completion Date:	December 2016	
Total Project Cost:	<u>Source</u> Permanent University Fund Bond Proceeds	<u>Proposed</u> \$19,000,000

- a. approve a total project cost of \$19,000,000 with funding from Permanent University Fund (PUF) Bond Proceeds;
- b. appropriate funds; and
- c. authorize U. T. Health Science Center - San Antonio to manage the project budgets, appoint architects, approve facility programs, prepare final plans, and award contracts.

BACKGROUND INFORMATION

U. T. Health Science Center - San Antonio aspires to become one of the leading centers for health care education and research in the United States. To become a world-class academic health center, significant investments are needed to improve facilities and building systems to attract and retain talent. Recently, the institution has experienced deterioration of its facilities and power outages that must be addressed to properly safeguard students, faculty, staff, patients, and visitors. This project includes renovation of existing labs to aid in the recruitment of new researchers, major electrical infrastructure replacement, and addressing fire and life safety issues identified by the State Fire Marshal.

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

It has been determined that this project would best be managed by U. T. Health Science Center - San Antonio Facility Management personnel, who have the experience and capability to manage all aspects of the work, as the project requires extensive coordination with the building occupants.

7. U. T. Austin: Texas Advanced Computing Center Office Building - Approval of design development; and appropriation and authorization of expenditure 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 approve the recommendations for the Texas Advanced Computing Center Office Building project at U. T. Austin as follows:

Project No.:	102-831	
Project Delivery Method:	Design-Build	
Substantial Completion Date:	March 2016	
Total Project Cost:	<u>Source</u>	<u>Current</u>
	Permanent University Fund Bond Proceeds	\$10,000,000
	Gifts	<u>\$10,000,000</u>
		\$20,000,000
Investment Metrics:	<ul style="list-style-type: none"> • Increase staff to 150 with additional space for visiting researchers • Provide for 1,500 square foot Visualization Lab on the J. J. Pickle Research Campus 	

- a. approve design development plans; and
- b. appropriate and authorize expenditure of funding in the amount of \$20,000,000 with funding of \$10,000,000 from Permanent University Fund (PUF) Bond Proceeds and \$10,000,000 from Gifts.

BACKGROUND INFORMATION

Previous Board Action

On February 6, 2014, the project was included in the Capital Improvement Program (CIP) with a total project cost of \$20,000,000 with funding of \$10,000,000 from PUF Bond Proceeds and \$10,000,000 from Gifts.

Project Description

The Texas Advanced Computing Center (TACC), located on the J. J. Pickle Research Campus, serves as a resource and service to the research and educational capabilities of U. T. Austin, U. T. System, and the nation through National Science Foundation funding. TACC conducts research in the field of advanced computing while conducting outreach to increase the awareness of the importance of advanced computing and computational science.

The TACC Office Building will consist of an approximately 38,000 gross square feet (GSF) three-story, freestanding building connected to the existing offices within the Research Office Complex building by way of an enclosed, pedestrian walkway. The first level of the building will

house a public open lobby space, reception area, 1,500 GSF visualization lab (an environment of large flat panel monitors offering an extremely high level of detail and quality for scientists to visualize and analyze data), an auditorium for 260, a flexible training room for 50, and a break room/catering kitchen to be shared by TACC staff and public users. The first level will also house required mechanical and electrical spaces. The two upper levels will consist of private office spaces for TACC. The second level will provide 28 offices with a large reconfigurable conference room, including an open student work area, and the third level will provide 30 offices with two conference rooms for 16 each and necessary support spaces.

The Gift funding authorized for expenditure is fully collected or committed at this time, and the institution has sufficient local funds to cover any shortfall.

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 interior and exterior appearance and finish are consistent with other campus buildings on the J. J. Pickle Research Campus. 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.

8. U. T. Dallas: Student Services Building Addition - Approval of design development; appropriation of funds and authorization of expenditure; 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 approve the recommendations for the Student Services Building Addition project at U. T. Dallas as follows:

Project No.: 302-784

Project Delivery Method: Competitive Sealed Proposals

Substantial Completion Date: September 2016

Total Project Cost:	<u>Source</u>	<u>Current</u>
	Revenue Financing System Bond Proceeds ¹	\$17,000,000
	Auxiliary Enterprises Balances ²	<u>\$ 9,000,000</u>
		\$26,000,000

Funding Notes: ¹ Revenue Financing System (RFS) debt to be repaid from existing student fees
² Auxiliary Enterprises Balances from existing student fees

Investment Metric:

- Directly support the University's Strategic Plan Imperative of adding 5,000 full-time equivalent students, creating a total student population of 25,000

- a. approve design development plans;
- b. appropriate and authorize expenditure of funding in the amount of \$26,000,000 with funding of \$17,000,000 from RFS Bond Proceeds and \$9,000,000 from Auxiliary Enterprises Balances; 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. 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 \$17,000,000.

BACKGROUND INFORMATION

Debt Service

The \$17,000,000 in aggregate RFS debt will be repaid from existing student fees. Annual debt service on the \$17,000,000 RFS debt is expected to be \$1,105,875. The debt service coverage for the institution is expected to be at least 1.3 times and average 1.6 times over FY 2015-2020.

Previous Board Action

On August 22, 2013, the project was included in the CIP with a total project cost of \$26,000,000 with funding of \$17,000,000 from RFS Bond Proceeds and \$9,000,000 from Auxiliary Enterprises Balances.

Project Description

This project will add a new expansion of approximately 68,700 gross square feet (GSF) to the existing Student Services Building. The proposed space will include office space for student services and support staff, individual and group study space, meeting rooms, a 500-seat multiuse lecture hall, and flexible programming space for student services to include an international student services office, new student programs, and the career center.

The requested space is critical to the institution's ability to provide additional service support to address its rapid enrollment growth and to meet the needs of new and existing student services and organizations. These activities improve graduation rates and student success as stated in the Framework for Advancing Excellence throughout the U. T. System. Without the requested space, the ability of U. T. Dallas to accomplish these objectives will be significantly impaired.

Basis of Design

The planned building life expectancy includes the following elements:

- Enclosure: 40-50 years
- Building Systems: 20-30 years
- Interior Construction: 10-20 years

The interior and exterior appearance and finish are consistent with other 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.

9. U. T. Tyler: Music Building Addition - Amendment of the FY 2015-2020 Capital Improvement Program to revise funding sources; and appropriation of funds and authorization of expenditure (Final Board approval)

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Mabry that the U. T. System Board of Regents approve the recommendations for the Music Building Addition project at U. T. Tyler as follows:

Project No.:	802-838		
Institutionally Managed:	Yes		
Project Delivery Method:	Competitive Sealed Proposals		
Substantial Completion Date:	August 2015		
Total Project Cost:	<u>Source:</u>	<u>Current</u>	<u>Proposed</u>
	Designated Funds ¹	\$6,500,000	\$ 500,000
	Permanent University Fund Bond Proceeds	\$ 0	\$6,000,000
		\$6,500,000	\$6,500,000

Funding Note: ¹ Designated Funds from Excess University Reserves

- Investment Metric:**
- Increase enrollment by 180 students by 2016
- a. amend the FY 2015-2020 Capital Improvement Program (CIP) to include Permanent University Fund (PUF) Bond Proceeds as a funding source; and
 - b. appropriate funds and authorize expenditure of \$6,000,000 from PUF Bond Proceeds.

BACKGROUND INFORMATION

Previous Board Actions

On May 15, 2014, the project was included in the Capital Improvement Program (CIP) with a total project cost of \$6,500,000 with funding from Designated Funds. On August 21, 2014, the Board approved design development plans and authorization of expenditure of funds.

Project Description

This proposed change in funding will address critical space needs to mitigate safety concerns without depleting University reserves. The previously approved project will consist of an approximately 15,681 gross square foot (GSF) addition to the R. Don Cowan Fine and Performing Arts Center to meet the academic needs of the music program. The building will

provide space for a band/orchestra rehearsal room, a choir rehearsal room, multiple one-on-one teaching studios, a music library, faculty offices, and secure storage space for musical instruments. Also, approximately 1,285 GSF will be renovated in adjacent existing space.

Enrollment in the School of Performing Arts has seen a 69% increase in music majors in the past six years and a 48% increase in student credit hours in music and theater courses in the last four years. The National Association of Schools of Music cited inadequate space issues in recent accreditation reviews, and this building addition would resolve the deficit.