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FOR
FACILITIES PLANNING AND CONSTRUCTION
COMMITTEE**

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Austin, Texas
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Austin, Texas

*R. Steven Hicks, Chairman
Christina Melton Crain
Nolan Perez
Stuart W. Stedman
Kelcy L. Warren
Rad Weaver*

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Convene	<i>5:00 p.m. Chairman Hicks</i>		
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2. U. T. Dallas: Arts and Performance Complex - Athenaeum, Phase I - Amendment of the current Capital Improvement Program to include project	Action <i>President Benson</i>	Action	106
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4. U. T. M. D. Anderson Cancer Center: Renovate Alkek Hospital - Main Building - Floor 12 - Amendment of the current Capital Improvement Program to increase total project cost; and appropriation of funds and authorization of expenditure	Action <i>President Pisters</i>	Action	111
Adjourn	<i>5:30 p.m.</i>		

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

RECOMMENDATION

No [Consent Agenda](#) items are assigned for review by this Committee.

2. **U. T. Dallas: Arts and Performance Complex - Athenaeum, Phase I - Amendment of the current Capital Improvement Program to include project**

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Interim Executive Vice Chancellor for Business Affairs, and the institutional president that the U. T. System Board of Regents amend the current Capital Improvement Program (CIP) to include the Arts and Performance Complex - Athenaeum, Phase I project at The University of Texas at Dallas.

BACKGROUND INFORMATION

Previous Action

On August 12, 2019, the Chancellor approved this project for Definition Phase.

Project Description

The Arts and Performance Complex - Athenaeum, Phase I will house the Trammell and Margaret Crow Museum of Asian Art, along with other galleries, offices, seminar rooms, and space for art storage and conservation. Establishing the Athenaeum as part of the campus gateway, the two-story facility will be sited south of the Naveen Jindal School of Management building, and to the east of University Parkway.

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

**The University of Texas at Dallas
Arts and Performance Complex - Athenaeum, Phase I**

Project Information

Project Number	302-1254
CIP Project Type	New Construction
Facility Type	Other
Management Type	Office of Capital Projects
Institution's Project Advocates	Amy Hofland, Sr. Director, Crow Museum of Asian Art Calvin D. Jamison, VP Facilities and Economic Dev. Rafael Martin, VP and Chief of Staff Inga H. Musselman, Provost and VP Academic Affairs
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	57,408

Project Funding

Gifts	<u>Proposed</u> \$33,800,000
Revenue Financing System Bond Proceeds ¹	<u>23,000,000</u>
Total Project Cost	\$56,800,000

¹ RFS funds to be repaid from institutional funds

Project Cost Detail

	Cost
Building Cost	\$40,394,206
Fixed Equipment	-
Site Development	2,415,000
Furniture and Moveable Equipment	500,000
Institutionally Managed Work	850,000
Architectural/Design Services	4,766,177
Project Management	1,700,000
CIP Support Services	100,000
Insurance	933,500
Other Professional Fees	1,350,080
Project Contingency	1,601,264
Other Costs	2,189,773
Total Project Cost	\$56,800,000

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

Arts and Performance Complex – Athenaeum, Phase I	\$704
Museum/Performing Arts in Dallas (Regional Cost Data)	\$668-\$835
	Low Quartile Median High Quartile
Other U. T. System Projects	\$771 \$1,240 \$1,919
Other National Projects	\$407 \$732 \$1,039

The University of Texas at Dallas
Arts and Performance Complex - Athenaeum, Phase I
(continued)

Investment Metrics

- Assume stewardship of art collections by 2024

Project Planning

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

Project Milestones

Definition Phase Approval	August 2019
Addition to CIP	November 2021
Design Development Approval	February 2022
Construction Notice to Proceed	July 2022
Substantial Completion	March 2024

Basis of Design

The planned building life expectancy includes the following elements:

Enclosure: 50 years
Building Systems: 25 years
Interior Construction: 25 years

3. U. T. M. D. Anderson Cancer Center: ACB, Main Building and Sugar Land Pharmacy Modifications - Amendment of the current Capital Improvement Program to include project; approval of total project cost; and appropriation of funds

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Health Affairs, the Interim Executive Vice Chancellor for Business Affairs, and the institutional president that the U. T. System Board of Regents amend the current Capital Improvement Program (CIP) to include the ACB, Main Building and Sugar Land Pharmacy Modifications project at The University of Texas M. D. Anderson Cancer Center as follows:

- a. amend the current CIP and approve a total project cost of \$17,000,000; and
- b. appropriate funds of \$17,000,000 from Hospital Revenues.

BACKGROUND INFORMATION

Previous Action

On September 16, 2021, the Chancellor approved this project for Definition Phase.

Project Description

The proposed pharmacy modifications inclusive of cleanroom renovations, are necessary to bring the pharmacies and cleanrooms up to required compliance with regulations as stipulated by United States Pharmacopeia (USP) 797, requirements related to ensuring safety and quality of compounded products, and USP 800, protecting healthcare workers who interact with hazardous drugs. These USP standards are used for credentialing by The Joint Commission and to set regulatory agency compliance standards that are used by Centers for Medicare and Medicaid Services and the Texas State Board of Pharmacy. Hazardous and non-hazardous sterile compounding, in a compliant and safe cleanroom environment, is required to meet the institutional strategic objective and facility plan for provision of pharmacy services and medications to patients.

This project includes the modification of ten pharmacies in total, that are located on: Floors 2 and 8 of the Lowry and Peggy Mays Clinic (originally known as the Ambulatory Clinical Building or ACB), Floors 1, 2, 5, 7, 9, and 14 of the Main Building complex, and in the Sugar Land Houston-area location. The project will include modifications to the air handling systems that serve these relatively compact areas, ingress, egress, and access control for these areas, and the change out of certain architectural finishes. Due to limitations on when pharmacies can be temporarily closed to effect the modifications, the work is to be completed sequentially, which will result in a construction duration of three to four years.

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. Pursuant to a Memorandum of Understanding effective September 1, 2020, U. T. M. D. Anderson Cancer Center has delegated authority for institutional management of construction projects under the continued oversight of the Office of Capital Projects.

**The University of Texas M.D. Anderson Cancer Center
ACB, Main Building, Sugar Land Pharmacy Modifications**

Project Information

Project Number 703-1390
 CIP Project Type Repair and Rehabilitation
 Facility Type Healthcare Facility, Hospital
 Management Type Institutional Management
 Institution’s Project Advocate Susan Spivey, Pharmacy Operations Manager
 Project Delivery Method Construction Manager-at-Risk
 Gross Square Feet (GSF) 12,900

Project Funding

Hospital Revenues	<u>Proposed</u> <u>\$17,000,000</u>
Total Project Cost	\$17,000,000

Project Cost Detail

	Cost
Building Cost	\$12,200,000
Fixed Equipment	1,400,000
Site Development	-
Furniture and Moveable Equipment	400,000
Institutionally Managed Work	412,000
Architectural/Design Services	1,110,000
Project Management	-
CIP Support Services	-
Insurance	-
Other Professional Fees	-
Project Contingency	1,478,000
Other Costs	-
Total Project Cost	\$17,000,000

Project Planning

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

Project Milestones

Definition Phase Approval	September 2021
Addition to CIP	November 2021
Design Development Approval	November 2021
Construction Notice to Proceed	September 2020
Substantial Completion	July 2024

4. U. T. M. D. Anderson Cancer Center: Renovate Alkek Hospital - Main Building - Floor 12 - Amendment of the current Capital Improvement Program to increase total project cost; and appropriation of funds and authorization of expenditure

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Health Affairs, the Interim Executive Vice Chancellor for Business Affairs, and the institutional president that the U. T. System Board of Regents approve the recommendations for the Renovate Alkek Hospital - Main Building - Floor 12 project at The University of Texas M. D. Anderson Cancer Center as follows:

- a. amend the current CIP to increase the total project cost from \$14,500,000 to \$17,800,000; and
- b. appropriate funds and authorize expenditure of \$3,300,000 with additional funding from Hospital Revenues.

BACKGROUND INFORMATION

Previous Actions

On March 14, 2018, the Chancellor approved this project for Definition Phase. On November 14, 2019, the project was included in the CIP with a total project cost of \$14,500,000 with funding from Hospital Revenues. On November 15, 2019, the president approved the design development plans and authorized expenditure of funds.

Project Description

The original project included general renovations throughout Floor 12 of the Alkek Hospital to renew finishes and infrastructure systems, to restore patient rooms that had been partially removed from service to full service, to renovate the nurse stations, and to enclose medicine preparation areas. Floor 11 was also impacted as hard ceilings on that floor will need to be removed and replaced. The renovations are needed to increase clinical capacity, improve the overall patient experience, and bring the sterile processing area into compliance with accreditation requirements promulgated by The Joint Commission.

Due to the pandemic, final construction documents were prepared but placed on hold. This increase in the total project cost is related to the decision to enhance the patient care environment within the palliative care unit through the installation of an upgraded LED adjustable lighting system, a tranquil sound system, and patient safety lifts with related infrastructure; the replacement of the nurse call system throughout the floor; and increased costs due to general inflation in construction costs associated with the pandemic.

Pursuant to a Memorandum of Understanding effective September 1, 2020, U. T. M. D. Anderson Cancer Center has delegated authority for institutional management of construction projects under the continued oversight of the Office of Capital Projects.

**The University of Texas M.D. Anderson Cancer Center
Renovate Alkek Hospital – Main Building – Floor 12**

Project Information

Project Number 703-1176
 CIP Project Type Repair and Rehabilitation
 Facility Type Healthcare Facility, Hospital
 Management Type Institutional Management
 Institution’s Project Advocate Carol Porter, Senior VP and Chief Nursing Officer
 Project Delivery Method Construction Manager-at-Risk
 Gross Square Feet (GSF) 44,500

Project Funding

	<u>Current</u>	<u>Proposed</u>
Hospital Revenues	<u>\$14,500,000</u>	<u>\$17,800,000</u>
Total Project Cost	\$14,500,000	\$17,800,000

Project Cost Detail

	Cost
Building Cost	\$13,500,000
Fixed Equipment	-
Site Development	-
Furniture and Moveable Equipment	1,200,000
Institutionally Managed Work	-
Architectural/Design Services	1,080,000
Project Management	150,000
CIP Support Services	-
Insurance	197,050
Other Professional Fees	-
Project Contingency	1,393,000
Other Costs	279,950
Total Project Cost	\$17,800,000

Project Planning

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

Project Milestones

Definition Phase Approval	March 2018
Addition to CIP	November 2019
Design Development Approval	November 2019
Construction Notice to Proceed	April 2020
Substantial Completion	February 2023