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Committee Meeting: 11/16/2022

Austin, Texas

Board Meeting: 11/17/2022

Austin, Texas

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

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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. Arlington: Life Science Building Renovation and New Addition - Amendment of the current Capital Improvement Program to include project and allocation of funds

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the 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 Life Science Building Renovation and New Addition project at The University of Texas at Arlington and allocate Permanent University Fund (PUF) Bond Proceeds in the amount of \$72,000,000 for an overall total project cost of \$149,000,000.

BACKGROUND INFORMATION

Previous Actions

On May 24, 2022, the Chancellor approved the project for Definition Phase.

Project Description

The proposed project entails renovation of approximately 67% of the existing Life Science Building and the construction of a multi-story state-of-the-art addition to the building. One of the most heavily used buildings on campus, the Life Science Building is occupied by the College of Science and includes the Departments of Biology, Psychology, and Bioengineering, and the Animal Research Facility. The renovation includes expansion of the fifth floor Animal Research Facility and other research labs. Existing instructional labs will be renovated and re-purposed to form interconnected research laboratories known as lab neighborhoods. The project will also upgrade electrical services, including new switchgear and a new generator for required capacity to support advanced research and lab equipment, and will address infrastructure renewal and deferred maintenance.

The new construction addition will include 26 classroom labs with 24 seats per lab for the Department of Biology and space for the Department of Psychology, as well as a multi-story student engagement area. Adding upgraded, open concept space to support collaborative and interdisciplinary research will enhance the ability to recruit and retain highly qualified research faculty essential in the fields of Science and Engineering.

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. Pursuant to Board of Regents approval on September 1, 2019, U. T. Arlington has delegated authority for institutional management of construction projects under the continued oversight of the Office of Capital Projects.

**The University of Texas at Arlington
Life Science Building Renovation and New Addition**

Project Information

Project Number	301-1410
CIP Project Type	New Construction
Facility Type	Laboratory, General
Management Type	Institutional Management
Institution's Project Advocate	Morteza Khaledi, Dean of Science
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	87,800 - New Addition 141,667 - Renovation

Project Funding

	<u>Proposed</u>
Permanent University Fund Bond Proceeds	\$ 72,000,000
Tuition Revenue Bond Proceeds	52,409,972
Unexpended Plant Funds	20,000,000
Gifts ¹	<u>4,590,028</u>
Total Project Cost	<u>\$149,000,000</u>

¹ Gifts are not yet raised, but are expected to be raised in time for Design Development Approval

Project Cost Detail

	Cost
Building Cost - Life Science Building New Addition	\$ 50,040,000
Building Cost - Life Science Building Renovation	61,160,000
Fixed Equipment	3,100,000
Site Development	150,000
Furniture and Moveable Equipment	3,100,000
Institutionally Managed Work	2,025,000
Architectural/Design Services	10,498,200
Project Management	2,980,000
CIP Support Services	500,000
Insurance	2,451,872
Other Professional Fees	2,565,000
Project Contingency	10,429,928
Total Project Cost	\$149,000,000

The University of Texas at Arlington
Life Science Building Renovation and New Addition
 (continued)

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

Life Science Building New Addition	\$570		
Texas Higher Education Coordinating Board Average - Laboratory, General	\$712		
	Low Quartile	Median	High Quartile
Other U. T. System Projects	\$546	\$689	\$739
Other National Projects	\$655	\$836	\$1,122

Investment Metrics

- Recruit and graduate 12 to 20 Ph.D. students from the College of Science by 2030
- Obtain additional \$10,000,000 to \$16,000,000 in research funding by 2030

Project Planning

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

Project Milestones

Definition Phase Approval	May 2022
Addition to CIP	November 2022
Design Development Approval	November 2023
Construction Notice to Proceed	January 2024
Substantial Completion	November 2027
Final Completion	December 2027

Basis of Design

The planned building life expectancy includes the following elements:

- Enclosure: 50 years
- Building Systems: 25 - 30 years
- Interior Construction: 10 - 20 years

3. U. T. Austin: Microelectronics and Engineering Research Center Cleanroom Expansion - Amendment of the current Capital Improvement Program to increase total project cost to include Phase A-2 of the project; approval of total project cost; appropriation of funds; and resolution regarding parity debt

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the 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 Phase A-2 of the Microelectronics and Engineering Research Center Cleanroom Expansion Phase project at The University of Texas at Austin as follows:

- a. amend the current CIP to include Phase A-2 of the project and increase the total project cost from \$45,000,000 to \$53,062,000;
- b. appropriate funds for Phase A-2 of \$8,062,000 from Tuition Revenue Bond (TRB) Bond Proceeds; 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. 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 \$8,062,000.

BACKGROUND INFORMATION

Previous Actions

On August 24, 2022, the Chancellor approved the project for Definition Phase. On August 25, 2022, the Microelectronic and Engineering Research Center (MER) Cleanroom Renovation and Expansion Phase A-1 portion of the project was included in the CIP with a total project cost of \$45,000,000 with funding from TRB Proceeds.

Project Description

In the face of the critical global shortage in microchips and semiconductor systems, U. T. Austin is proposing to lead the Texas Institute for Electronics (TIE), a public-private partnership between the State of Texas, preeminent semiconductor systems and defense electronics companies, national labs, and 14 academic institutions across the state to restore leading-edge semiconductor manufacturing back to United States soil, secure the supply chain, ensure

national security, and educate the next generation of industry innovators in Texas.

The TIE initiative will leverage and expand the existing infrastructure and research capabilities of U. T. Austin, which houses the Cockrell School of Engineering and several other internationally recognized U. T. centers and labs that contribute to semiconductor advances, including the Microelectronics Research Center, Texas Advanced Computing Center, Army Futures Command, Applied Research Laboratories and the NASCENT Nanomanufacturing Systems Center. This effort will also build on centers of excellence at the other 14 Texas-based academic institutions.

The MER Cleanroom Renovation and Expansion Phase A-2 portion of the project will convert two existing lab spaces into cleanroom spaces, fitting them out with new research tools, and will upgrade select semiconductor tools in the existing MER cleanrooms. Phase A-1 will procure the necessary equipment. This will complete the heterogeneous integration line for semiconductor research and allow U. T. to submit an advanced, comprehensive and competitive proposal in 2023 to compete for grants from the CHIPS and Science Act of 2022.

Future portions of the project Phases B-1 and B-2 are anticipated to be brought to the Board for approval in February 2023 for additional tool procurement and for the expansion of the cleanroom space in the south portion of the existing MER building.

This proposed Phase A-2 portion of the 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 for Phase A-2 will be presented to the President for approval at a later date. Pursuant to a May 10, 2017 Board of Regents approval, effective September 1, 2017, U. T. Austin has delegated authority for institutional management of construction projects under the continued oversight of the Office of Capital Projects.

**The University of Texas at Austin
Microelectronics and Engineering Research Center (MER) Cleanroom Expansion
Phase A-2**

Project Information

Project Number	102-1400
CIP Project Type	New Construction
Facility Type	Laboratory, General
Management Type	Institutional Management
Institution's Project Advocate	John G. Ekerdt, Cockrell School of Engineering Associate Dean for Research
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	1,100

Project Funding

	<u>Current</u>	<u>Proposed</u>
Tuition Revenue Bond Proceeds	<u>\$45,000,000</u>	<u>\$53,062,000</u>
Total Project Cost	\$45,000,000	\$53,062,000

Project Cost Detail

Phase A-2	Cost
Building Cost	\$2,991,450
Tool Installation Cost	3,915,768
Furniture and Moveable Equipment	20,000
Institutionally Managed Work	67,375
Architectural/Design Services	388,602
Project Management	290,232
Insurance	56,029
Other Professional Fees	17,965
Project Contingency	192,886
Other Costs	121,693
Total Project Cost	\$8,062,000

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	August 2022
Addition to CIP	November 2022
Design Development Approval	August 2023
Construction Notice to Proceed	January 2024
Substantial Completion	May 2025
Final Completion	June 2025

4. U. T. San Antonio: Innovation, Entrepreneurship and Careers Building - Amendment of the current Capital Improvement Program to include project and allocation of funds

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the 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 Innovation, Entrepreneurship and Careers Building project at The University of Texas at San Antonio and allocate Permanent University Fund (PUF) Bond Proceeds in the amount of \$72,000,000 for an overall total project cost of \$124,409,972.

BACKGROUND INFORMATION

Previous Action

On May 5, 2022, the Chancellor approved this project for Definition Phase.

Project Description

This proposed Innovation, Entrepreneurship and Careers (IEC) Building project will construct a six-level building with state-of-the-art academic, collaboration, and meeting space, including 50,000 gross square feet of shell space for future program expansion. It will include connected classrooms and teaching labs for flexible course content delivery, an executive education facility, and entrepreneurship and data common libraries. The project will build upon the flexible work modalities that have been refined and embraced over the past two years to create an interactive activity hub in the core of growing San Antonio and downtown campus, through exploring cutting edge, innovative building systems, technology systems, and furniture systems to create a unique and fully flexible center for activity.

The building will also support programs that enhance the development of marketable skills preparing students for careers in business, technology and its applications, and independent small business development. The IEC will provide student innovators and entrepreneurs a space to engage with mentors, coaches, and other creative thinkers in the heart of the city's technology corridor. The downtown incubator and accelerator will be uniquely positioned to provide access to research and academic assets, community innovation and entrepreneurship mentors, and capital and business developers.

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. Pursuant to a Memorandum of Understanding effective September 1, 2020, U. T. San Antonio has delegated authority of institutional management of construction projects under the continued oversight of the Office of Capital Projects.

**The University of Texas at San Antonio
Innovation, Entrepreneurship and Careers Building**

Project Information

Project Number	401-1405
CIP Project Type	New Construction
Facility Type	Classroom, General
Management Type	Institutional Management
Institution's Project Advocate	Kimberly Espy, Provost and Senior Vice President for Academic Affairs
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	180,000
Shell Space (GSF)	50,000

Project Funding

Permanent University Fund Bond Proceeds	<u>Proposed</u> \$ 72,000,000
Tuition Revenue Bond Proceeds	<u>52,409,972</u>
Total Project Cost	\$124,409,972

Project Cost Detail

	Cost
Building Cost	\$90,550,000
Site Development	1,500,000
Furniture and Moveable Equipment	11,820,000
Institutionally Managed Work	933,075
Architectural/Design Services	7,465,000
Project Management	3,110,250
CIP Support Services	500,000
Insurance	1,769,875
Other Professional Fees	891,772
Project Contingency	5,500,000
Other Costs	370,000
Total Project Cost	\$124,409,972

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

Innovation, Entrepreneurship and Careers Building (with 28% Shell Space)	\$503
Innovation, Entrepreneurship and Careers Building (Estimated Total Finish-Out)	\$557
Texas Higher Education Coordinating Board Average - Classroom, General	\$599
	Low Quartile
Other U. T. System Projects	\$496
	Median
Other National Projects	\$626
	High Quartile
	\$590
	\$863

The University of Texas at San Antonio
Innovation, Entrepreneurship and Careers Building
(continued)

Investment Metrics

- Increase College of Business enrollment from 6,400 in fall 2021 to 13,300 in 2028
- Increase academic space by 113,400 assignable square feet to help alleviate academic space deficit of 1.65 million square foot by 2025
- Support programs that develop marketable work skills via experiential learning by 2025

Project Planning

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

Project Milestones

Definition Phase Approval	May 2022
Addition to CIP	November 2022
Design Development Approval	May 2023
Construction Notice to Proceed	July 2023
Substantial Completion	May 2025
Final Completion	July 2025

Basis of Design

The planned building life expectancy includes the following elements:

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

5. U. T. Southwestern Medical Center: Zale Lipshy Pavilion Renovation - Amendment of the current Capital Improvement Program to include project; approval of total project cost; appropriation of funds; and resolution regarding parity debt

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Health Affairs, the 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 Zale Lipshy Pavilion Renovation project at The University of Texas Southwestern Medical Center as follows:

- a. amend the current CIP and approve a total project cost of \$138,500,000;
- b. appropriate funds of \$138,500,000 with funding of \$128,500,000 from Revenue Financing System (RFS) Bond Proceeds and \$10,000,000 from Designated 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. Southwestern Medical 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 \$128,500,000.

BACKGROUND INFORMATION

Debt Service

The \$128,500,000 in RFS debt will be repaid from Hospital Revenues. Annual debt service on the \$128,500,000 in RFS debt is expected to be \$7.15 million. The institution's Scorecard Rating of 6.2 at fiscal year-end 2021 was slightly above the System's target threshold of 6.0; however, the Office of Business Affairs has reviewed U. T. Southwestern Medical Center's financial status and is comfortable the institution possesses the financial capacity to satisfy its direct obligations related to parity debt.

Previous Actions

On September 20, 2021, the Chancellor approved this project for Definition Phase with an anticipated total project cost of \$79,500,000. On October 5, 2022, the Chancellor approved the revised Definition Phase with a total project cost of \$138,500,000.

Project Description

The Zale Lipshy Pavilion opened in 1989 and requires major renovations and repurposing of space to meet the needs of patients. The project will provide mechanical, electrical, and plumbing infrastructure updates as well as upgrades of its information technology. The project will also address repair of the building envelope and enclosure, replacement of fire protection systems, and correction of Americans with Disabilities Act accessibility issues.

The opening of the third tower of the William P. Clements Jr. University Hospital allows the opportunity to redesign Zale Lipshy Pavilion as a musculoskeletal and short term stay hospital with special accommodations for rehabilitation services for those patient populations. With plans for continued use of the facility as a multi-specialty and rehabilitative hospital, the renovation of clinical areas will include surgical suites, inpatient units, and specialized therapy areas needed to meet service demands and to comply with current building standards and design, while also improving the patient experience.

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. Southwestern Medical Center has delegated authority of institutional management of construction projects under the continued oversight of the Office of Capital Projects.

**The University of Texas Southwestern Medical Center
Zale Lipshy Pavilion Renovation**

Project Information

Project Number 303-1392
 CIP Project Type Repair and Rehabilitation
 Facility Type Healthcare Facility, Hospital
 Management Type Institutional Management
 Institution’s Project Advocate John Warner, Executive Vice President for Health System Affairs
 Project Delivery Method Construction Manager-at-Risk
 Gross Square Feet (GSF) 266,796

Project Funding

Revenue Financing System Bond Proceeds ¹	<u>Proposed</u> \$128,500,000
Hospital Revenues	<u>10,000,000</u>
Total Project Cost	<u>\$138,500,000</u>

¹ Revenue Financing System (RFS) Bond Proceeds to be repaid from Hospital Revenues

Project Cost Detail

	Cost
Building Cost	\$ 99,266,430
Fixed Equipment	11,348,981
Furniture and Moveable Equipment	1,000,000
Architectural/Design Services	9,097,811
Project Management	2,777,870
Insurance	1,675,912
Project Contingency	9,500,000
Other Costs	3,832,996
Total Project Cost	\$138,500,000

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 2022
Design Development Approval	December 2022
Construction Notice to Proceed	March 2023
Substantial Completion	October 2024
Final Completion	December 2024

6. **U. T. M. D. Anderson Cancer Center: South Campus Infrastructure and Parking Garage 2 - Amendment of the current Capital Improvement Program to include project**

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Health Affairs, the 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 South Campus Infrastructure and Parking Garage 2 project at The University of Texas M. D. Anderson Cancer Center.

BACKGROUND INFORMATION

Previous Actions

On January 21, 2020, the Chancellor approved this project for Definition Phase as the South Campus Parking Garage II. On September 21, 2022, the Assistant Vice Chancellor for Capital Projects approved the project name change to South Campus Infrastructure and Parking Garage 2.

Project Description

This proposed project includes infrastructure and a parking garage to support further development of U. T. M. D. Anderson Cancer Center's South Campus. The garage is anticipated to be a free-standing parking structure to accommodate approximately 1,100 parking spaces and is to be located on the institution's South Campus between Bertner Avenue and Cambridge Street, south of Old Spanish Trail.

The infrastructure work will include roadways, storm water drainage and sanitary lines, underground fire water and domestic water lines, and pedestrian travel pathways. Also included are lighting and overall site improvements needed to accommodate future buildings.

This proposed 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 Board 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
South Campus Infrastructure and Parking Garage 2**

Project Information

Project Number	703-1301
CIP Project Type	New Construction
Facility Type	Parking Garage
Management Type	Institutional Management
Institution's Project Advocate	Andrew Burkhardt, Associate Vice President for Research and Administrative Facilities
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	400,000
Parking Garage Spaces	1,100

Project Funding

Revenue Financing System Bond Proceeds ¹	<u>Proposed</u> \$34,700,000
Hospital Revenues	21,700,000
Auxiliary Enterprises Balances	<u>\$10,000,000</u>
Total Project Cost	<u>\$66,400,000</u>

¹ Revenue Financing System (RFS) Bond Proceeds to be repaid from Parking Revenues

Project Cost Detail

	Parking Garage 2 Cost	Infrastructure Cost
Building Cost	\$30,143,800	-
Site Development	500,000	\$21,685,100
Institutionally Managed Work	944,300	668,200
Architectural/Design Services	2,085,900	1,476,100
Project Management	1,404,600	994,000
Insurance	717,400	507,700
Other Professional Fees	1,433,200	1,014,200
Project Contingency	1,627,800	1,151,900
Other Costs	26,800	19,000
Total Project Cost	\$38,883,800	\$27,516,200

Building Cost per Parking Space Benchmarks (escalated to midpoint of construction)

South Campus Parking Garage 2	\$27,403		
Regional Median Parking Cost Data	\$26,117		
	Low Quartile	Median	High Quartile
Other U. T. System Projects	\$26,214	\$28,444	\$35,868
Other National Projects	\$24,791	\$30,369	\$42,461

**The University of Texas M. D. Anderson Cancer Center
South Campus Infrastructure and Parking Garage 2**
(continued)

Investment Metrics

- South Campus Parking Garage 2 expected to break even in 2030
- Overall Parking Operations portfolio will continue a net profit each year

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	January 2020
Addition to CIP	November 2022
Design Development Approval	May 2023
Construction Notice to Proceed	September 2023
Substantial Completion	March 2025
Final Completion	May 2025

Basis of Design

The planned building life expectancy includes the following elements:

Enclosure: 40 years
Building Systems: 20 years
Interior Construction: 15 years

7. **U. T. M. D. Anderson Cancer Center: South Campus Research Building 5 - Amendment of the current Capital Improvement Program to include project and allocation of funds**

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Health Affairs, the 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 South Campus Research Building 5 project at The University of Texas M. D. Anderson Cancer Center and allocate Permanent University Fund (PUF) Bond Proceeds in the amount of \$42,000,000 for a total project cost of \$668,300,000.

BACKGROUND INFORMATION

Previous Actions

On January 22, 2020, the Chancellor approved this project for Definition Phase as the TMC3 Translation and Discovery Building. On September 23, 2022, the Assistant Vice Chancellor for Capital Projects approved the project name change to South Campus Research Building 5.

Project Description

The proposed project will be a seven-story building with an additional two-level mechanical equipment penthouse and will position the institution to relocate and co-locate researchers that are currently distributed broadly across multiple aging buildings. The researchers will be moved to the southern section of the Texas Medical Center (TMC) Campus. The scope of the project will include site work, which encompasses site-specific utility infrastructure work; the interior finish-out of floors one through four, a central plaza sited between this building and a new Public Health Education and Research Building to be constructed under a concurrent project by U. T. Health Science Center - Houston, and the construction of a pedestrian bridge over Old Spanish Trail enabling connectivity of the South Campus buildings to the TMC Helix Park. Floors five through seven are to be completed under a separate project in approximately ten years.

The facility is being designed with maximum flexibility to meet new and evolving research technologies and is to include wet and dry laboratories, core facilities to support research, conferencing facilities, collaboration spaces, and food and beverage amenities. The building will be designed with a focus on the well-being of the occupants, providing a high-quality place of work with access to natural light and connectivity to enable collaboration.

This proposed 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 Board 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
South Campus Research Building 5**

Project Information

Project Number	703-1300
CIP Project Type	New Construction
Facility Type	Laboratory, Medical/Healthcare
Management Type	Institutional Management
Institution's Project Advocate	Giulio Draetta, M.D., Ph.D., Senior Vice President and Chief Scientific Officer
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	600,000
Shell Space (GSF)	234,600

Project Funding

Hospital Revenues	<u>Proposed</u> \$556,402,889
Tuition Revenue Bond Proceeds	69,897,111
Permanent University Fund Bond Proceeds	<u>42,000,000</u>
Total Project Cost	\$668,300,000

Project Cost Detail

	Cost
Building Cost	\$408,000,000
Site Development	79,690,500
Furniture and Moveable Equipment	37,224,900
Institutionally Managed Work	18,316,600
Architectural/Design Services	36,408,300
Project Management	23,100,000
Insurance	9,900,000
Other Professional Fees	7,845,000
Project Contingency	47,474,700
Other Costs	340,000
Total Project Cost	\$668,300,000

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

South Campus Research Building 5 (with 39% Shell Space)	\$680
South Campus Research Building 5 (Total Estimated Finish-Out)	\$886
Texas Higher Education Coordinating Board Average - Laboratory, Medical/Healthcare	\$681
	Low Quartile Median High Quartile
Other U. T. System Projects	\$675 \$744 \$860
Other National Projects	\$734 \$946 \$1,150

**The University of Texas M. D. Anderson Cancer Center
South Campus Research Building 5**
(continued)

Investment Metrics

- Co-locate 85% of the research enterprise within walking distance of each other across five South Campus Research Buildings by 2030
- Vacate aging and costly buildings allowing for estimated savings of \$1.5M annually by lowering operational costs by 2030

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	January 2020
Addition to CIP	November 2022
Design Development Approval	February 2023
Construction Notice to Proceed	October 2023
Substantial Completion	March 2028
Final Completion	May 2028

Basis of Design

The planned building life expectancy includes the following elements:

- Enclosure: 40 years
- Building Systems: 20 years
- Interior Construction: 15 years

8. **U. T. Health Science Center - Houston: Public Health Education and Research Building - Amendment of the current Capital Improvement Program to include project and allocation of funds**

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and the institutional president that the U. T. System Board of Regents amend the Capital Improvement Program (CIP) to include the Public Health Education and Research Building project at The University of Texas Health Science Center at Houston and allocate Permanent University Fund (PUF) Bond Proceeds in the amount of \$60,123,467 for an overall total project cost of \$329,991,854.

BACKGROUND INFORMATION

Previous Action

On July 14, 2021, the Chancellor approved this project for Definition Phase.

Project Description

The new Public Health Education and Research Building will consolidate the School of Public Health's faculty, staff, students, and residents from multiple locations into one 10-story, modernized facility. The project will also accommodate the future space needs of the Medical School, the School of Nursing, and other education and research programs. Facility programs will include auditorium, computational labs, multi-purpose classrooms, and seminar rooms, as well as academic department faculty and staff offices, wet research lab space, IT data center, applied research, teaching kitchen, simulation space, and an exterior garden.

The programming and definition phase work was performed at the height of the COVID-19 pandemic which brought forth additional needs for new growth and the addition of new programs, including the newly established Texas Epidemic Public Health Institute, more grant-based research, contact tracing groups, and larger needs for supporting community engagement and outreach. New program implementations should bring all these teams together under one roof for better collaboration and partnerships. The significant increase in both student and faculty growth has presented a need for additional student support spaces, more classrooms, and a larger student resource center.

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. Pursuant to a Memorandum of Understanding effective September 1, 2020, U. T. Health Science Center - Houston has delegated authority for institutional management of construction projects under the continued oversight of the Office of Capital Projects.

**The University of Texas Health Science Center at Houston
Public Health Education and Research Building**

Project Information

Project Number	701-1357
CIP Project Type	New Construction
Management Type	Institutional Management
Institution's Project Advocate	Eric Boerwinkle, Dean, School of Public Health
Project Delivery Method	Construction Manager-at-Risk
GSF	350,000

Project Funding

	<u>Proposed</u>
Revenue Financing System Bond Proceeds ¹	\$179,971,000
Tuition Revenue Bond Proceeds	69,897,111
Permanent University Fund Bond Proceeds	60,123,467
Designated Funds	<u>20,000,276</u>
Total Project Cost	\$329,991,854

¹ Revenue Financing System (RFS) Bond Proceeds to be repaid from Excess Reserves

Project Cost Detail

	Cost
Building Cost	\$238,710,875
TMC3 Sky Bridge Easement and Construction (50%)	17,900,000
Shared Plaza (33%)	1,900,000
Fixed Equipment	1,193,554
Site Development	1,000,000
Furniture and Moveable Equipment	11,935,544
Institutionally Managed Work	1,193,554
Architectural/Design Services	19,096,870
Project Management	4,774,218
CIP Support Services	500,000
Insurance	4,416,151
Other Professional Fees	2,500,000
Project Contingency	23,871,088
Other Costs	1,000,000
Total Project Cost	\$329,991,854

**The University of Texas Health Science Center at Houston
Public Health Education and Research Building**
(continued)

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

Public Health Education and Research Building	\$682		
Texas Higher Education Coordinating Board Average – Classroom, Medical/Healthcare	\$585		
	Low Quartile	Median	High Quartile
Other U. T. System Projects	\$517	\$560	\$655
Other National Projects	\$453	\$654	\$842

Investment Metrics

- Add labs and classrooms to support 30% enrollment increase by 2025
- Continue trend of increasing grants due to increase in faculty, staff, and students by 2025

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	July 2021
Addition to CIP	November 2022
Design Development Approval	May 2023
Construction Notice to Proceed	July 2023
Substantial Completion	June 2026
Final Completion	August 2026

Basis of Design

The planned building life expectancy includes the following elements:

- Enclosure: 30 years
- Building Systems: 30 years
- Interior Construction: 20 years

9. U. T. Medical Branch - Galveston: Infrastructure and Research Space Upgrade for Research Buildings - Phase I - Amendment of the current Capital Improvement Program to include project; approval of total project cost; allocation of funds; and appropriation of funding

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Health Affairs, the 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 Infrastructure and Research Space Upgrade for Research Buildings - Phase 1 project at The University of Texas Medical Branch - Galveston as follows:

- a. amend the current CIP and approve a total project cost of \$16,520,000 for Phase 1;
- b. allocate funds of \$59,160,724 from Permanent University Fund (PUF) Bond Proceeds in support of the anticipated \$119,057,835 total project cost for all phases of the project; and
- c. appropriate \$16,520,000 of PUF Bond Proceeds for Phase 1.

BACKGROUND INFORMATION

Previous Action

On March 29, 2022, the Chancellor approved this project for Definition Phase.

Project Description

The proposed project will build-out shell space on the fourth and fifth floors of the Research Building 17 for the newly established Institute for Drug Discovery. The space will include a chemical wet lab with 24 fume hoods, lab support spaces including a nuclear magnetic resonance magnet, offices, both open and closed collaboration spaces, and mechanical space to support research labs.

The development of anti-infective drugs has not historically been a priority for pharmaceutical companies, leading to an enormous gap in infectious drug development. The arrival of the COVID-19 pandemic stimulated investments in attracting talent and committing the resources needed to ensure the international community is prepared for future pandemics. This initiative capitalizes on the institution's strengths in infectious diseases, neurosciences, computational and structural biology, and pharmacology to develop an integrated drug discovery enterprise. The current facility dedicated to the Institute for Drug Discovery is not large enough for the expansion and is not adjacent to similar types of research.

This proposed Phase 1 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. Medical Branch - Galveston has delegated authority of institutional management of construction projects under the continued oversight of the Office of Capital Projects. Phase 2 of the project will seek Board approval at a later date.

**The University of Texas Medical Branch at Galveston
Infrastructure and Research Space Upgrade for Research Buildings – Phase I**

Project Information

Project Number 601-1401
 CIP Project Type Repair and Rehabilitation
 Facility Type Laboratory, General
 Management Type Institutional Management
 Institution’s Project Advocate Pei-Yong Shi, Vice President of Research
 Innovations
 Project Delivery Method Construction Manager-at-Risk
 Gross Square Feet (GSF) 14,884

Project Funding

Permanent University Fund Bond Proceeds	<u>Proposed</u> <u>\$16,520,000</u>
Total Project Cost	\$16,520,000

Project Cost Detail

	Cost
Building Cost	\$10,293,000
Fixed Equipment	474,000
Furniture and Moveable Equipment	1,263,000
Institutionally Managed Work	235,000
Architectural/Design Services	1,258,000
Project Management	1,055,000
Insurance	195,000
Other Professional Fees	160,000
Project Contingency	1,540,000
Other Costs	47,000
Total Project Cost	\$16,520,000

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 2022
Addition to CIP	November 2022
Design Development Approval	May 2023
Construction Notice to Proceed	June 2023
Substantial Completion	June 2024
Final Completion	September 2024

10. **U. T. Health Science Center - San Antonio: Center for Brain Health, Home of the Biggs Institute for Alzheimer's and Neurodegenerative Diseases - Amendment of the current Capital Improvement Program to increase total project cost for the Center for Brain Health Phase A portion of the project; approval of design development; approval to revise funding sources; appropriation of funds and authorization of expenditure; and resolution regarding parity debt**

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and the institutional president that the U. T. System Board of Regents approve the recommendation for the Center for Brain Health, Home of the Biggs Institute for Alzheimer's and Neurodegenerative Diseases Phase A portion of the project at The University of Texas Health Science Center at San Antonio as follows:

- a. amend the current Capital Improvement Program (CIP) to increase the total project cost for the Center for Brain Health Phase A portion of the project from \$59,897,111 to \$99,897,000;
- b. approve design development plans for the Center for Brain Health Phase A portion of the project;
- c. revise funding sources to include Revenue Financing System (RFS) Bond Proceeds and Designated Funds;
- d. appropriate funds and authorize expenditure of \$99,897,000 with funding of \$59,897,111 from Tuition Revenue Bonds Proceeds, \$30,000,000 from RFS Bond Proceeds, and \$9,999,889 from Designated Funds; 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. Health Science Center - San Antonio, 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 \$89,897,111.

BACKGROUND INFORMATION

Debt Service

The \$30,000,000 in RFS debt will be repaid from institutional resources. Annual debt service on the \$30,000,000 in RFS debt is expected to be \$2.14 million. The institution's Scorecard Rating of 5.3 at fiscal year-end 2021 is below the maximum threshold of 6.0 and demonstrates that the institution has the financial capacity to satisfy its direct obligations related to parity debt.

Previous Actions

On February 28, 2022, the Chancellor approved the Brain Health Building, Home of the Biggs Institute for Alzheimer's and Neurodegenerative Diseases project for Definition Phase. On May 5, 2022, the Parking Garage Phase B was included in the CIP with a total project cost of \$20,000,000 with funding from RFS Bond Proceeds. On August 25, 2022, the Brain Health Building Phase A was included in the CIP with a total project cost of \$59,897,111 with funding from TRB Proceeds, and the Parking Garage Phase B received design development approval with a total project cost of \$20,000,000 with funding from RFS Bond Proceeds. On September 16, 2022, the Assistant Vice Chancellor for Capital Projects approved the project name change to the Center for Brain Health, Home of the Biggs Institute for Alzheimer's and Neurodegenerative Diseases.

Project Description

The Center for Brain Health, Home of the Biggs Institute for Alzheimer's and Neurodegenerative Diseases project is a multi-phased project that includes the Center for Brain Health, a parking garage, and a future research science building. The Center for Brain Health will serve clinical education and clinical research with dry lab, educational, and administrative space, and move clinical space dedicated to Neurology and Neuropsychology from the Medical Arts and Research Center to this new building to provide seamless care for patients in clinical trials and imaging. The project will also include an imaging suite and a non-oncology infusion suite for patient care and clinical trials.

The proposed increase in total project cost is attributed to a 50% increase in space from 69,000 gross square feet (GSF) to 103,511 GSF allowing for consolidation of The Biggs Institute for Alzheimer's & Neurodegenerative Diseases in one location. Currently located in numerous buildings across the U. T. Health San Antonio campus, this proposed increase in total project cost will also locate basic science research currently conducted in disparate research buildings across the campus. The Center for Brain Health will provide clinical services and clinical research, community engagement, and training. The five-level building will include 90 exam rooms, 17 testing and procedure rooms, 12 infusion stations, 78 team workstations, and 80 faculty and staff offices to provide services in a contiguous and comprehensive manner.

Pursuant to a Memorandum of Understanding effective September 1, 2020, U. T. Health Science Center - San Antonio has delegated authority of institutional management of construction projects under the continued oversight of the Office of Capital Projects.

**The University of Texas Health Science Center - San Antonio
Center for Brain Health, Home of the Biggs Institute for Alzheimer’s and
Neurodegenerative Diseases – Center for Brain Health Phase A**

Project Information

Project Number	402-1351 A
CIP Project Type	New Construction
Facility Type	Laboratory, Medical/Healthcare
Management Type	Institutional Management
Institution’s Project Advocate	James D. Kazen, Executive Vice President of Capital Projects
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	103,511

Project Funding

	<u>Current</u>	<u>Proposed</u>
Tuition Revenue Bond Proceeds	<u>\$59,897,111</u>	\$59,897,111
Revenue Financing System Bond Proceeds ¹		30,000,000
Designated Funds		<u>9,999,889</u>
Total Project Cost	\$59,897,111	\$99,897,000

¹RFS Bond Proceeds to be repaid from institutional resources

Project Cost Detail

	Cost
Building Cost	\$67,141,357
Fixed Equipment	161,047
Site Development	6,860,596
Furniture and Moveable Equipment	2,719,083
Institutionally Managed Work	3,200,000
Architectural/Design Services	6,000,000
Project Management	3,283,000
CIP Support Services	500,000
Insurance	1,646,000
Other Professional Fees	3,081,000
Project Contingency	4,804,917
Other Costs	500,000
Total Project Cost	\$99,897,000

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

Center for Brain Health - Phase A	\$649
Texas Higher Education Coordinating Board Average – Laboratory, Medical/Healthcare	\$680
	Low Quartile Median High Quartile
Other U. T. System Projects	\$640 \$734 \$815
Other National Projects	\$696 \$898 \$1,090

**The University of Texas Health Science Center - San Antonio
Center for Brain Health, Home of the Biggs Institute for Alzheimer's and
Neurodegenerative Diseases – Center for Brain Health Phase A**

(continued)

Investment Metrics

- Increase research activities with total sponsored program awards projected to grow from \$400 million to \$600 million over the next 5 years
- Provide a center of excellence for neurodegenerative disease care and a component of the institution's overall projected growth of 84% in clinical revenues over the next 5 years

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	April 2022
Addition to CIP	August 2022
Design Development Approval	November 2022
Construction Notice to Proceed	March 2023
Substantial Completion	May 2025
Final Completion	June 2025

Basis of Design

The planned building life expectancy includes the following elements:

Enclosure: 30 years
Building Systems: 25 years
Interior Construction: 25 years

11. **U. T. Tyler: Medical Education Building - Amendment of the current Capital Improvement Program to include project; approval of total project cost; approval of design development; allocation of funds; appropriation of funds and authorization of expenditure; and resolution regarding parity debt**

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Health Affairs, the 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 Medical Education Building project and approve the recommendations for the project at The University of Texas at Tyler as follows:

- a. amend the CIP to include project and approve a total project cost of \$308,200,000;
- b. approve design development plans;
- c. allocate funds of \$42,000,000 from Permanent University Funds (PUF) Bond Proceeds;
- d. appropriate funds and authorize expenditure of \$308,200,000 with funding of \$180,200,000 from PUF Bond Proceeds, \$80,000,000 from Revenue Financing System (RFS) Bond Proceeds, and \$48,000,000 from Tuition Revenue Bonds (TRB) Proceeds; 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. 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 \$128,000,000.

BACKGROUND INFORMATION

Debt Service

The \$80,000,000 in RFS debt will be repaid from lease revenues and revenues derived from patient care and educational services of the School of Medicine. Annual debt service on the \$80,000,000 in RFS debt is expected to be \$4.45 million. The institution's Scorecard Rating of

3.6 at fiscal year-end 2021 is below the maximum threshold of 6.0 and demonstrates that the institution has the financial capacity to satisfy its direct obligations related to parity debt.

Previous Actions

On February 23, 2021, the Chancellor approved this project for Definition Phase. On November 14, 2019, the Board approved an allocation of \$60,000,000 in PUF Bond Proceeds for this project. On August 25, 2022, the Board approved an allocation of \$100,000,000 in PUF Bond Proceeds for the U. T. Tyler School of Medicine.

Project Description

The new Medical Education Building at U. T. Tyler will provide interdisciplinary education for undergraduate and graduate medical students to aid in the medical education program expansion throughout U. T. Health East Texas. The project is anticipated to provide workforce development in one of the most underserved regions of Texas. The project will be located in the City of Tyler's Midtown District south of the existing U. T. Health East Texas Hospital. The site location promotes the synergy needed at the Medical Education Building with hands-on learning of residents in the nearby adjacent hospitals.

The scope of the project includes the Medical Education Building (MEB), structured parking totaling 1,115 spaces, a central utility plant, and a sky bridge for connection to the U. T. Health East Texas Hospital. The MEB will be a five-level building designed to have blended programming and clinical spaces for patient care including women's imaging, women's health, diagnostic center, orthopedics and sports medicine, pulmonary, and a surgery center to support medical residents in the graduate medical education programs. The undergraduate medical education will include multifunctional learning studios, group study spaces, conference and meeting rooms, and faculty and residents' offices. Laboratory teaching spaces will consist of an anatomy lab, a skills training center, and a simulation center offering advanced technology-based training to support students and faculty.

This proposed project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP.

**The University of Texas at Tyler
Medical Education Building**

Project Information

Project Number	801-1346
CIP Project Type	New Construction
Facility Type	Classroom, Medical/Healthcare
Management Type	Office of Capital Projects
Institution's Project Advocate	Julie Philley, Executive Vice President for Health Affairs
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	247,568 – Medical Education Building
Structured Parking Spaces	1,115

Project Funding

	<u>Proposed</u>
Permanent University Fund Bond Proceeds	\$180,200,000
Revenue Financing System Bond Proceeds ¹	80,000,000
Tuition Revenue Bond Proceeds	<u>48,000,000</u>
Total Project Cost	\$308,200,000

¹ RFS to be repaid from lease revenues and revenues derived from patient care and educational services of the School of Medicine.

Project Cost Detail

	Cost
Building Cost	
- Medical Education Building	\$152,214,177
- Structured Parking	34,962,538
- Support Spaces	23,367,281
Site Development	6,929,506
Furniture and Moveable Equipment	8,000,000
Institutionally Managed Work	40,000,000
Architectural/Design Services	15,454,071
Project Management	4,800,000
CIP Support Services	500,000
Insurance	5,008,950
Other Professional Fees	6,848,493
Project Contingency	10,114,984
Total Project Cost	\$308,200,000

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

Medical Education Building	\$615		
Texas Higher Education Coordinating Board Average - Classroom, Medical/Healthcare	\$585		
Texas Higher Education Coordinating Board Average – Healthcare Facility, Hospital	\$759		
	Low Quartile	Median	High Quartile
Other U. T. System Projects	\$517	\$601	\$697
Other National Projects	\$495	\$675	\$1,021

**The University of Texas at Tyler
Medical Education Building**
(continued)

Building Cost per Parking Space Benchmarks (escalated to midpoint of construction)

Structured Parking	\$31,357		
Texas Higher Education Coordinating Board Average	\$26,455		
	Low Quartile	Median	High Quartile
Other U. T. System Projects	\$26,214	\$28,444	\$35,868
Other National Projects	\$24,791	\$30,369	\$42,461

Investment Metrics

- Increase student enrollment by 40 per year for a total of 160 students by 2026
- Triple the Graduate Medical Education residency positions from approximately 100 to 300 by 2025
- Provide 15 new residency or fellowship programs to train approximately 120 additional residents when fully matured by 2025

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	February 2021
Addition to CIP	November 2022
Design Development Approval	November 2022
Construction Notice to Proceed	November 2022
Substantial Completion	February 2025
Final Completion	March 2025

Basis of Design

The planned building life expectancy includes the following elements:

- Enclosure: 50 years
- Building Systems: 25 years
- Interior Construction: 15 years

12. U. T. Austin: Main Building Exterior Restoration and Landscaping - Definition Phase Request

RECOMMENDATION

It is recommended that the U. T. System Board of Regents approve the recommendation for Definition Phase for the Main Building Exterior Restoration and Landscaping project at The University of Texas at Austin, with the understanding that details associated with the scope of the project and estimated total project cost will be presented to the Board at a future meeting after completion of Definition Phase.

BACKGROUND INFORMATION

The iconic U. T. Austin Main Tower was completed in 1937. Since that time, there have been no major renovations of the building exterior.

Project Description

The proposed project will update various elements of the Tower that have aged and need restoration. In response to those needs and the broader goal of enhancing the historic core of U. T. Austin, several items to revitalize the heart of the campus are proposed, including restoration of the Main Tower exterior to its original appearance. The project will include repair and cleaning of the stone masonry, replacing windows, and lighting updates, as well as restoration of the clock, the gilded spandrel panels and lettering, and replacement of the observation tower waterproofing. Other aspects of the project will include updating the observation deck, renovating a portion of the interior to create a unique space for events and a welcome center. The plans also include updating the landscaping around the Tower and surrounding area, and a plan to maintain the restoration and the upkeep of the landscaping, providing inviting and dynamic exterior spaces.