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FOR
FACILITIES PLANNING AND CONSTRUCTION
COMMITTEE**

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Board Meeting: 11/21/2024
Austin, Texas

*Rad Weaver, Chairman
Christina Melton Crain
Robert P. Gauntt
Nolan Perez
Stuart W. Stedman
Kelcy L. Warren*

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Adjourn	<i>3:30 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

The Board will be asked to approve the Consent Agenda beginning on [Page 171](#).

2. U. T. Austin: Robert A. Welch Buildout, Floors 1 and 5 - 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 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 Robert A. Welch Buildout, Floors 1 and 5 project at The University of Texas at Austin as follows:

- a. amend the current CIP and approve a total project cost of \$40,000,000;
- b. appropriate funds of \$40,000,000 with funding of \$16,800,000 from Available University Fund (AUF), \$13,200,000 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. 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 \$13,200,000.

BACKGROUND INFORMATION

Debt Service

The \$13,200,000 in RFS debt will be recovered from AUF funds. Annual debt service on the \$13,200,000 in RFS debt is expected to be \$735,000. The institution's Scorecard Rating of 2.3 at fiscal year-end 2023 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 Action

On February 28, 2024, the Chancellor approved this project for Definition Phase.

Project Description

This proposed project will provide approximately 30,600 gross square feet (GSF) of critically needed research space. The first-floor buildout of approximately 9,200 GSF will provide high-performance laboratory space for research in the College of Natural Sciences related to condensed matter physics and physical chemistry. The research is focused on the creation and characterization of materials with novel properties, in particular novel quantum properties. These labs require tightly controlled environmental conditions. Renovations consist of shared general lab space with fume hoods, installation of a Helium recovery system, and relocation of faculty, staff, and student offices to a different floor.

The fifth-floor buildout of approximately 21,400 GSF will provide newly created laboratory space for interdisciplinary research in chemistry, biology, pharmacology, and adjacent fields. Renovations consist of creating state-of-the-art wet labs. Due to a critical shortage of wet lab space on campus and existing buildings that can no longer support state-of-the-art research, the initial occupants of the renovated labs will be faculty from the College of Pharmacy. Long-term, the wet labs will be occupied by the College of Natural Sciences.

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 The University of Texas Systemwide Policy UTS 199, pertaining to Management of Major Capital Projects, U. T. Austin has delegated authority for institutional management of construction projects.

**The University of Texas at Austin
Robert A. Welch Hall Buildout, Floors 1 and 5**

Project Information

Project Number	102-1507
CIP Project Type	Repair and Rehabilitation
Facility Type	Laboratory, General
Management Type	Institutional Management
Institution's Project Advocate	Andreas Matouschek, Associate Dean for the College of Natural Sciences
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	30,600

Project Funding

	<u>Proposed</u>
Revenue Financing System Bond Proceeds ¹	\$13,200,000
Designated Funds	10,000,000
Available University Fund	<u>16,800,000</u>
Total Project Cost	\$40,000,000

¹RFS Bond Proceeds to be repaid from Available University Fund

Project Cost Detail

	Cost
Building Cost	\$26,570,011
Fixed Equipment	2,907,779
Furniture and Moveable Equipment	250,000
Institutionally Managed Work	2,260,320
Architectural/Design Services	4,060,320
Project Management	1,000,000
Insurance	1,198,653
Other Professional Fees	952,917
Project Contingency	800,000
Total Project Cost	\$40,000,000

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	February 2024
Addition to CIP	November 2024
Design Development Approval	July 2025
Construction Notice to Proceed	December 2025
Substantial Completion	May 2027
Final Completion	August 2027

3. **U. T. Austin: Red McCombs School of Business New Building - Amendment of the current Capital Improvement Program to revise funding; approval of Design Development for Stage II, appropriation of funds and authorization of expenditure for Stage II; 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 approve the recommendations for the Red McCombs School of Business New Building project at The University of Texas at Austin as follows:

- a. amend the current CIP to revise funding to include Available University Fund (AUF);
- b. approve design development plans for Stage II;
- c. revise funding of \$25,000,000 from Designated Funds to AUF for Stage I;
- d. appropriate funds and authorize expenditure of \$400,000,000 with funding of \$225,000,000 from Revenue Financing System (RFS) Bond Proceeds, \$150,000,000 from Gifts, and \$25,000,000 from AUF for Stage II; 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. 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 \$225,000,000.

BACKGROUND INFORMATION

Debt Service

The \$225,000,000 in RFS debt will be recovered from Designated Tuition and parking revenues. Annual debt service on the \$225,000,000 in RFS debt is expected to be \$1.25 million. The institution's Scorecard Rating of 2.3 at fiscal year-end 2023 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 August 15, 2022, the Chancellor approved the project for Definition Phase. On November 16, 2023, the project was included in the CIP with a total project cost of \$425,000,000 with funding of \$225,000,000 from RFS Bond Proceeds, \$150,000,000 from Gifts, and \$50,000,000 from Designated Funds and the Board approved Design Development plans for Stage I with a total project cost of \$25,000,000 from Designated Funds.

Project Description

The project consists of a new academic building to house the Red McCombs School of Business, parking, and the necessary enabling utilities to support the new building. The academic building will house the McCombs undergraduate programs, specialized master's programs, and six academic departments integrating faculty across departments by incorporating flexible and reconfigurable spaces, providing collaborative areas for students and faculty to enhance research, teaching, and corporate partnerships. The 17-story building will include offices, classrooms, student collaborative spaces, faculty and administrative office space, event spaces, a career center, and underground parking with approximately 164 spaces.

The new academic building will be located on a site currently occupied by the Dobie Parking Garage and adjacent surface parking lots bounded by West 20th Street, University Avenue, West 21st Street, and Whitis Avenue. Previously approved plans for Stage I allowed the early excavation and demolition of Dobie Garage, relocation of the storm water line, and the temporary tie-in or relocation of the remaining alley utilities in preparation for the building construction.

**The University of Texas at Austin
Red McCombs School of Business New Building**

Project Information

Project Number	102-1422
CIP Project Type	New Construction
Facility Type	Classroom, General
Management Type	Institutionally Managed
Institution's Project Advocates	Caitlin Mullaney, Senior Associate Dean for Business Affairs and Chief Operating Officer, McCombs School of Business Ty Henderson, Associate Dean for Undergraduate Program, McCombs School of Business
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	522,320
Parking Garage Spaces	164

Project Funding

	<u>Current</u>	<u>Proposed</u>
Revenue Financing System Bond Proceeds ¹	\$225,000,000	\$225,000,000
Gifts ²	150,000,000	150,000,000
Designated Funds	50,000,000	0
Available University Fund	<u>0</u>	<u>50,000,000</u>
Total Project Cost	\$425,000,000	\$425,000,000

¹ Revenue Financing System (RFS) Bond Proceeds to be repaid from Designated Tuition and parking revenues

² Gifts are not fully collected or committed at this time; however, the Office of Finance has determined that the institution has sufficient local funds to cover any shortfall.

Project Cost Detail

	Cost
Building Cost	
Red McCombs School of Business New Building	\$305,104,937
Parking Garage	20,809,541
Site Development	11,622,553
Furniture and Moveable Equipment	9,618,750
Institutionally Managed Work	20,222,302
Architectural/Design Services	17,808,169
Project Management	6,375,000
Insurance	5,883,239
Other Professional Fees	10,034,531
Project Contingency	12,750,000
Other Costs	4,770,978
Total Project Cost	\$425,000,000

The University of Texas at Austin
Red McCombs School of Business New Building
 (continued)

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

Red McCombs School of Business New Building	\$693		
Texas Higher Education Coordinating Board Average - Classroom, General	\$635		
	Low Quartile	Median	High Quartile
Other U. T. System Projects	\$506	\$611	\$646
Other National Projects	\$606	\$797	\$1,062

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

Red McCombs School of Business Parking Garage	\$126,887		
Regional Median Parking Cost Data – Dallas	\$29,042		
Regional Median Parking Cost Data – Houston	\$29,518		
	Low Quartile	Median	High Quartile
Other U. T. System Projects	\$27,249	\$31,502	\$34,845
National Projects	\$31,790	\$41,656	\$61,365

Investment Metrics

- Fulfill promise of 2011 McCombs School of Business Strategic Master Plan Update by providing state-of-the-art classroom and collaborative spaces for students, faculty, and staff by 2028
- Consolidate footprint for the School of Business neighborhood, located at the Southwest corner of campus, with cohesive grouping of McCombs School of Business, Robert B. Rowling Hall, and AT&T Executive Education Conference Center buildings

Project Milestones

Definition Phase Approval	August 2022
Addition to CIP	November 2023
Design Development Approval - Stage I	November 2023
Design Development Approval - Stage II	November 2024
Construction Notice to Proceed	November 2024
Substantial Completion	May 2028
Final Completion	June 2028

Basis of Design

The planned building life expectancy includes the following elements:

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

4. U. T. Austin: Darrell K Royal Texas Memorial Stadium Belmont Hall Renovation - Amendment of the current Capital Improvement Program to increase total project cost; 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 Business Affairs, and the institutional president that the U. T. System Board of Regents amend the current Capital Improvement Program (CIP) and approve the recommendations for the Darrell K Royal Texas Memorial Stadium Belmont Hall Renovation project at The University of Texas at Austin as follows:

- a. amend the current CIP to increase the total project cost from \$80,000,000 to \$118,750,000;
- b. appropriate funds and authorize expenditure of \$118,750,000 with funding of \$80,000,000 from Revenue Financing System (RFS) Bond Proceeds and \$38,750,000 from Gifts; 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 \$80,000,000.

BACKGROUND INFORMATION

Debt Service

The \$80,000,000 in RFS debt will be recovered from Gifts, as received, and Available University Funds. Annual debt service on the \$80,000,000 in RFS debt is expected to be \$4.45 million. The institution's Scorecard Rating of 2.3 at fiscal year-end 2023 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 December 19, 2023, the Chancellor approved this project for Definition Phase. On February 22, 2024, the project was included in the CIP with a total project cost of \$80,000,000

with funding of \$50,000,000 from RFS Bond Proceeds and \$30,000,000 from Gifts. On June 13, 2024, the President approved design development plans.

Project Description

The original project included renovations for Kinesiology and Health Education (KHE) classrooms and laboratory space on Levels 1, 2, and 9, and for football suites on Level 8 of Belmont Hall, to better serve the needs of the KHE and Intercollegiate Athletic departments, respectively. Constructed in 1972, the mechanical, electrical, and plumbing systems in Belmont Hall are outdated and in need of replacement. Renovations to the KHE department will provide for more efficient systems, laboratories, and classroom space, and will provide increased efficiency of outdated utilities.

The original project will also include the addition of two independent structures on top of the existing South End Zone concourse. The eastern addition will be used for working media members during gameday operations. The western addition will support facilities for the visiting team's athletic director, four radio team booths, and additional seating for working media members. Gameday operations will be relocated to a new structure to be built on Level 10 of the North End Zone. This facility will house public announcement, disc jockey, scoreboard, light show control, and supplemental gameday operations activities. The national television broadcast teams and their main camera equipment will be moved and incorporated into the uppermost concourse of the lower stadium bowl, located on Level 8 on the east side of DKR stadium.

The proposed total project cost increase will support added scope for the KHE department in Belmont Hall on Level 3 to accommodate the Texas Spirit Program space. Renovations will include new flooring with a Texas Accessibility Standards compliant ramp, ceiling, lighting, signage, storage, and upgraded lighting in the practice gym. Additionally, the increase in funding will also support critical infrastructure upgrades that are currently at the end of life and will address an approximate \$22,000,000 in deferred maintenance, including modernization of building-wide chilled water systems, new and existing air handling units with new direct digital controls for the new equipment to support the current renovations.

**The University of Texas at Austin
Darrell K Royal Texas Memorial Stadium Belmont Hall Renovation**

Project Information

Project Number 102-1506
 CIP Project Type Repair and Rehabilitation
 Facility Type Athletic
 Management Type Institutional Management
 Institution’s Project Advocates Fernando Lovo, Intercollegiate Athletics Executive
 Senior Associate Athletics Director, Operations
 Janice Todd, Kinesiology and Health Education
 Department Chair
 Project Delivery Method Construction Manager-at-Risk
 Gross Square Feet (GSF) 108,227

Project Funding	<u>Current</u>	<u>Proposed</u>
Revenue Financing System Bond Proceeds ¹	\$50,000,000	\$ 80,000,000
Gifts ²	<u>30,000,000</u>	<u>38,750,000</u>
Total Project Cost	\$80,000,000	\$118,750,000

¹RFS Bond Proceeds to be repaid by Gifts as received, and Available University Fund

²Gifts are not fully collected or committed at this time; however, the Office of Finance has determined that the institution has sufficient local funds to cover any shortfall.

Project Cost Detail

	Cost
Building Cost	\$ 91,700,000
Fixed Equipment	1,450,000
Furniture and Moveable Equipment	8,257,000
Institutionally Managed Work	1,230,255
Architectural/Design Services	7,434,520
Project Management	2,359,261
Insurance	2,818,300
Other Professional Fees	735,000
Project Contingency	2,068,514
Other Costs	697,150
Total Project Cost	\$118,750,000

Project Milestones

Definition Phase Approval December 2023
 Addition to CIP February 2024
 Design Development Approval June 2024
 Construction Notice to Proceed June 2024
 Substantial Completion August 2026
 Final Completion September 2026

5. **U. T. Austin: Microelectronics and Engineering Research Center Cleanroom Expansion - Amendment of the current Capital Improvement Program to revise total project cost for Phases A-2 and B-2 of the project; increase total project cost to include Phase B-3; and appropriation of funds and authorization of expenditure**

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 approve the recommendations for the Microelectronics and Engineering Research Center Cleanroom Expansion Phases A-2, B-2, and B-3 of the project at The University of Texas at Austin as follows:

- a. amend the current Capital Improvement Program (CIP) to increase the total project cost from \$277,523,084 to \$394,123,084;
- b. appropriate funds for all Phases with a total project cost of \$394,123,084 with funding of \$112,307,084 from Capital Construction Assistance Project (CCAP) Bond Proceeds, formerly known as Tuition Revenue Bond (TRB) Proceeds, \$130,100,000 from Revenue Financing System (RFS) Bond Proceeds, \$3,800,000 from Available University Fund (AUF), and \$147,916,000 from General Revenues; 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 \$130,100,000.

BACKGROUND INFORMATION

Debt Service

The \$130,100,000 in RFS debt will be recovered from institutional funds. Annual debt service on the \$130,100,000 in RFS debt is expected to be \$7.24 million. The institution's Scorecard Rating of 2.3 at fiscal year-end 2023 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 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 CCAP Bond Proceeds, formerly known as TRB Proceeds. On November 17, 2022, Phase A-2 was added to the project in the amount of \$8,062,000 for a total project cost of \$53,062,000 from CCAP Bond Proceeds.

On February 23, 2023, Phase B-1 was added to the project with a total project cost of \$32,700,000 from CCAP Bond Proceeds and Phase B-2 was added with a total project cost of \$89,532,000 with funding of \$26,545,084 from CCAP Bond Proceeds, \$42,687,000 from Revenue Financing System (RFS) Bond Proceeds, \$15,000,000 from AUF, \$3,800,000 from PUF Bond Proceeds, and \$1,500,000 from Designated Funds. On April 5, 2023, the President approved design development plans for Phase B-1. On April 26, 2023, the President approved design development plans for Phase A-2. On August 24, 2023, the Board approved design development plans for Phase B-2 and increased the total project cost to \$277,523,084 with funding of \$112,307,084 from CCAP Bond Proceeds, \$3,800,000 from PUF Bond Proceeds, \$15,000,000 from AUF, \$1,500,000 from Designated Funds, and \$144,916,000 from General Revenue. On July 31, 2024, the President approved reallocation of funding between Phase B-1 and B-2 for total project cost of \$277,523,084.

Project Description

In the face of the critical global shortage in microchips and semiconductor systems, U. T. Austin is leading 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 proposed increase in funding requested for Phase B-2 is required to support the increased scope in completing the design and construction of the B-2 South cleanroom, cleanroom support systems, including gas and chemical storage building, and acid treatment facility, additional chemicals and gases process piping system needed for the advanced semiconductor tools, unexpected material cost increases, and measures to deal with unforeseen site conditions. Due to stringent acid waste requirements and anti-acid corrosion pipes and fittings needed, escalated material costs were identified. Phase 2-A will be decreased by \$2,000,000 to support B-2 scope. The proposed addition of Phase B-3 to the project is the result of necessary repairs in existing infrastructure to meet new code requirements and improve the safety of the existing research environment, including replacement of heating, ventilation, and air conditioning and associated air duct systems, redesign of fire alarm and fire protection systems, integration of a gas detection system for cleanrooms, and to make code-compliant, fully-accessible support facilities.

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 for Phase B-3 will be presented to the President for approval at a later date. Pursuant to The University of Texas Systemwide Policy UTS 199, pertaining to Management of Major Capital Projects, U. T. Austin has delegated authority for institutional management of construction projects.

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

Project Information

Project Number	102-1400
CIP Project Type	Renovation and Rehabilitation
Facility Type	Laboratory, General
Management Type	Institutional Management
Institution's Project Advocate	Fernanda Leite, Associate Dean for Research, Cockrell School of Engineering
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	59,847

Project Funding

<u>Phase B-3 Only</u>	<u>Current</u>	<u>Proposed</u>
Revenue Financing System Bond Proceeds ¹	\$ -	\$76,400,000
Total Project Cost	\$ -	\$76,400,000

<u>Phase A-2 Only</u>	<u>Current</u>	<u>Proposed</u>
Capital Construction Assistance Project Bond Proceeds	\$8,062,000	\$6,062,000
Total Project Cost	\$8,062,000	\$6,062,000

<u>Phase B-2 Only</u>	<u>Current</u>	<u>Proposed</u>
Capital Construction Assistance Project Bond Proceeds	\$26,545,084	\$28,545,084
Revenue Financing System Bond Proceeds ¹	-	53,700,000
Permanent University Fund Bond Proceeds	3,800,000	3,800,000
Available University Fund	15,000,000	-
Designated Funds	1,500,000	-
General Revenues	<u>106,616,000</u>	<u>109,616,000</u>
Total Project Cost	\$153,461,084	\$195,661,084

<u>Phases A-1, A-2, B-1, B-2 and B-3 Combined</u>	<u>Current</u>	<u>Proposed</u>
Capital Construction Assistance Project Bond Proceeds	\$112,307,084	\$112,307,084
Revenue Financing System Bond Proceeds ¹	-	130,100,000
Permanent University Fund Bond Proceeds	3,800,000	3,800,000
Available University Fund	15,000,000	-
Designated Funds	1,500,000	-
General Revenues	<u>144,916,000</u>	<u>147,916,000</u>
Total Project Cost	\$277,523,084	\$394,123,084

¹ Revenue Financing System (RFS) Bond Proceeds to be repaid from Available University Fund

**The University of Texas at Austin
Microelectronics and Engineering Research Center (MER) Cleanroom Expansion**
(continued)

Project Cost Detail

Phases B-2 and B-3	Phase B-2	Phase B-3
Building Cost	\$153,850,000	\$54,803,620
Site Development	5,500,000	120,000
Fixed Equipment	-	-
Furniture and Moveable Equipment	990,000	900,000
Institutionally Managed Work	3,415,080	650,000
Architectural/Design Services	15,249,150	5,479,250
Project Management	3,913,222	1,498,040
Insurance	3,202,322	2,004,712
Other Professional Fees	5,600,000	5,740,000
Project Contingency	949,532	549,236
Other Costs	<u>2,991,778</u>	4,655,142
Total Project Cost	\$195,661,084	\$76,400,000

Project Milestones

Definition Phase Approval	August 2022
Addition to CIP	February 2023
Design Development Approval	August 2023
Construction Notice to Proceed	October 2023
Substantial Completion	November 2026
Final Completion	December 2026

6. **U. T. Rio Grande Valley: Repair and Renovation of Robert and Janet Vackar Stadium - Amendment of the current Capital Improvement Program to include project; approval of total project cost; approval of design development for Phase I; 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 Business Affairs, and the institutional president that the U. T. System Board of Regents amend the current Capital Improvement Program (CIP) to include the Repair and Renovation of Robert and Janet Vackar Stadium project and approve the recommendations for the project at The University of Texas Rio Grande Valley as follows:

- a. amend the CIP to include project with a total project cost of \$55,000,000;
- b. approve design development plans for Phase I;
- c. appropriate funds of \$55,000,000 from Revenue Financing System (RFS) Bond Proceeds and authorize expenditure of \$33,000,000 for Phase I; and
- d. resolve in accordance with Section 5 of the Amended and Restated Master Resolution Establishing The University of Texas System Revenue Financing System that parity debt shall be issued to pay the project's cost, including any costs prior to the issuance of such parity debt; sufficient funds will be available to meet the financial obligations of the U. T. System, including sufficient Pledged Revenues as defined in the Master Resolution to satisfy the Annual Debt Service Requirements of the Financing System, and to meet all financial obligations of the U. T. System Board of Regents relating to the Financing System; and U. T. Rio Grande Valley, 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 \$55,000,000.

BACKGROUND INFORMATION

Debt Service

The \$55,000,000 in RFS debt will be repaid from projected ticket and suite sales, naming rights, event rentals, athletic fees, concession revenues, and other sponsorship sales. Annual debt service on the \$55,000,000 in RFS debt is expected to be \$3.1 million. The institution's Scorecard Rating of 4.4 at fiscal year-end 2023 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 Action

On April 22, 2024, the Chancellor approved the project for Definition Phase.

Project Description

Since the establishment of the U. T. Rio Grande Valley, a primary goal has been to offer students a traditional campus life experience, including athletic programs. In pursuit of this goal, the university has acquired approximately 43.1 acres of land in Edinburg that includes a soccer stadium, an amphitheater, and related improvements. The Robert and Janet Vackar Stadium, the former soccer stadium, will serve as the home for the Vaqueros Football program and a variety of other university events.

The proposed Robert and Janet Vackar Stadium multi-phase project will involve extensive interior and exterior improvements, structured across two distinct phases. Phase I, will focus on renovating the locker rooms, upgrading interior suites, adding a 2,000-seat bleacher section in the south end zone, and implementing Americans with Disabilities Act, life safety code, information technology, audio/visual, and security system improvements. Additionally, Phase I will include signage and wayfinding, as well as an expanded press box. Phase II will address mechanical, electrical, and plumbing upgrades, enhance security systems, and improve the surrounding fairground and parking facilities.

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 for Phase II will be presented to the President for approval at a later date.

**The University of Texas Rio Grande Valley
Repair and Renovation of the Robert and Janet Vackar Stadium**

Project Information

Project Number	903-1511
CIP Project Type	Repair and Rehabilitation
Facility Type	Athletic
Management Type	Institutional Management
Institution's Project Advocate	Chase Conque, Vice President and Director of Athletics
Project Delivery Method	Competitive Sealed Proposals
Gross Square Feet (GSF)	53,842

Project Funding

Revenue Financing System Bond Proceeds ¹	<u>Proposed</u> <u>\$55,000,000</u>
Total Project Cost	<u>\$55,000,000</u>

¹ Revenue Financing System (RFS) Bond Proceeds to be repaid from ticket and suite sales, rental income, sponsorships, naming rights, athletic fees, and concession royalties and revenues

Project Cost Detail

	Cost
Building Cost	
Phase I - Stadium Renovations	\$17,136,442
Phase II - Grounds	8,382,479
Fixed Equipment	2,862,369
Site Development	5,219,686
Furniture and Moveable Equipment	2,567,000
Institutionally Managed Work	8,092,372
Architectural/Design Services	3,315,073
Project Management	2,200,000
CIP Support Services	50,000
Insurance	957,628
Other Professional Fees	1,512,451
Project Contingency	2,700,000
Other Costs	4,500
Total Project Cost	\$55,000,000

The University of Texas Rio Grande Valley
Repair and Renovation of the Robert and Janet Vackar Stadium
(continued)

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 2024
Addition to CIP	November 2024
Design Development Approval Phase I	November 2024
Design Development Approval Phase II	November 2026
Construction Notice to Proceed	December 2024
Substantial Completion	June 2025
Final Completion Phase I	July 2025
Final Completion Phase II	August 2030

7. **U. T. Southwestern Medical Center: Radiation Oncology Building in Fort Worth - 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 Radiation Oncology Building in Fort Worth project at The University of Texas Southwestern Medical Center.

BACKGROUND INFORMATION

Previous Action

On December 19, 2023, the Chancellor approved this project for Definition Phase.

Project Description

The proposed new Radiation Oncology building in Fort Worth will include a 65,000 gross square foot, two-story building, and a five-story parking garage, adjacent to the U. T. Southwestern Moncrief Cancer Institute in Fort Worth. The facility will include six vaults with linear accelerators dedicated to patient care, with four coming online on day one and two shelled to be finished out and equipped at a later date. The building will also house a PET/CT machine and space for high-dose rate brachytherapy treatment.

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 The University of Texas Systemwide Policy UTS 199, pertaining to Management of Major Capital Projects, U. T. Southwestern Medical Center has delegated authority for institutional management of construction projects.

**The University of Texas Southwestern Medical Center
Radiation Oncology Building in Fort Worth**

Project Information

Project Number	303-1505
CIP Project Type	New Construction
Facility Type	Healthcare Facility, Hospital
Management Type	Institutional Management
Institution's Project Advocate	Jonathan Efron, Executive Vice President for Health System Affairs
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	65,000
Parking Garage (GSF)	150,000

Project Funding

Revenue Financing System Bond Proceeds ¹	Proposed \$127,245,000
Gifts ²	<u>50,000,000</u>
Total Project Cost	\$177,245,000

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

²Gifts are not fully collected at this time

Project Cost Detail

	Cost
Building Cost	
Radiation Oncology Building	\$ 82,781,510
Parking Garage	19,268,788
Fixed Equipment	25,096,691
Site Development	10,296,052
Furniture and Moveable Equipment	1,010,000
Institutionally Managed Work	450,000
Architectural/Design Services	8,534,604
Project Management	3,059,801
CIP Support Services	-
Insurance	2,148,352
Other Professional Fees	4,863,420
Project Contingency	12,285,782
Other Costs	7,450,000
Total Project Cost	\$177,245,000

**The University of Texas Southwestern Medical Center
Radiation Oncology Building in Fort Worth**
(continued)

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

Radiation Oncology Building in Fort Worth		\$1,274	
Texas Higher Education Coordinating Board Average - Healthcare Facility, Hospital		\$801	
	Low Quartile	Median	High Quartile
Other U. T. System Projects	\$740	\$876	\$1,059
Other National Projects	\$779	\$1,310	\$2,483

Investment Metrics

- Provide radiation therapy services to support Fort Worth’s rapid population growth by 2028
- Expand services into a new market to support institution’s Cancer Center master plan by 2028

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	December 2023
Addition to CIP	November 2024
Design Development Approval	February 2025
Construction Notice to Proceed	June 2025
Substantial Completion	December 2027
Final Completion	March 2028

Basis of Design

The planned building life expectancy includes the following elements:

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

8. U. T. M. D. Anderson Cancer Center: Clark Clinics Facility Renewal - 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 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 Clark Clinics Facility Renewal 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 \$73,300,000; and
- b. appropriate funds of \$73,300,000 from Hospital Revenues.

BACKGROUND INFORMATION

Previous Action

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

Project Description

The proposed project involves the replacement of aged mechanical, electrical and plumbing (MEP) infrastructure equipment and systems within the R. Lee Clark Clinic (Clark Clinic) and the Charles A. LeMaistre Clinic (LeMaistre Clinic) buildings within U. T. M. D. Anderson Cancer Center's Main Building Complex within the Texas Medical Center. The facilities house outpatient clinics, an ambulatory treatment center, outpatient diagnostic imaging, conferencing facilities, and central laboratory medicine services. The Clark Clinic originally constructed in 1978, and the LeMaistre Clinic constructed in 1996, are approaching the end of useful lives.

Replacing the aged infrastructure is crucial to ensure compliance with regulations and to maintain operational integrity, reducing the risk of unplanned infrastructure failures, which would adversely affect patient care operations. The project is expected to enhance the institution's ability to monitor and operate the MEP systems and reduce maintenance and operating costs for both buildings.

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 The University of Texas Systemwide Policy UTS 199, pertaining to Management of Major Capital Projects, U. T. M. D. Anderson Cancer Center has delegated authority for institutional management of construction projects.

**The University of Texas M. D. Anderson Cancer Center
Clark Clinics Facility Renewal**

Project Information

Project Number	703-1387
CIP Project Type	Repair and Rehabilitation
Facility Type	Healthcare Facility, Clinic
Management Type	Institutional Management
Institution's Project Advocate	Tim Peglow, Associate Vice President for Patient Care Facilities
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	717,500

Project Funding

Hospital Revenues	<u>Proposed</u> <u>\$73,300,000</u>
Total Project Cost	\$73,300,000

Project Cost Detail

	Cost
Building Cost	\$51,948,000
Architectural/Design Services	4,262,000
Project Management	2,664,000
Insurance	1,332,000
Other Professional Fees	1,372,000
Project Contingency	10,656,000
Other Costs	1,066,000
Total Project Cost	\$73,300,000

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 2024
Design Development Approval	February 2025
Construction Notice to Proceed	May 2025
Substantial Completion	January 2028
Final Completion	March 2028

9. U. T. M. D. Anderson Cancer Center: MD Anderson Cancer Center Sugar Land - Approval of design development; 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 recommendations for the MD Anderson Cancer Center Sugar Land project at The University of Texas M. D. Anderson Cancer Center as follows:

- a. approve design development plans;
- b. appropriate funds and authorize expenditure of \$777,000,000 with funding of \$300,000,000 from Revenue Financing System (RFS) Bond Proceeds and \$477,000,000 from Hospital Revenues; 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. M. D. Anderson Cancer Center, which is a "Member" as such term is used in the Master Resolution, possesses the financial capacity to satisfy its direct obligation as defined in the Master Resolution relating to the issuance by the U. T. System Board of Regents of tax-exempt parity debt in the aggregate amount of \$300,000,000.

BACKGROUND INFORMATION

Debt Service

The \$300,000,000 in RFS debt will be repaid from Hospital Revenues. Annual debt service on the \$300,000,000 in RFS debt is expected to be \$16.7 million. The institution's Scorecard Rating of 1.9 at fiscal year-end 2023 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 10, 2022, the Chancellor approved the MD Anderson Sugar Land project for Definition Phase with an anticipated total project cost of \$482,000,000. On May 23, 2024, the Chancellor approved an increased anticipated total project cost to \$627,000,000. On August 22, 2024, the project was included in the CIP with a total project cost of \$777,000,000 with funding of \$300,000,000 from RFS Bond Proceeds and \$477,000,000 from

Hospital Revenues. On September 11, 2024, the Assistant Vice Chancellor for Capital Projects approved the project name change to MD Anderson Cancer Center Sugar Land.

Project Description

The project is part of a series of planned regional expansions. This ambulatory healthcare facility will provide multidisciplinary clinical, surgical, imaging, procedural and therapeutic, and outpatient cancer care services in the Sugar Land region. The project includes the development of approximately 31 acres of land along Interstate Highway 69 frontage road and University Boulevard in Sugar Land, Fort Bend County, Texas, on property acquired by U. T. M. D. Anderson Cancer Center, as approved by the Board on February 25, 2021.

The five-story building will include space for comprehensive cancer center services for adult patients with cancer diagnoses and low to medium acuity needs. Inpatients will not be seen in the facility at the completion of this project, but the project is being designed to accommodate a future inpatient tower addition and a parking garage. The facility will include radiation oncology, medical oncology services, infusion therapy services, surgical services with recovery rooms, associated pharmacy services, oncology-specific diagnostic imaging services, interventional radiology, endoscopy, vascular access, laboratory medicine services, and other related services of a comprehensive cancer center. Approximately 14,648 gross square feet (GSF) of the anticipated 472,000 GSF building will remain shelled for future use as additional recovery rooms.

The scope of the project includes the construction of a building utility plant and site developments such as drainage, surface parking, lighting, and landscaping.

**The University of Texas M. D. Anderson Cancer Center
MD Anderson Cancer Center Sugar Land**

Project Information

Project Number	703-1396
CIP Project Type	New Construction
Facility Type	Healthcare Facility, Hospital
Management Type	Institutional Management
Institution's Project Advocate	Rosanna Morris, Chief Operating Officer
Project Delivery Method	Design/Build
Gross Square Feet (GSF)	472,000
Shell Space (GSF)	14,648

Project Funding

	<u>Current</u>
Revenue Financing System Bond Proceeds ¹	\$300,000,000
Hospital Revenues	<u>\$477,000,000</u>
Total Project Cost	<u>\$777,000,000</u>

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

Project Cost Detail

	Cost
Building Cost	\$443,000,000
Fixed Equipment	150,000,000
Site Development	33,000,000
Furniture and Moveable Equipment	20,150,000
Institutionally Managed Work	-
Architectural/Design Services	24,000,000
Project Management	11,500,000
CIP Support Services	-
Insurance	15,200,000
Other Professional Fees	14,500,000
Project Contingency	61,000,000
Other Costs	4,650,000
Total Project Cost	\$777,000,000

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

MD Anderson Cancer Center Sugar Land (with 3% shell space)	\$939
MD Anderson Cancer Center Sugar Land (Estimated Finish-out)	\$1,058
Texas Higher Education Coordinating Board Average - Healthcare Facility, Hospital	\$798
	Low Quartile
	Median
	High Quartile
Other U. T. System Projects	\$740
Other National Projects	\$779
	\$876
	\$1,310
	\$1,059
	\$2,483

**The University of Texas M. D. Anderson Cancer Center
MD Anderson Cancer Center Sugar Land**
(continued)

Investment Metrics

- Provide cancer care in close proximity to Sugar Land patients by 2029

Project Milestones

Definition Phase Approval	February 2022
Addition to CIP	August 2024
Design Development Approval	November 2024
Construction Notice to Proceed	February 2025
Substantial Completion	April 2028
Final Completion	March 2029

Basis of Design

The planned building life expectancy includes the following elements:

Enclosure: 30 years

Building Systems: 30 years

Interior Construction: 15 years

10. U. T. M. D. Anderson Cancer Center: Inpatient Tower Mobilization - 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 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) and approve the recommendations for the Inpatient Tower Mobilization 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 \$100,000,000 to \$200,000,000;
- b. appropriate and authorize expenditure of additional funds of \$100,000,000 from Hospital Revenues.

BACKGROUND INFORMATION

Previous Actions

On January 6, 2022, the Chancellor approved the Bed Tower Mobilization project for Definition Phase. On May 5, 2022, the project was included in the CIP with a total project cost of \$100,000,000 with funding from Hospital Revenues. On October 3, 2022, the President approved design development plans. On September 9, 2024, the Assistant Vice Chancellor for Capital Projects approved the name change to Inpatient Tower Mobilization project.

Project Description

U. T. M. D. Anderson Cancer Center is preparing to construct a new inpatient bed tower to be located proximate to and interconnected with the institution's Main Building complex, on a site currently occupied by the Percy and Ruth Leggett Jones Basic Research Building, the Bates-Freeman research building, and the Anderson Central Building. The proposed Bed Tower Mobilization project will involve a multi-step approach to include the vacating of approximately 527,100 square feet of existing buildings and preparations for demolition. To consolidate science research laboratories and clinical support functions currently housed in the buildings to be demolished, approximately 400,000 gross square feet of space will be renovated in other facilities proximate to existing inpatient services and associated clinical science laboratories. The project will also include abating vacated spaces, facility modifications to accept connections for temporary bridges installed around the site for the future inpatient bed tower, and detailed analysis and planning to facilitate the decoupling of utility infrastructure in anticipation of future building demolition.

The proposed cost increase includes scope details for many components that were not fully defined and based on conceptual benchmarks. As the component projects have progressed in planning and design, the scopes and costs have refined. Additionally, the project initially planned to open in 2035 has now been escalated to 2033. This acceleration of the targeted opening date has required changes in plans, scope, and costs for the project.

**The University of Texas M. D. Anderson Cancer Center
Inpatient Tower Mobilization**

Project Information

Project Number	703-1393
CIP Project Type	Repair and Rehabilitation
Facility Type	Other
Management Type	Institutional Management
Institution's Project Advocates	Kent Postma, VP for Clinical Infrastructure Development and Growth Giulio Draetta, Senior Vice President and Chief Scientific Officer
Project Delivery Method	Construction Manager-at-Risk, various
Gross Square Feet (GSF)	400,000

Project Funding

	<u>Current</u>	<u>Proposed</u>
Hospital Revenues	<u>\$100,000,000</u>	<u>\$200,000,000</u>
Total Project Cost	<u>\$100,000,000</u>	<u>\$200,000,000</u>

Project Cost Detail

	Cost
Building Cost	\$109,062,900
Fixed Equipment	37,700
Furniture and Moveable Equipment	16,804,200
Institutionally Managed Work	1,263,300
Architectural/Design Services	23,317,100
Project Management	16,520,400
Insurance	2,359,600
Other Professional Fees	10,634,800
Project Contingency	20,000,000
Total Project Cost	\$200,000,000

Project Milestones

Definition Phase Approval	January 2022
Addition to CIP	May 2022
Design Development Approval	October 2022
Construction Notice to Proceed	September 2024
Substantial Completion	June 2028
Final Completion	August 2028