



**TABLE OF CONTENTS  
FOR  
FACILITIES PLANNING AND CONSTRUCTION  
COMMITTEE**

**Committee Meeting:** 2/26/2018

**Board Meeting:** 2/27/2018  
Austin, Texas

R. Steven Hicks, Chairman  
Ernest Aliseda  
David J. Beck  
Kevin P. Eltife  
Jeffery D. Hildebrand  
Rad Weaver

	<b>Committee Meeting</b>	<b>Board Meeting</b>	<b>Page</b>
<b>Convene</b>	4:30 p.m. <i>Chairman Hicks</i>		
1. <b>U. T. System Board of Regents: Discussion and appropriate action regarding Consent Agenda items, if any, assigned for Committee consideration</b>	4:30 p.m. <b>Discussion</b>	<b>Action</b>	<b>311</b>
<b><u>Additions to the CIP</u></b>			
2. <b>U. T. Austin: Cooling Plant No. 1 - Cooling Tower Replacement - Amendment of the FY 2018-2023 Capital Improvement Program to include project; approval of total project cost; and appropriation of funds</b>	4:31 p.m. <b>Action</b> <i>President Fenves</i>	<b>Action</b>	<b>312</b>
3. <b>U. T. Dallas: Campus Landscape Enhancement Phase III - Amendment of the FY 2018-2023 Capital Improvement Program to include project; approval of total project cost; and appropriation of funds</b>	4:37 p.m. <b>Action</b> <i>Dr. Calvin Jamison</i>	<b>Action</b>	<b>314</b>
4. <b>U. T. Rio Grande Valley: School of Medicine Team Based Learning Center - Amendment of the FY 2018-2023 Capital Improvement Program to include project</b>	4:44 p.m. <b>Action</b> <i>President Bailey</i>	<b>Action</b>	<b>316</b>
<b><u>Design Development Approval</u></b>			
5. <b>U. T. Medical Branch - Galveston: League City Campus Expansion 2017 - Amendment of the FY 2018-2023 Capital Improvement Program to increase total project cost; approval of design development; appropriation of funds and authorization of expenditure; and resolution regarding parity debt</b>	4:51 p.m. <b>Action</b> <i>President Callender</i>	<b>Action</b>	<b>319</b>
<b>Adjourn</b>	5:00 p.m.		

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

RECOMMENDATION

The proposed Consent Agenda items assigned to this Committee are [Items 57 - 58](#).

**2. U. T. Austin: Cooling Plant No. 1 - Cooling Tower Replacement - Amendment of the FY 2018-2023 Capital Improvement Program to include project; approval of total project cost; and appropriation of funds**

RECOMMENDATION

The Chancellor concurs in the recommendation of the Deputy Chancellor, 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 Fiscal Year 2018-2023 Capital Improvement Program (CIP) to include the Cooling Plant No. 1 - Cooling Tower Replacement project at The University of Texas at Austin as follows:

- a. approve a total project cost of \$11,000,000 with funding from Unexpended Plant Funds; and
- b. appropriate funds.

BACKGROUND INFORMATION

Project Description

The Cooling Plant No. 1 - Cooling Tower Replacement project consists of the installation of a new 6,000 ton at-grade cooling tower, demolition of the existing 4,500 ton rooftop tower, and roof repair following demolition. Located just west of the existing plant at the J. J. Pickle Research Campus, the new tower will have expansion capacity of an additional 2,000 tons at full build out as additional capacity is needed.

The existing tower currently serves more than 800,000 gross square feet of research and office space, is currently operating at capacity, and is exhibiting pending failures of key components. The demand on the existing equipment is anticipated to grow as more facilities are constructed at the Pickle Research Campus. Based on the condition of existing equipment and anticipated growth, a new and expandable tower is required in the near future.

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.

**The University of Texas at Austin  
Cooling Plant No. 1 - Cooling Tower Replacement**

**Project Information**

Project Number 102-1166  
 CIP Project Type Repair and Rehabilitation  
 Facility Type Utilities/Infrastructure  
 Management Type Institutionally Managed  
 Institution’s Project Advocates Michael Manoucheri, Associate Director - Power Plant Operations  
 Project Delivery Method Competitive Sealed Proposals  
 Gross Square Feet (GSF) N/A

**Project Funding**

	<u>Proposed</u>
Unexpended Plant Funds	<u>\$ 11,000,000</u>
Total Project Cost	\$ 11,000,000

**Project Cost Detail**

Building Cost - Roof Repairs	\$ 415,000
Fixed Equipment	8,977,500
Site Development	600,000
Furniture and Moveable Equipment	-
Institutionally Managed Work	50,000
Architectural/Design Services	285,000
Project Management Fees	-
Insurance	185,000
Other Professional Fees	127,500
Project Contingency	345,000
Other Costs	15,000
<b>Total Project Cost</b>	<b>\$11,000,000</b>

**Project Planning**

Definition Phase Completed	No
Owner’s Project Requirements	N/A
Basis of Design	N/A
Schematic Design	N/A
Detailed Cost Estimate	Yes

**Project Milestones**

Definition Phase Approval	N/A
Addition to CIP	February 2018
Design Development Approval	February 2018
Construction Notice to Proceed - Phase 1	May 2018
Substantial Completion	April 2019

3. **U. T. Dallas: Campus Landscape Enhancement Phase III - Amendment of the FY 2018-2023 Capital Improvement Program to include project; approval of total project cost; and appropriation of funds**

RECOMMENDATION

The Chancellor concurs in the recommendation of the Deputy Chancellor, 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 Fiscal Year 2018-2023 Capital Improvement Program (CIP) to include the Campus Landscape Enhancement Phase III project at The University of Texas at Dallas as follows:

- a. approve a total project cost of \$18,000,000 with funding from Gifts; and
- b. appropriate funds.

BACKGROUND INFORMATION

Previous Actions

On January 12, 2018, the Chancellor approved this project for Definition Phase.

Project Description

The proposed project is intended to enhance the remaining campus landscape areas to create visually attractive outdoor gathering locations and provide green spaces where students, faculty, and staff can enjoy natural surroundings. Portions of the campus remain untouched after nearly 50 years. As the campus has grown rapidly over the past decade, there has been a need to convert former roadways into pedestrian pathways. This continued approach is needed to create a safe pedestrian grid that will allow easy access to the campus' core academic buildings.

The project will include the installation of pedestrian sidewalks, service vehicle access ways, and regionally appropriate trees and ground cover. Lighting will also be included to enhance campus safety and visibility during nighttime hours.

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

**The University of Texas at Dallas  
Campus Landscape Enhancement Phase III**

**Project Information**

Project Number	302-1167
CIP Project Type	Repair and Rehabilitation
Facility Type	Landscape
Management Type	Office of Facilities Planning and Construction
Institution's Project Advocate	Calvin Jamison, Vice President for Administration
Project Delivery Method	Competitive Sealed Proposals
Gross Square Feet (GSF)	N/A

**Project Funding**

Gifts <sup>1</sup>	<u>Proposed</u> <u>\$18,000,000</u>
Total Project Cost	\$18,000,000

<sup>1</sup> Gift funding in hand

**Project Cost Detail**

Building Cost	-
Fixed Equipment	-
Site Development	\$13,500,000
Furniture and Moveable Equipment	-
Institutionally Managed Work	100,000
Architectural/Design Services	2,000,000
Project Management Fees	757,170
Insurance	263,250
Other Professional Fees	336,750
Project Contingency	542,830
Other Costs	<u>500,000</u>
Total Project Cost	\$18,000,000

**Project Planning**

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

**Project Milestones**

Definition Phase Approval	January 2018
Addition to CIP	February 2018
Design Development Approval	August 2018
Construction Notice to Proceed - Phase 1	March 2019
Substantial Completion	April 2021

**4. U. T. Rio Grande Valley: School of Medicine Team Based Learning Center - Amendment of the FY 2018-2023 Capital Improvement Program to include project**

RECOMMENDATION

The Chancellor concurs in the recommendation of the Deputy Chancellor, 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 Fiscal Year 2018-2023 Capital Improvement Program (CIP) to include the School of Medicine Team Based Learning Center project at The University of Texas Rio Grande Valley.

BACKGROUND INFORMATION

Previous Actions

On November 19, 2017, the Chancellor approved this project for Definition Phase in the amount of \$12,200,000. On December 6, 2012, the Board approved \$100 million over the next 10 years of unspecified resources to be used for start-up costs for the School of Medicine. To date, the Board has fulfilled this commitment through multiple appropriations of Permanent University Fund (PUF) Bond Proceeds totaling \$50 million.

On February 6, 2014, the Board authorized construction of the South Texas Medical Academic Building (STMAB) with funding of \$54,000,000 from PUF Bond Proceeds. On October 2, 2017, the Chancellor approved a transfer of \$5,002,268 of unspent PUF Bond Proceeds from the STMAB project to this proposed project. On August 20, 2015, the Board approved \$10,000,000 in PUF Bond Proceeds to be used in support of eligible capital expenses associated with the start-up of the medical school, of which \$7,197,732 will be transferred to this proposed project.

Project Description

The proposed project will be an extension of the existing Medical Education Building (formerly the South Texas Medical Academic Building) located on the Edinburg Campus. This facility is necessary to accommodate current and expected growth in the School of Medicine while maintaining the mission of the school as a catalyst for education in health care. The building will house faculty and administrative offices, small group study spaces for the growing medical student population, flexible and general purpose classrooms, conference rooms, and support spaces.

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

**The University of Texas Rio Grande Valley  
School of Medicine Team Based Learning Center**

**Project Information**

Project Number	903-1159
CIP Project Type	New Construction
Facility Type	Office, General
Management Type	Office of Facilities Planning and Construction
Institution's Project Advocates	Marta Salinas-Hovar, AIA, Associate Vice President for Facilities Planning and Operations Michael Patriarca, Executive Vice Dean, Finance and Administration Sofia Hernandez, Chief of Staff for the School of Medicine
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	23,996

**Project Funding**

	<u>Proposed</u>
Permanent University Fund Bond Proceeds <sup>1</sup>	<u>\$12,200,000</u>
Total Project Cost	<u>\$12,200,000</u>

<sup>1</sup> Permanent University Fund (PUF) Bond Proceeds include \$5,002,268 transferred from previously approved funding for the Medical Education Building and \$7,197,732 committed to the project from the Board's previously awarded PUF support for the School of Medicine

**Project Cost Detail**

Building Cost	\$ 5,875,885
Fixed Equipment	600,000
Site Development	1,265,000
Furniture and Moveable Equipment	700,896
Institutionally Managed Work	390,000
Architectural/Design Services	716,702
Project Management Fees	461,771
Insurance	251,851
Other Professional Fees	1,500,000
Project Contingency	400,000
Other Costs	<u>37,895</u>
Total Project Cost	\$12,200,000

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

School of Medicine Team Based Learning Center	\$245		
Texas Higher Education Coordinating Board Average - Office, General	\$293		
	Low Quartile	Median	High Quartile
Other U. T. System Projects	\$203	\$214	\$255
Other National Projects	\$324	\$497	\$755



**The University of Texas Rio Grande Valley  
School of Medicine Team Based Learning Center  
(Continued)**

**Investment Metric**

- Increase enrollment from 100 to 200 students by 2020

**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	November 2017
Addition to CIP	February 2018
Design Development Approval	May 2018
Construction Notice to Proceed - Phase 1	September 2018
Substantial Completion	November 2019

**5. U. T. Medical Branch - Galveston: League City Campus Expansion 2017 - Amendment of the FY 2018-2023 Capital Improvement Program to increase total project cost; 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 Deputy Chancellor, 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 League City Campus Expansion 2017 project at The University of Texas Medical Branch at Galveston as follows:

- a. amend the Fiscal Year 2018-2023 Capital Improvement Program (CIP) to increase the total project cost from \$156,600,000 to \$178,800,000;
- b. approve design development plans;
- c. appropriate funds and authorize expenditure of \$143,434,000 with \$128,534,000 from Revenue Financing System (RFS) Bond Proceeds, \$10,100,000 from Permanent University Fund (PUF) Bond Proceeds, and \$4,800,000 from Hospital Revenues; 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. Medical Branch - Galveston, 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 \$128,534,000.

BACKGROUND INFORMATION

Debt Service

The \$128,534,000 in RFS debt will be repaid from Hospital Revenues. Annual debt service on the total \$163,900,000 RFS debt is expected to be \$9.7 million. The institution's debt service coverage is expected to be at least 2.5 times and average 2.7 times over FY 2018-2023.

### Previous Actions

On July 10, 2016, the Chancellor approved this project for Definition Phase. On November 10, 2016, the Board approved an allocation of \$10,100,000 in Permanent University Bond (PUF) Bond Proceeds. On May 10, 2017, the project was included in the Capital Improvement Program with a total project cost of \$156,600,000 with funding of \$142,000,000 from RFS Bond Proceeds, \$10,100,000 from PUF Bond Proceeds, and \$4,500,000 from Hospital Revenues, and \$35,366,000 in RFS Bond Proceeds was authorized for expenditure for Phase 1 of this project.

### Project Description

The League City Campus Expansion 2017 is aligned with the U. T. Medical Branch - Galveston League City Master Plan. Phase 1 of this expansion project consists of construction of a parking garage, a multiuse support building, and a pedestrian bridge. Phase 2 will include 60 new beds, diagnostic/ancillary space, and finish out of six additional beds in existing shell space in the League City Hospital, increasing the total League City Campus in-patient capacity from 31 to 97 beds. This will meet the current and projected demand and includes the addition of acuity adaptable rooms and space to accommodate essential services to support expanded inpatient and emergency room volume. The acuity adaptable beds will support ICU care for U. T. M. D. Anderson Cancer Center and U. T. Medical Branch patients.

Phase 2 of this project also includes the Permanent University Fund (PUF) funded Academic and Patient Care Center (APCC). The APCC will include a telehealth/teleconference center for joint use by U. T. Medical Branch and U. T. M. D. Anderson Cancer Center, a radiation treatment component for U. T. Medical Branch patients, and a small business center to support the clinical research activities of both institutions.

The proposed increase in the total project cost results from better definition of scope of the renovation required to support the U. T. M. D. Anderson Cancer Center - League City building. The additional cost increase is also a result of modifying the current building's circulation and public spaces to align with the long-term master plan for the campus and to better position the facility for future expansion.

**The University of Texas Medical Branch - Galveston  
League City Campus Expansion 2017**

**Project Information**

Project Number 601-1093  
 CIP Project Type New Construction/Repair and Rehabilitation (R&R)  
 Facility Type Healthcare Facility, Hospital/Parking Structure  
 Management Type Institutional Management  
 Institution's Project Advocates Donna Sollenberger, Executive Vice President and Chief Executive Officer  
 Cheryl Sadro, Executive Vice President and Chief Business and Finance Officer  
 Project Delivery Method Construction Manager-at-Risk  
 Gross Square Feet (GSF) 171,100 GSF - Hospital Expansion  
 37,500 GSF - R&R, Build-out current shell space  
 9,000 GSF - Pedestrian Bridge  
 33,000 GSF - Multiuse Building  
 740 Spaces - Parking Structure

**Project Funding**

	<u>Current</u>	<u>Proposed</u>
Revenue Financing System Bond Proceeds <sup>1</sup>	\$142,000,000	\$163,900,000
Permanent University Fund Bond Proceeds	\$ 10,100,000	\$ 10,100,000
Hospital Revenues	<u>\$ 4,500,000</u>	<u>\$ 4,800,000</u>
Total Project Cost	\$156,600,000	\$178,800,000

<sup>1</sup> Revenue Financing System Bond Proceeds (RFS) to be repaid from Hospital Revenues

**Project Cost Detail**

Building Cost - Phase 1	
League City Parking Garage	\$ 14,748,700
League City Multiuse Building/Pedestrian Bridge	16,766,155
Building Cost - Phase 2	
League City Hospital Expansion 2017	83,618,864
League City Hospital Current Shell Build-out/R&R	15,121,800
Fixed Equipment	-
Site Development	-
Furniture and Moveable Equipment	24,325,000
Institutionally Managed Work	-
Architectural/Design Services	7,644,031
Project Management Fees	4,900,000
Insurance	2,659,000
Other Professional Fees	-
Project Contingency	6,928,481
Other Costs	<u>2,087,969</u>
Total Project Cost	\$178,800,000

**The University of Texas Medical Branch - Galveston  
League City Campus Expansion 2017**  
(continued)

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

League City Hospital Expansion 2017 (with 7% Shell Space)	\$489		
League City Hospital Expansion 2017 (Estimated Total Finish-Out)	\$517		
Texas Higher Education Coordinating Board Average - Healthcare Facility, Hospital	\$479		
	Low Quartile	Median	High Quartile
Other U. T. System Projects	\$382	\$520	\$548
Other Texas Projects	\$378	\$433	\$566
Other National Projects	\$459	\$600	\$950

**Building Cost per Bed Benchmarks** (escalated to midpoint of construction)

League City Hospital Expansion 2017 (with 7% Shell Space - 60 beds)	\$1,393,648		
League City Hospital Expansion 2017 (Estimated Total Finish-Out)	\$1,474,793		
	Low Quartile	Median	High Quartile
Other U. T. System Projects	\$1,025,223	\$1,185,080	\$1,540,648
Other Texas Projects	\$ 832,832	\$1,038,075	\$1,184,122
Other National Projects	\$1,025,432	\$1,663,430	\$2,564,457

**Investment Metric**

- Curb outmigration by capturing 23,000 of the 80,100+ patients discharged from hospitals outside market

**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	October 2016
Addition to CIP	May 2017
Design Development Approval - Phase 1	May 2017
Design Development Approval - Phase 2	February 2018
Construction Notice to Proceed - Phase 1	June 2017
Construction Notice to Proceed - Phase 2	March 2018
Substantial Completion	February 2020

**The University of Texas Medical Branch - Galveston  
League City Campus Expansion 2017**  
(continued)

**Basis of Design**

The planned building life expectancy includes the following elements:

Enclosure: 50 years

Building Systems: 50 years

Interior Construction: 50 years