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FOR
FACILITIES PLANNING AND CONSTRUCTION
COMMITTEE**

Committee Meeting: 2/26/2020

Board Meeting: 2/27/2020
Austin, Texas

David J. Beck, Chairman
Christina Melton Crain
R. Steven Hicks
Nolan Perez
Kelcy L. Warren
Rad Weaver

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Convene	<i>11:00 a.m.</i> <i>Chairman Beck</i>		
1. U. T. System Board of Regents: Discussion and appropriate action regarding Consent Agenda items, if any, assigned for Committee consideration	<i>11:00 a.m.</i> Discussion	Action	306
<u>Addition to the CIP</u>			
2. U. T. Austin: Blanton Museum of Art Master Plan - Amendment of the current Capital Improvement Program to include project; approval of total project cost; and appropriation of funds	<i>11:05 a.m.</i> Action <i>President Fenves</i>	Action	307
3. U. T. Austin: George I. Sanchez Building Renovation Floors 2-5 - Amendment of the current Capital Improvement Program to include project; approval of total project cost; and appropriation of funds	<i>11:10 a.m.</i> Action <i>President Fenves</i>	Action	309
4. U. T. Austin: Texas Athletics Basketball and Rowing Training Facility - Amendment of the current Capital Improvement Program to include project	<i>11:15 a.m.</i> Action <i>President Fenves</i>	Action	312
<u>Design Development Approval</u>			
5. U. T. Arlington: Administrative and Faculty Support Services Building - Approval of design development; and appropriation of funds and authorization of expenditure	<i>11:20 a.m.</i> Action <i>President Karbhari</i>	Action	315

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<u>Modification to the CIP</u>			
6. U. T. Health Science Center - Houston: Academic Extension Building 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	11:25 a.m. Action <i>Mr. Stephen Harris</i>	Action	318
Adjourn	11:30 a.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 item assigned to this Committee is [Item 59](#).

2. U. T. Austin: Blanton Museum of Art Master Plan - 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 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 Blanton Museum of Art Master Plan project at The University of Texas at Austin as follows:

- a. amend the current CIP and approve a total project cost of \$29,000,000; and
- b. appropriate funds of \$29,000,000 with funding of \$26,000,000 from Gifts and \$3,000,000 from the Available University Fund.

BACKGROUND INFORMATION

Previous Action

On February 10, 2019, the Chancellor approved this project for Definition Phase.

Project Description

The project seeks to renovate existing grounds to create a specific district plan that enhances the museum campus. The project will establish a pedestrian and visitor friendly environment with a clear walking path from the adjacent parking garage to the front door of the museum and among the three museum buildings, construct a programmable outdoor area, and address drop-off and shade issues, creating a sense of cohesion between the buildings. The project will include façade updates at the entries of the Jack S. Blanton Museum of Art (BMA) and the Blanton Museum Smith Building (BMS), with minor interior renovations to the entry of the BMA and the entry, current café area, and small areas of the second and third floors of the BMS.

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 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
Blanton Museum of Art Master Plan**

Project Information

Project Number	102-1237
CIP Project Type	Repair and Rehabilitation
Facility Type	Other (Landscape, Museum)
Management Type	Institutional Management
Institution's Project Advocate	Simone Wicha, Director of Blanton Museum of Art
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	9,111

Project Funding

	<u>Proposed</u>
Gifts ¹	\$26,000,000
Available University Fund	<u>\$ 3,000,000</u>
Total Project Cost	\$29,000,000

¹Gifts are not fully collected or committed at this time; however, the Office of Finance has determined the institution has sufficient local funds to cover any shortfall

Project Cost Detail

Building Cost (BMA and BMS)	\$3,999,000
Fixed Equipment	-
Site Development	9,283,000
Furniture and Moveable Equipment	504,000
Institutionally Managed Work	300,000
Architectural/Design Services	1,720,000
Project Management Fees	630,000
Insurance	553,000
Other Professional Fees	20,000
Project Contingency	1,829,000
Other Costs	<u>10,162,000</u>
Total Project Cost	\$29,000,000

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 2019
Addition to CIP	February 2020
Design Development Approval	March 2020
Construction Notice to Proceed	October 2020
Substantial Completion	November 2021

3. U. T. Austin: George I. Sanchez Building Renovation Floors 2-5 - 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 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 George I. Sanchez Building Renovation Floors 2-5 project at The University of Texas at Austin as follows:

- a. amend the current CIP and approve a total project cost of \$18,200,000; and
- b. appropriate funds of \$18,200,000 with funding of \$10,700,000 from the Available University Fund, \$5,900,000 from Gifts, \$1,524,830 from Designated Funds, and \$75,170 from Unexpended Plant Funds.

BACKGROUND INFORMATION

Previous Action

On October 30, 2019, the Chancellor approved this project for Definition Phase.

Project Description

The project will consolidate student-focused services and amenities for the College of Education to create a welcome and visible entry for student advising and counseling, an information technology help desk, and student collaboration space. The project will also create a centralized and flexible research space that will accommodate externally funded research projects and will help recruit nationally prominent faculty. Upgrades to aging infrastructure systems are also included, as are minimal renovations on Floors 3 and 4.

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 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
George I. Sanchez Building Renovation Floors 2 - 5**

Project Information

Project Number	102-1290
CIP Project Type	Repair and Rehabilitation
Facility Type	Office, General
Management Type	Institutional Management
Institution's Project Advocate	Beth Maloch, Associate Dean for Administration and Educator Preparation, College of Education
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	43,000

Project Funding

	<u>Proposed</u>
Available University Fund	\$10,700,000
Gifts ¹	\$ 5,900,000
Designated Funds	\$ 1,524,830
Unexpended Plant Funds	<u>\$ 75,170</u>
Total Project Cost	\$18,200,000

¹Gifts are not fully collected or committed at this time; however, the Office of Finance has determined the institution has sufficient local funds to cover any shortfall

Project Cost Detail

Building Cost	\$13,000,000
Fixed Equipment	-
Site Development	-
Furniture and Moveable Equipment	850,000
Institutionally Managed Work	950,000
Architectural/Design Services	1,255,000
Project Management Fees	520,000
Insurance	-
Other Professional Fees	50,000
Project Contingency	1,375,000
Other Costs	<u>200,000</u>
Total Project Cost	\$18,200,000

Project Planning

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

The University of Texas at Austin
George I. Sanchez Building Renovation Floors 2 - 5
(continued)

Project Milestones

Definition Phase Approval	October 2019
Addition to CIP	February 2020
Design Development Approval	March 2020
Construction Notice to Proceed	July 2020
Substantial Completion	December 2021

4. U. T. Austin: Texas Athletics Basketball and Rowing Training Facility - Amendment of the current Capital Improvement Program to include project

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the 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 Texas Athletics Basketball and Rowing Training Facility project at The University of Texas at Austin.

BACKGROUND INFORMATION

Previous Action

On December 9, 2019, the Chancellor approved this project for Definition Phase.

Project Description

The project will replace the Denton A. Cooley Pavilion basketball training facility after it is decommissioned following completion of the Moody Center. The building will serve as the primary training facility for the Men's and Women's Basketball programs and the Women's Rowing program. The three-story facility will include basketball courts, rooms for rowing ergometers, strength and conditioning, sports medicine, players' lounges, meeting rooms, and coach and staff offices. Also included in the project will be the interior finish-out of space in the Moody Center for locker rooms for the men, women, and visiting basketball teams, as well as retail store 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. 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
Texas Athletics Basketball and Rowing Training Facility**

Project Information

Project Number	102-1292
CIP Project Type	New Construction
Facility Type	Athletic
Management Type	Institutional Management
Institution's Project Advocates	Arthur Johnson, Executive Senior Associate Athletics Director Shawn Eichorst, Deputy Athletic Director/Chief Operating Officer
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	75,200 – New Construction 12,600 – R&R

Project Funding

Revenue Financing System Bond Proceeds ¹	<u>Proposed</u> \$60,000,000
Total Project Cost	\$60,000,000

¹RFS Bond Proceeds to be repaid by Gifts, as received

Project Cost Detail

Building Cost – New Construction	\$30,000,000
Building Cost – Moody Center Locker Rooms and Retail Space	6,255,580
Fixed Equipment	3,625,557
Site Development	2,417,040
Furniture and Moveable Equipment	3,613,397
Institutionally Managed Work	1,903,418
Architectural/Design Services	3,752,453
Project Management Fees	1,650,000
Insurance	1,205,498
Other Professional Fees	2,889,126
Project Contingency	2,687,931
Other Costs	-
Total Project Cost	\$60,000,000

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

Texas Athletics Basketball and Rowing Training Facility	\$399		
Texas Higher Education Coordinating Board Average - Athletics	\$523		
	Low Quartile	Median	High Quartile
Other U. T. System Projects	\$319	\$359	\$361
Other National Projects	\$295	\$364	\$441

The University of Texas at Austin
Texas Athletics Basketball and Rowing Training Facility
(continued)

Investment Metric

- Increase efficiency in cost and co-location of training facilities by utilizing shared resources to benefit both basketball and rowing programs by 2022

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 2019
Addition to CIP	February 2020
Design Development Approval	May 2020
Construction Notice to Proceed	June 2020
Substantial Completion	June 2022

Basis of Design

The planned building life expectancy includes the following elements:

Enclosure: 50 years
Building Systems: 30 years
Interior Construction: 20 years

5. U. T. Arlington: Administrative and Faculty Support Services Building - Approval of design development; 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 recommendation for the Administrative and Faculty Support Services Building project at The University of Texas at Arlington.

- a. approve design development plans; and
- b. appropriate funds and authorize expenditure of \$26,000,000 from Unexpended Plant Funds.

BACKGROUND INFORMATION

Previous Actions

On August 8, 2018, the Chancellor approved the Trinity House Repurposing project as a Repair and Rehabilitation project for Definition Phase. On September 28, 2019, the Chancellor reapproved Definition Phase of the project as the Administrative and Faculty Support Services Building as a new construction project. On November 14, 2019, the project was included in the Capital Improvement Program (CIP) with a total project cost of \$26,000,000 with funding from Unexpended Plant Funds.

Project Description

The proposed project will construct a three-story building in an open office environment for high efficiency and utilization, will provide training room and conference room spaces, and will include a media production area to serve administrative and faculty support services. Approximately half of the facility will house the Office of Information Technology, currently housed at the Arlington Regional Data Center in Fort Worth. The remaining space will be focused on faculty support, including the Center for Research on Teaching and Learning Excellence and the Link Lab, including programs for engagement and training, and for analytics associated with student success.

During the Definition Phase for the Trinity House Repurposing project, it was determined that the cost savings of reusing the existing building frame, versus a complete tear-down and construction of a new building, would be significantly less than anticipated. Trinity House has now been demolished. Additional benefits of new construction were also established due to increased flexibility of the building design. Benefits will include a more efficient interior layout; increased ceiling heights allowing for greater efficiency in mechanical, electrical, and plumbing systems; reduced elevator and stair costs due to a three-story design, in lieu of four stories; and the ability to design and construct a building more in keeping with the university's campus master plan.

**The University of Texas at Arlington
Administrative and Faculty Support Services Building**

Project Information

Project Number	301-1251
CIP Project Type	New Construction
Facility Type	Office, General
Management Type	Institutional Management
Institution's Project Advocate	John Hall, Vice President, Administration and Campus Operations
Project Delivery Method	Design/Build
Gross Square Feet (GSF)	57,265

Project Funding

	<u>Proposed</u>
Unexpended Plant Funds	<u>\$26,000,000</u>
Total Project Cost	\$26,000,000

Project Cost Detail

Building Cost	\$17,225,489
Fixed Equipment	-
Site Development	250,000
Furniture and Moveable Equipment	1,400,000
Institutionally Managed Work	2,128,608
Architectural/Design Services	1,353,212
Project Management Fees	375,000
Insurance	367,691
Other Professional Fees	1,600,000
Project Contingency	1,300,000
Other Costs	-
Total Project Cost	<u>\$26,000,000</u>

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

Administrative and Faculty Support Services Building	\$301		
Texas Higher Education Coordinating Board Average – Office, General	\$377		
	Low Quartile	Median	High Quartile
Other U. T. System Projects	\$303	\$408	\$465
Other National Projects	\$392	\$540	\$571

Investment Metric

- Increase level of service to support expanding programs and service activities by 2021

The University of Texas at Arlington
Administrative and Faculty Support Services Building
(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	September 2019
Addition to CIP	November 2019
Design Development Approval	February 2020
Construction Notice to Proceed	March 2020
Substantial Completion	December 2020

Basis of Design

The planned building life expectancy includes the following elements:

- Enclosure: 50 years
- Building Systems: 15 - 20 years
- Interior Construction: 10 - 15 years

6. U. T. Health Science Center - Houston: Academic Extension Building 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 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 Academic Extension Building Renovation project at The University of Texas Health Science Center at Houston as follows:

- a. amend the current Capital Improvement Program (CIP) to increase the total project cost from \$23,000,000 to \$29,500,000;
- b. appropriate funds and authorize expenditure of an additional \$6,500,000 with funding from Revenue Financing System (RFS) 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. Health Science Center - Houston, 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 \$6,500,000.

BACKGROUND INFORMATION

Debt Service

The \$6,500,000 in RFS debt will be repaid from auxiliary resources. Annual debt service on the \$6,500,000 RFS debt is expected to be \$373,000. The institution's Scorecard Rating of 4.7 at fiscal year-end 2019 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 September 28, 2015, the Chancellor approved this project for Definition Phase. On February 11, 2016, the project was included in the CIP with a total project cost of \$23,000,000 with funding from RFS Bond Proceeds. On February 17, 2017, the president approved design development and authorized expenditure of funds.

Project Description

The original scope of this project was for renovation of the five-story Academic Extension Building including updating the mechanical, electrical, and plumbing systems to be viable for the next 20 years. The proposed increase in the cost will update those systems with modern, energy efficient systems to extend the viability of the facility for the next 40 years, twice the life span of the initial design. Additional increases are needed to cover unforeseen conditions that could not be determined until construction started and to ensure safety code compliance. It is anticipated that annual operating costs will decrease at the completion of the project due to utility efficiencies gained and reduced maintenance costs.

**The University of Texas Health Science Center at Houston
Academic Extension Building Renovation**

Project Information

Project Number	701-937
CIP Project Type	Repair and Rehabilitation
Facility Type	Other
Management Type	Institutional Management
Institution's Project Advocate	Kevin Dillon, Senior Executive Vice President and Chief Operating Officer
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	151,240

Project Funding

	<u>Current</u>	<u>Proposed</u>
Revenue Financing System Bond Proceeds ¹	<u>\$23,000,000</u>	<u>\$29,500,000</u>
Total Project Cost	<u>\$23,000,000</u>	<u>\$29,500,000</u>

¹ RFS Bond Proceeds to be repaid from parking revenue, leased space, and other auxiliary enterprise resources

Project Cost Detail

Building Cost	\$ 23,200,000
Fixed Equipment	50,000
Site Development	-
Furniture and Moveable Equipment	5,000
Institutionally Managed Work	71,000
Architectural/Design Services	2,000,000
Project Management Fees	590,000
Insurance	-
Other Professional Fees	350,000
Project Contingency	2,950,000
Other Costs	<u>284,000</u>
Total Project Cost	<u>\$29,500,000</u>

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 2015
Addition to CIP	February 2016
Design Development Approval	February 2017
Construction Notice to Proceed	November 2016
Substantial Completion	December 2020