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FOR
FACILITIES PLANNING AND CONSTRUCTION
COMMITTEE**

Committee Meeting: 2/19/2025

Board Meeting: 2/20/2025
Austin, Texas

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

| | Committee Meeting | Board Meeting | Page |
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| Convene | <i>4:30 p.m.</i> <i>Chairman Weaver</i> | | |
| 1. U.T. System Board of Regents: Discussion and appropriate action regarding Consent Agenda items, if any, assigned for Committee consideration | Discussion | Action | 210 |
| 2. U.T. Rio Grande Valley: Port Isabel Marine Ecosystems Research Facility - Amendment of the current Capital Improvement Program to include project | Action <i>President Bailey</i> | Action | 211 |
| 3. U.T. Rio Grande Valley: Repair and Renovation of the Brownsville Visual Arts Complex - Amendment of the current Capital Improvement Program to include project; approval of total project cost; approval of design development; appropriation of funds and authorization of expenditure; and resolution regarding parity debt | Action <i>President Bailey</i> | Action | 214 |
| 4. Stephen F. Austin State University: Forestry, Agriculture, and Interdisciplinary project - Amendment of the current Capital Improvement Program to increase total project cost; approval of design development; and appropriation of funds and authorization of expenditure | Action <i>President Weaver</i> | Action | 217 |
| 5. U.T. Medical Branch - Galveston: East Plant Chiller Build-out and Utility Loop Connection - Amendment of the current Capital Improvement Program to include project; approval of total project cost; and appropriation of funds | Action <i>President Reiser</i> | Action | 220 |
| Adjourn | <i>5:00 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 222](#).

2. U.T. Rio Grande Valley: Port Isabel Marine Ecosystems Research 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 Port Isabel Marine Ecosystems Research Facility project at The University of Texas Rio Grande Valley.

BACKGROUND INFORMATION

Previous Actions

On August 29, 2023, the Chancellor approved the Port Isabel Research and Redevelopment project for Definition Phase. On December 19, 2024, the project name change to Port Isabel Marine Ecosystems Research Facility was approved.

Project Description

The proposed project will consist of seven research labs for the Marine Science program to include graduate student workspace, conference, and administrative support areas. The new single-story building is designed to meet and withstand harsh marine environment conditions, windstorm, and flood surge conditions. The program is currently housed in five portable research buildings which are nearing life expectancy due to coastal location with longtime exposure to marine conditions. The mechanical systems and the subflooring are in immediate need of replacement in several buildings. Upon completion of the project, the portable buildings will be removed, which will decrease the institution's deferred maintenance.

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. It has been determined that this project would best be managed by the U.T. Rio Grande Valley Facilities Management personnel who have the experience and capability to manage all aspects of the work.

**The University of Texas Rio Grande Valley
Port Isabel Marine Ecosystems Research Facility**

Project Information

| | |
|--------------------------------|--|
| Project Number | 903-1497 |
| CIP Project Type | New Construction |
| Facility Type | Laboratory, General |
| Management Type | Institutional Management |
| Institution's Project Advocate | Roldan Valverde, Director, School of Earth, Environmental, and Marine Science |
| Project Delivery Method | Construction Manager-at-Risk |
| Gross Square Feet (GSF) | 14,500 |

Project Funding

| | |
|---|--|
| Revenue Financing System Bond Proceeds ¹ | <u>Proposed</u> <u>\$21,500,000</u> |
| Total Project Cost | \$21,500,000 |

¹ Revenue Financing System (RFS) Bond Proceeds to be repaid from Designated Funds

Project Cost Detail

| | Cost |
|----------------------------------|---------------------|
| Building Cost | \$10,391,011 |
| Fixed Equipment | 2,186,427 |
| Site Development | 2,927,963 |
| Furniture and Moveable Equipment | 800,000 |
| Institutionally Managed Work | 839,620 |
| Architectural/Design Services | 1,503,916 |
| Project Management | 865,000 |
| CIP Support Services | 25,000 |
| Insurance | 299,074 |
| Other Professional Fees | 472,553 |
| Project Contingency | 1,089,436 |
| Other Costs | 100,000 |
| Total Project Cost | \$21,500,000 |

The University of Texas Rio Grande Valley
Port Isabel Marine Ecosystems Research Facility
 (continued)

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

| | |
|---|-------|
| Port Isabel Marine Ecosystems Research Facility | \$717 |
| Texas Higher Education Coordinating Board Average - Laboratory, General | \$812 |

| | Low Quartile | Median | High Quartile |
|----------------------------|--------------|--------|---------------|
| Other U.T. System Projects | \$703 | \$785 | \$825 |
| Other National Projects | \$753 | \$945 | \$1,231 |

Investment Metric

- Increase enrollment for graduate students from 25 to 50 and undergraduate enrollment from 10 to 20 students 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 | August 2023 |
| Addition to CIP | February 2025 |
| Design Development Approval | May 2025 |
| Construction Notice to Proceed | June 2025 |
| Substantial Completion | November 2026 |
| Final Completion | December 2026 |

Basis of Design

The planned building life expectancy includes the following elements:

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

3. **U.T. Rio Grande Valley: Repair and Renovation of the Brownsville Visual Arts Complex - Amendment of the current Capital Improvement Program to include project; approval of 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 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 the Brownsville Visual Arts Complex 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 \$39,000,000;
- b. approve design development plans;
- c. appropriate funds and authorize expenditure of \$39,000,000 from Revenue Financing System (RFS) Bond Proceeds; 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 \$39,000,000.

BACKGROUND INFORMATION

Debt Service

The \$39,000,000 in RFS debt is expected to be repaid from local designated funds. Annual debt service on the \$39,000,000 in RFS debt is expected to be \$2.17 million. The institution's Scorecard Rating of 3.4 at fiscal year-end 2024 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 January 31, 2025, the Chancellor approved the project for Definition Phase.

Project Description

The proposed project includes renovations to the recently purchased, former Longoria Elementary School, to house the School of Art and Design (School). Currently, the School operates out of leased space from Texas Southmost College. This project will reduce the amount of space leased, support space demands of the program, and is conveniently located near the Brownsville Campus.

The comprehensive scope of renovations to 14 of the existing 15 buildings includes hazardous materials abatement, minor demolition, life safety enhancements, upgrades to building codes, accessibility upgrades, site enhancements, roofing, and exterior improvements. One existing building will be demolished, and a new restroom facility will be added.

This proposed Repair and Rehabilitation project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. It has been determined that this project would best be managed by the U.T. Rio Grande Valley Facilities Management personnel who have the experience and capability to manage all aspects of the work.

**The University of Texas Rio Grande Valley
Repair and Renovation of the Brownsville Visual Arts Complex**

Project Information

Project Number 903-1547
 CIP Project Type Repair and Rehabilitation
 Facility Type Classroom, General
 Management Type Institutional Management
 Institution’s Project Advocate Jeffrey Ward, Dean, College of Fine Arts
 Project Delivery Method Construction Manager-at-Risk
 Gross Square Feet (GSF) 43,300

Project Funding

Revenue Financing System Bond Proceeds¹ Proposed
\$39,000,000
 Total Project Cost \$39,000,000

¹ Revenue Financing System (RFS) Bond Proceeds to be repaid from Designated Funds

Project Cost Detail

| | Cost |
|----------------------------------|---------------------|
| Building Cost | \$19,582,000 |
| Fixed Equipment | 300,000 |
| Site Development | 6,340,000 |
| Furniture and Moveable Equipment | 1,571,430 |
| Institutionally Managed Work | 2,780,000 |
| Architectural/Design Services | 2,315,070 |
| Project Management | 1,535,000 |
| CIP Support Services | 25,000 |
| Insurance | 745,047 |
| Other Professional Fees | 670,000 |
| Project Contingency | 1,876,453 |
| Other Costs | 1,260,000 |
| Total Project Cost | \$39,000,000 |

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 December 2024
 Addition to CIP February 2025
 Design Development Approval February 2025
 Construction Notice to Proceed March 2025
 Substantial Completion December 2025
 Final Completion January 2026

4. **Stephen F. Austin State University: Forestry, Agriculture, and Interdisciplinary project - Amendment of the current Capital Improvement Program to increase total project cost; 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 recommendations for the Forestry, Agriculture, and Interdisciplinary project at Stephen F. Austin State University as follows:

- a. amend the current Capital Improvement Program (CIP) to increase the total project cost from \$79,922,833 to \$84,922,833;
- b. approve design development plans; and
- c. appropriate funds and authorize expenditure of \$84,922,833 with funding of \$44,922,833 from Capital Construction Assistance Project (CCAP) Bond Proceeds and \$40,000,000 from Permanent University Fund (PUF) Bond Proceeds.

BACKGROUND INFORMATION

Previous Action

On August 24, 2023, the Board approved the project with a total project cost of \$79,922,833 with funding of \$44,922,833 from CCAP Bond Proceeds and \$35,000,000 from PUF Bond Proceeds, effective September 1, 2023.

Project Description

This state-of-the-art facility will serve as a central hub for the university's renowned academic programs in forestry, agriculture, environmental sciences and geospatial sciences, supporting 21st-century instruction, research, and outreach. This four-story, approximately 102,117 gross square foot (GSF) four-story facility will include integrated technology classrooms, student resource areas, a large lecture hall, research and teaching/learning laboratories, student commons and study areas, and faculty office space. Approximately 4,552 GSF will be left as shell space intended as a Dean's office space.

The proposed increase in cost includes the addition of the approximately 16,990 GSF Agricultural Engineering and Technology Building to be located near the project. The building will include general instructional space, discipline-specific teaching labs for carpentry and mechanics shops to provide crucial hands-on experience for students pursuing careers in agriculture and related industries.

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

**The University of Texas Stephen F. Austin State University
Forestry, Agriculture, and Interdisciplinary Project**

Project Information

| | |
|--|--|
| Project Number | 805-1460A |
| CIP Project Type | New Construction |
| Facility Type | Laboratory, General |
| Management Type | Office of Capital Projects |
| Institution's Project Advocate | John Branch, Assistant Vice President for Facilities Services and Operations |
| Project Delivery Method | Construction Manager-at-Risk |
| Forestry Agriculture Building | |
| Gross Square Feet (GSF) | 102,117 |
| Shell Space (GSF) | 4,552 |
| Agricultural Engineering and Technology Building | |
| Gross Square Feet (GSF) | 16,990 |

Project Funding

| | | |
|---|---------------------|---------------------|
| | <u>Current</u> | <u>Proposed</u> |
| Permanent University Fund Bond Proceeds | \$35,000,000 | \$40,000,000 |
| Capital Construction Assistance Project Bond Proceeds | <u>\$44,922,833</u> | <u>\$44,922,833</u> |
| Total Project Cost | <u>\$79,922,833</u> | <u>\$84,922,833</u> |

Project Cost Detail

| | Cost |
|----------------------------------|--------------|
| Building Cost | \$53,027,744 |
| Fixed Equipment | 4,036,702 |
| Site Development | 4,185,554 |
| Furniture and Moveable Equipment | 3,500,000 |
| Institutionally Managed Work | 3,000,000 |
| Architectural/Design Services | 6,742,728 |
| Project Management | 3,000,000 |
| CIP Support Services | 25,000 |
| Insurance | 1,630,625 |
| Other Professional Fees | 3,153,716 |
| Project Contingency | 2,620,764 |
| Other Costs | - |
| Total Project Cost | \$84,922,833 |

**The University of Texas Stephen F. Austin State University
Forestry, Agriculture, and Interdisciplinary Project**
(continued)

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

| | | | |
|---|--------------|--------|---------------|
| Forestry, Agriculture, and Interdisciplinary project (with 4% shell space) | \$445 | | |
| Forestry, Agriculture, and Interdisciplinary project (estimated finish-out) | \$451 | | |
| Texas Higher Education Coordinating Board Average - Laboratory, General | \$812 | | |
| | | | |
| | Low Quartile | Median | High Quartile |
| Other U.T. System Projects | \$703 | \$792 | \$846 |
| Other National Projects | \$753 | \$945 | \$1,231 |

Investment Metrics

- Increase enrollment by 20 percent from 787 to 944 students by 2032

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 | Not applicable |
| Addition to CIP | August 2023 |
| Design Development Approval | February 2025 |
| Construction Notice to Proceed | March 2025 |
| Substantial Completion | March 2027 |
| Final Completion | April 2027 |

Basis of Design

The planned building life expectancy includes the following elements:

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

5. U.T. Medical Branch - Galveston: East Plant Chiller Build-out and Utility Loop Connection - 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 East Plant Chiller Build-out and Utility Loop Connection project at the University of Texas Medical Branch at Galveston as follows:

- a. amend the current CIP and approve a total project cost of \$55,000,000; and
- b. appropriate funds of \$55,000,000 from Hospital Revenues.

BACKGROUND INFORMATION

Previous Action

On October 23, 2024, the Chancellor approved the project for Definition Phase.

Project Description

This proposed project will increase the current 7,100-ton cooling capacity at the East Plant with the installation of two additional chillers and related equipment, for a total chilled water capacity of approximately 14,200 tons. The increased capacity will connect the campus thermal utility piping from Jennie Sealy Hospital to the East Plant. New underground piping systems for chilled and hot water will complete the utility loop to the existing thermal distribution networks. The project will include the demolition of decommissioned buildings to facilitate these new utility connections, and a new parking lot will be constructed in their place to meet the parking needs of staff and employees at Jennie Sealy Hospital.

As outlined in the campus master plan, the project scope also anticipates future campus growth and development in preparation for the future replacement of the Central Plant. Completion of this project will ensure long-term reliability and resilience for all hospitals on the Galveston campus and is essential to ensure campus operations remain uninterrupted prior to the replacement of the Central Plant.

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. Medical Branch - Galveston has delegated authority for institutional management of construction projects.

**The University of Texas Medical Branch at Galveston
East Plant Chiller Build-out and Utility Loop Connection**

Project Information

| | |
|--------------------------------|---|
| Project Number | 601-1542 |
| CIP Project Type | Repair and Rehabilitation |
| Facility Type | Utilities/Infrastructure |
| Management Type | Institutional Management |
| Institution's Project Advocate | John Colin Hartwell, Vice President for Business Operations and Facilities |
| Project Delivery Method | Design-Build |
| Gross Square Feet (GSF) | 55,163 |

Project Funding

| | |
|--------------------|--|
| Hospital Revenues | <u>Proposed</u> <u>\$55,000,000</u> |
| Total Project Cost | \$55,000,000 |

Project Cost Detail

| | Cost |
|-------------------------------|--------------|
| Building Cost | \$24,000,000 |
| Site Development | |
| Site Demolition | 2,500,000 |
| District Utility Distribution | 12,500,000 |
| Parking and Site Utilities | 5,000,000 |
| Institutionally Managed Work | 1,000,000 |
| Architectural/Design Services | 4,000,000 |
| Project Management | 1,372,528 |
| Insurance | 1,214,125 |
| Other Professional Fees | 1,150,000 |
| Project Contingency | 2,263,347 |
| Total Project Cost | \$55,000,000 |

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 | October 2024 |
| Addition to CIP | February 2025 |
| Design Development Approval | July 2025 |
| Construction Notice to Proceed | October 2025 |
| Substantial Completion | May 2027 |
| Final Completion | June 2027 |