



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

Committee Meeting: 5/15/2014

Board Meeting: 5/15/2014
Austin, Texas

Alex M. Cranberg, Chairman
Ernest Aliseda
R. Steven Hicks
Wm. Eugene Powell
Robert L. Stillwell

	Committee Meeting	Board Meeting	Page
Convene	9:00 a.m. Chairman Cranberg		
1. U. T. System Board of Regents: Discussion and appropriate action regarding Consent Agenda items, if any, referred for Committee consideration	9:00 a.m. Action	Action	267
<u>Additions to the CIP</u>			
2. U. T. Dallas: Davidson-Gundy Alumni Center - Amendment of the FY 2014-2019 Capital Improvement Program to include project (Preliminary Board approval)	9:01 a.m. Action President Daniel	Action	268
3. U. T. Rio Grande Valley: Academic Building - Amendment of the FY 2014-2019 Capital Improvement Program to include project (Preliminary Board approval)	9:09 a.m. Action Dr. Reyes	Action	269
4. U. T. Rio Grande Valley: Science Building - Amendment of the FY 2014-2019 Capital Improvement Program to include project (Preliminary Board approval)	9:17 a.m. Action Dr. Reyes	Action	270
5. U. T. Tyler: Music Building Addition - Amendment of the FY 2014-2019 Capital Improvement Program to include project (Preliminary Board approval)	9:24 a.m. Action President Mabry	Action	272
6. U. T. M. D. Anderson Cancer Center: Inpatient Floors 20, 21, and 22 Finish-out - Amendment of the FY 2014-2019 Capital Improvement Program to include project; approval of total project cost; authorization of institutional management; appropriation of funds; and resolution regarding parity debt (Final Board approval)	9:32 a.m. Action Mr. O'Donnell	Action	273
7. U. T. M. D. Anderson Cancer Center: LeMaistre Clinic MRI Suite Renovation - Amendment of the FY 2014-2019 Capital Improvement Program to include project; approval of total project cost; authorization of institutional management; and appropriation of funds (Final Board approval)	9:40 a.m. Action Mr. O'Donnell	Action	275

	Committee Meeting	Board Meeting	Page
<u>Design Development Approval</u>			
8. U. T. Austin: Robert B. Rowling Hall - Amendment of the FY 2014-2019 Capital Improvement Program to increase total project cost; approval to revise funding sources; approval of design development; appropriation of funds and authorization of expenditure; and resolution regarding parity debt (Final Board approval)	9:48 a.m. Action <i>Mr. O'Donnell</i> <i>Dean Gilligan</i>	Action	276
9. U. T. Austin: Tennis Center Replacement Facility - Approval of design development; and appropriation of funds and authorization of expenditure (Final Board approval)	9:54 a.m. Action <i>Mr. O'Donnell</i>	Action	279
Adjourn	10:00 a.m.		

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

RECOMMENDATION

The proposed Consent Agenda is located at the back of the book.

2. U. T. Dallas: Davidson-Gundy Alumni Center - Amendment of the FY 2014-2019 Capital Improvement Program to include project (Preliminary Board approval)

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Daniel that the U. T. System Board of Regents amend the FY 2014-2019 Capital Improvement Program (CIP) to include the Davidson-Gundy Alumni Center project at U. T. Dallas as follows:

Project No.:	302-842	
Project Delivery Method:	Competitive Sealed Proposals	
Substantial Completion Date:	October 2016	
Total Project Cost:	<u>Source</u> Gifts	<u>Proposed</u> \$10,000,000
Investment Metrics:	<ul style="list-style-type: none"> • Directly support the University's Strategic Plan imperative of increasing the University's endowment by \$320 million by 2019 • Support the University's Strategic Plan imperative of growing to a total of 600-700 tenure-track faculty within seven years 	

BACKGROUND INFORMATION

The proposed project will construct an approximately 30,000 gross square foot (GSF) building to be utilized as a meeting and event space for U. T. Dallas schools and departments, student groups, alumni, and community organizations. The proposed facility will include conference rooms accommodating seating for 25-100; a grand ballroom providing a premier venue for major events with seating for 400-600 guests, reducing the need to pay off-site venues; an executive board room for use by visiting corporate leaders, public officials, and other distinguished guests; and a functional outdoor space for private events, student activities, musical programs, and other special programming. The facility will also include office space for staff members of the Office of Development and Alumni Relations to support a significant increase in staffing levels for alumni relations and fundraising. The facility will also serve as a central home to acknowledge the accomplishments of U. T. Dallas alumni, including displays of past recipients of the Distinguished Alumni Award and other formal recognitions.

The University's imperative to grow in size and increase external research funding also leads to a need for space dedicated to emphasizing and increasing private gifts and endowment funds. Though tuition and state funds support the basic essentials, private gifts from alumni and friends provide the additional necessities that U. T. Dallas needs to succeed and to become a Tier One university.

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.

3. U. T. Rio Grande Valley: Academic Building - Amendment of the FY 2014-2019 Capital Improvement Program to include project (Preliminary Board approval)

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs and the Executive Vice Chancellor for Business Affairs that the U. T. System Board of Regents amend the FY 2014-2019 Capital Improvement Program (CIP) to include the Academic Building project at U. T. Rio Grande Valley as follows:

Project No.:	903-B825				
Project Delivery Method:	Construction Manager-at-Risk				
Substantial Completion Date:	May 2017				
Total Project Cost:	<table><thead><tr><th><u>Source</u></th><th><u>Proposed</u></th></tr></thead><tbody><tr><td>Permanent University Fund (PUF) Bond Proceeds</td><td>\$54,000,000</td></tr></tbody></table>	<u>Source</u>	<u>Proposed</u>	Permanent University Fund (PUF) Bond Proceeds	\$54,000,000
<u>Source</u>	<u>Proposed</u>				
Permanent University Fund (PUF) Bond Proceeds	\$54,000,000				
Investment Metrics:	<ul style="list-style-type: none">• Increase assignable space needed due to separation of U. T. Brownsville from Texas Southmost College by 2017• Increase first-year retention rates at the U. T. Rio Grande Valley (Brownsville Campus)• Improve students' six-year graduation rate at the U. T. Rio Grande Valley (Brownsville Campus)				

BACKGROUND INFORMATION

Previous Board Action

On November 14, 2013, the Board approved PUF funding of \$54,000,000 for an academic building to be built on the existing U. T. Brownsville campus for the benefit of U. T. Rio Grande Valley.

Project Description

The Academic Building is to be built on the U. T. Brownsville campus for U. T. Rio Grande Valley. As a result of the separation of U. T. Brownsville and Texas Southmost College, the approximately 140,000 gross square foot facility is necessary to accommodate the current enrollment at U. T. Brownsville. This project will be designed and constructed to provide space that is adaptable to new and future learning realities and pedagogies so that students can take courses from either the Brownsville (U. T. Brownsville) or Edinburg (U. T. Pan American) campuses through the use of interactive technology.

The U. T. Brownsville campus has space to accommodate only 3,400 students and, with current enrollment at over 8,600 students, the campus has leased space to manage the deficit. Construction of this new academic building will begin to alleviate the need for leased classroom space.

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.

4. U. T. Rio Grande Valley: Science Building - Amendment of the FY 2014-2019 Capital Improvement Program to include project (Preliminary Board approval)

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs and the Executive Vice Chancellor for Business Affairs that the U. T. System Board of Regents amend the FY 2014-2019 Capital Improvement Program (CIP) to include the Science Building project at U. T. Rio Grande Valley as follows:

Project No.:	903-PA847	
Project Delivery Method:	Construction Manager-at-Risk	
Substantial Completion Date:	May 2017	
Total Project Cost:	<u>Source</u>	<u>Proposed</u>
	Permanent University Fund (PUF) Bond Proceeds	\$70,000,000
Investment Metrics:	<ul style="list-style-type: none"> • Provide infrastructure to increase number of graduates in Science, Technology, Engineering, and Mathematics (STEM) • Provide additional labs reducing time to degree 	

BACKGROUND INFORMATION

Previous Board Action

On November 14, 2013, the Board approved PUF funding of \$70,000,000 for a new science building to be built on the existing U. T. Pan American campus for the benefit of U. T. Rio Grande Valley.

Project Description

The Science Building is proposed to be built on the U. T. Pan American campus for the benefit of U. T. Rio Grande Valley. The approximately 163,000 gross square foot facility will serve students throughout the region and support various STEM disciplines including biology, physics, chemistry, math, pre-med, and environmental studies. The facility will increase classroom capacity by 450 seats and will provide additional instructional and research laboratories. The project will be built with new learning technologies and constructed to provide space that is adaptable to new and future learning realities and pedagogies so that students can take courses from either the Edinburg (U. T. Pan American) or Brownsville (U. T. Brownsville) campuses through the use of interactive technology.

The facility will provide much needed instructional and research lab and classroom space to increase instruction efficiency and to help alleviate the space deficit on the Edinburg campus. The project will allow students to take class and laboratory course work during the same semester, also reducing the time to degree.

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.

5. U. T. Tyler: Music Building Addition - Amendment of the FY 2014-2019 Capital Improvement Program to include project (Preliminary Board approval)

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Mabry that the U. T. System Board of Regents amend the FY 2014-2019 Capital Improvement Program (CIP) to include the Music Building Addition project at U. T. Tyler as follows:

Project No.:	802-838	
Institutionally Managed:	Yes	
Project Delivery Method:	Competitive Sealed Proposals	
Substantial Completion Date:	August 2015	
Total Project Cost:	<u>Source:</u> Designated Funds ¹	<u>Proposed</u> \$6,500,000
Funding Note:	¹ Designated Funds proposed to be from Excess University Reserves	
Investment Metric:	<ul style="list-style-type: none"> • Increase enrollment by 180 students by 2016 	

BACKGROUND INFORMATION

The project will consist of an approximately 21,682 gross square foot addition to the R. Don Cowan Fine and Performing Arts Center to meet the academic needs of the music program. The building will provide space for a large central band hall, a choir rehearsal room, multiple one-on-one teaching studios, practice carrels, faculty offices, and secure storage space for musical instruments.

Enrollment in the School of Performing Arts has seen a 69% increase in music majors in the past six years and a 48% increase in student credit hours in music and theater courses in the last four years. The National Association of Schools of Music cited inadequate space issues in recent accreditation reviews, and this building addition would resolve the deficit.

This proposed project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. Design development plans and authorization of expenditure of funding will be presented to the Board for approval at a later date. It has been determined that this project would best be managed by U. T. Tyler Facilities Management personnel who have the experience and capability to manage all aspects of the work.

6. U. T. M. D. Anderson Cancer Center: Inpatient Floors 20, 21, and 22 Finish-out - Amendment of the FY 2014-2019 Capital Improvement Program to include project; approval of total project cost; authorization of institutional management; appropriation of funds; and resolution regarding parity debt (Final Board approval)

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and President DePinho that the U. T. System Board of Regents amend the FY 2014-2019 Capital Improvement Program (CIP) to include the Inpatient Floors 20, 21, and 22 Finish-out project at U. T. M. D. Anderson Cancer Center as follows:

Project No.:	703-843	
Institutionally Managed:	Yes	
Project Delivery Method:	Design-Build	
Substantial Completion Date:	June 2018	
Total Project Cost:	<u>Source</u>	<u>Proposed</u>
	Revenue Financing System Bond Proceeds ¹	\$54,000,000
Funding Note:	¹ Revenue Financing System (RFS) debt proposed to be repaid from Hospital Revenues	

- a. approve a total project cost of \$54,000,000 with funding from RFS Bond Proceeds;
- b. authorize U. T. M. D. Anderson Cancer Center to manage the total project budgets, appoint architects, approve facility programs, prepare final plans, and award contracts;
- c. appropriate funds; 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. 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 \$54,000,000.

BACKGROUND INFORMATION

Debt Service

The \$54,000,000 in aggregate Revenue Financing System debt will be repaid from Hospital Revenues. Annual debt service on the \$54,000,000 Revenue Financing System debt is expected to be \$4,400,000. The institution's debt service coverage is expected to be at least 11.2 times and average 11.7 times over FY 2014-2019.

Project Description

This project will finish-out three floors previously left as shell space in the inpatient tower of the Albert B. and Margaret M. Alkek Hospital. The addition of 144 inpatient beds over the next few years will meet the projected increase for demand and the need to remove certain inpatient rooms from service for planned upgrades.

M. D. Anderson uses the average daily census (ADC) from the institution's Resource Planning matrix to track and project inpatient volume. The ADC indicates the need for inpatient beds will continue to increase over the next several years. Further, as new operating rooms are activated in early 2016, additional inpatient rooms will be needed to support the increase in surgical activity. M. D. Anderson strives to achieve an inpatient bed utilization factor of 85% and has experienced an occupancy rate of 100% on certain days over the past several years.

Pursuant to a Memorandum of Understanding effective August 26, 2004, U. T. M. D. Anderson Cancer Center has delegated authority for institutional management of construction projects under the continued oversight of the Office of Facilities Planning and Construction. This proposed repair and rehabilitation 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 President for approval at a later date.

7. U. T. M. D. Anderson Cancer Center: LeMaistre Clinic MRI Suite Renovation - Amendment of the FY 2014-2019 Capital Improvement Program to include project; approval of total project cost; authorization of institutional management; and appropriation of funds (Final Board approval)

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and President DePinho that the U. T. System Board of Regents amend the FY 2014-2019 Capital Improvement Program (CIP) to include the LeMaistre Building MRI Suite Renovation project at U. T. M. D. Anderson Cancer Center as follows:

Project No.:	703-X62	
Institutionally Managed:	Yes	
Project Delivery Method:	Construction Manager-at-Risk	
Substantial Completion Date:	March 2016	
Total Project Cost:	<u>Source</u> Hospital Revenues	<u>Proposed</u> \$9,500,000

- a. approve a total project cost of \$9,500,000 with funding from Hospital Revenues;
- b. authorize U. T. M. D. Anderson Cancer Center to manage the total project budgets, appoint architects, approve facility programs, prepare final plans, and award contracts; and
- c. appropriate funds.

BACKGROUND INFORMATION

The current outpatient Magnetic Resonance Imaging (MRI) suite located in the Charles A. LeMaistre Clinic, was constructed in 1996, and the MRI units are in need of replacement. The proposed suite will be fully renovated to accommodate new MRI units with magnets rated at 3 Teslas and the flexibility to add a Positron Emission Tomography (PET) overlay ring to each magnet in the future. The MRI units will be purchased outside of this project.

Due to changes in shielding and cooling requirements for new MRI units, the renovation will require demolition of the existing suite and upgrades to the mechanical, electrical, information technology, and plumbing systems that serve this area, as well as reinforcement of the structure.

Pursuant to a Memorandum of Understanding effective August 26, 2004, U. T. M. D. Anderson Cancer Center has delegated authority for institutional management of construction projects under the continued oversight of the Office of Facilities Planning and Construction. This proposed repair and rehabilitation 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 President for approval at a later date.

8. U. T. Austin: Robert B. Rowling Hall - Amendment of the FY 2014-2019 Capital Improvement Program to increase total project cost; approval to revise funding sources; approval of design development; appropriation of funds and authorization of expenditure; and resolution regarding parity debt (Final Board approval)

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Powers that the U. T. System Board of Regents approve the recommendations for the Robert B. Rowling Hall project at U. T. Austin as follows:

Project No.: 102-719
Project Delivery Method: Construction Manager-at-Risk
Substantial Completion Date: March 2017

Total Project Cost:	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Revenue Financing System Bond	\$ 96,750,000	\$113,050,000
	Proceeds ¹	\$ 58,250,000	\$ 42,450,000
	Gifts	\$ 0	\$ 15,800,000
	Unexpended Plant Funds ²	<u>\$ 0</u>	<u>\$ 5,000,000</u>
	Auxiliary Enterprises Balances ³	\$155,000,000	\$176,300,000

Funding Notes:

¹ Revenue Financing System (RFS) debt to be repaid by \$16,100,000 from Parking and Transportation Services, \$36,400,000 from AT&T Executive Education and Conference Center, and \$60,550,000 from Designated Tuition

² Unexpended Plant Funds from indirect cost recovery

³ Auxiliary Enterprises Balances from AT&T Executive Education and Conference Center cash reserves

Investment Metrics:

- Support the McCombs School of Business goal to become one of the most prominent business schools in the world by 2017
- Expand conference space for the AT&T Executive Education and Conference Center
- Allow for future modernization of undergraduate Business School following relocation of MBA program to new building

- a. amend the FY 2014-2019 Capital Improvement Program to increase the total project cost from \$155,000,000 to \$176,300,000;
- b. revise funding sources to include Unexpended Plant Funds and Auxiliary Enterprises Balances;
- c. approve design development plans;
- d. appropriate funds and authorize expenditure of \$176,300,000 with funding of \$113,050,000 from RFS Bond Proceeds, \$42,450,000 from Gifts, \$15,800,000 from Unexpended Plant Funds, and \$5,000,000 from Auxiliary Enterprises Balances; 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 \$113,050,000.

BACKGROUND INFORMATION

Debt Service

The \$113,050,000 in aggregate RFS debt will be repaid from Designated Tuition, auxiliary revenues, and incremental revenue generated by the AT&T facility addition. Annual debt service on the \$113,050,000 RFS debt is expected to be \$7,400,000. The debt service coverage for the institution is expected to be at least 1.9 times and average 2.0 times over FY 2014-2019. The Gift funding authorized for expenditure is fully collected or committed at this time, and the institution has sufficient local funds to cover any shortfall.

Previous Board Action

On August 23, 2012, the Graduate School of Business Building project was included in the CIP with a total project cost of \$155,000,000 with funding of \$96,750,000 from RFS Bond Proceeds and \$58,250,000 from Gifts. On March 12, 2013, the project was redesignated Robert B. Rowling Hall.

Project Description

Robert B. Rowling Hall will provide approximately 200,617 gross square feet (GSF) of academic space for the McCombs School of Business. The facility will provide space for the Masters of Business Administration (MBA) graduate program administration, Career Services, Center for Teaching Excellence, research centers, graduate classrooms, and student study areas. An additional approximately 303,616 GSF will provide an underground expansion of the AT&T Executive Education and Conference Center, a food service area, and a 400-space parking garage.

The proposed increase in total project cost is requested due to construction cost premiums associated with locating the parking garage and conference center expansion below grade to maintain the building height consistent with the Campus Master Plan.

The McCombs School of Business recently completed a Strategic Plan seeking to attract top-ranked students in the highly competitive full-time MBA market. Robert B. Rowling Hall would accommodate professionals returning to the classroom for graduate degrees, which creates resource needs different from the typical undergraduate student.

Basis of Design

The planned building life expectancy includes the following elements:

- Enclosure: 75-100 years
- Building Systems: 25-30 years
- Interior Construction: 10-20 years

The interior and exterior appearance and finish are consistent with other campus focal buildings and with the existing Campus Master Plan. The mechanical and electrical building systems are designed with sufficient flexibility and space for future capacity to allow for changes without significant disruption to ongoing activities.

9. U. T. Austin: Tennis Center Replacement Facility - Approval of design development; and appropriation of funds and authorization of expenditure (Final Board approval)

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Powers that the U. T. System Board of Regents approve the recommendations for the Tennis Center Replacement Facility project at U. T. Austin as follows:

Project No.: 102-788

Project Delivery Method: Construction Manager-at-Risk

Substantial Completion Date: April 2015

Total Project Cost:

<u>Source</u>	<u>Current</u>
Auxiliary Enterprises Balances ¹	\$15,000,000

Funding Note: ¹ Auxiliary Enterprises Balances from Intercollegiate Athletics Cash Reserves

Investment Metrics:

- Provide practice and event facility for U. T. Athletics tennis program by 2015
- Maintain ranking among peer institutions in intercollegiate sports

- a. approve design development plans; and
- b. appropriate funds and authorize expenditure of \$15,000,000 with funding from Auxiliary Enterprises Balances.

BACKGROUND INFORMATION

Previous Board Action

On November 14, 2013, the project was included in the Capital Improvement Program with a total project cost of \$15,000,000 with funding from Auxiliary Enterprises Balances.

Project Description

This project will construct an approximately 127,400 gross square foot tennis center for Intercollegiate Athletics as a replacement for the Penick-Allison Tennis Center scheduled for demolition in June 2014 to make room for the Dell Medical School. The tennis center will include locker rooms, offices, training space, 12 outdoor NCAA tennis courts, and bleachers. The project will be located at the Recreational Sports Tennis Complex at B. M. Whitaker Field and includes demolition of 20 existing Recreational Sports tennis courts. This tennis center is needed to continue to support the U. T. Tennis program in a similar manner to its current facility.

Basis of Design

The planned building life expectancy includes the following elements:

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

The exterior appearance and finish are consistent with other campus buildings and with the existing Campus Master Plan.