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FOR
FACILITIES PLANNING AND CONSTRUCTION
COMMITTEE**

Committee Meeting: 5/9/2017

**Board Meeting: 5/10/2017
Austin, Texas**

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Convene	<i>2:00 p.m.</i>		
1. U. T. System Board of Regents: Discussion and appropriate action regarding Consent Agenda items, if any, assigned for Committee consideration	<i>2:00 p.m.</i> Discussion	Action	196
<u>Addition to the CIP</u>			
2. U. T. Health Science Center - San Antonio: Relocate Barshop Institute - Amendment of the FY 2017-2022 Capital Improvement Program to include project	<i>2:05 p.m.</i> Action <i>President Henrich</i>	Action	197
<u>Additions to the CIP and Design Development Approval</u>			
3. U. T. Medical Branch - Galveston: League City Campus Expansion 2017 - Amendment of the FY 2017-2022 Capital Improvement Program to include project; approval of total project cost; approval of Phase 1 design development; appropriation and authorization of expenditure of Phase 1 funding; approval of institutional management; and resolution regarding parity debt	<i>2:10 p.m.</i> Action <i>President Callender</i>	Action	200
4. U. T. Health Science Center - Tyler: School of Community and Rural Health - Amendment of the FY 2017-2022 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	<i>2:20 p.m.</i> Action <i>President Calhoun Mr. O'Donnell</i>	Action	205
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<u>Modifications to the CIP</u>			
7. U. T. Austin: Jester West Maintenance and Interior Finishes - Amendment of the FY 2017-2022 Capital Improvement Program to increase total project cost and appropriation of funds and authorization of expenditure	2:50 p.m. Action <i>Mr. O'Donnell</i>	Action	217
8. U. T. Austin: Texas Tennis Center - Amendment of the FY 2017-2022 Capital Improvement Program to increase total project cost and appropriation of funds and authorization of expenditure	2:55 p.m. Action <i>Mr. O'Donnell</i>	Action	220
Adjourn	3:00 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 77 - 82](#).

2. U. T. Health Science Center - San Antonio: Relocate Barshop Institute - Amendment of the FY 2017-2022 Capital Improvement Program to include project

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 amend the Fiscal Year 2017-2022 Capital Improvement Program (CIP) to include the Relocate Barshop Institute project at The University of Texas Health Science Center at San Antonio.

BACKGROUND INFORMATION

Previous Actions

On May 24, 2016, the Chancellor approved this project for Definition Phase. On November 10, 2016, the Board approved an allocation of \$30,000,000 in Permanent University Fund (PUF) Bond Proceeds for this project.

Project Description

The Barshop Institute for Longevity and Aging Studies, currently located at the Texas Research Park, will be relocated to the Greehey Academic and Research Campus. The Institute supports four basic models of aging research: cellular aging, invertebrate aging, transgenic models of aging, and human genetics of aging. The primary spaces within the new facility will include research laboratories, computational research facilities, research support areas, a vivarium, and administrative and building support facilities. Included in the project will be a bridge connecting the building to the South Texas Research Facility, located across the street.

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 Health Science Center at San Antonio
Relocate Barshop Institute**

Project Information

Project Number	402-1000
CIP Project Type	New Construction
Facility Type	Laboratory, Medical/Healthcare
Management Type	Office of Facilities Planning and Construction
Institution's Project Advocate	James D. Kazen, Executive Vice President, Facility Planning and Operations
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	77,018

Project Funding

Permanent University Fund Bond Proceeds	<u>Proposed</u> \$30,000,000
Revenue Financing System Bond Proceeds ¹	<u>\$35,000,000</u>
Total Project Cost	<u>\$65,000,000</u>

¹ Revenue Financing System Bond Proceeds (RFS) to be repaid from sale of Texas Research Park property

Project Cost Detail

	Cost
BUILDING COST	
- Barshop Institute Building	\$37,812,308
- Unconditioned Pedestrian Bridge	3,440,000
Fixed Equipment	3,990,432
Site Development	2,722,206
Furniture and Moveable Equipment	1,800,000
Institutionally Managed Work	3,000,000
Architectural/Design Services	4,800,000
Project Management Fees	2,132,800
Insurance	1,031,416
Other Professional Fees	850,000
Project Contingency	3,020,838
Other Costs	400,000
Total Project Cost	\$65,000,000

**The University of Texas Health Science Center at San Antonio
Relocate Barshop Institute**
(continued)

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

Relocate Barshop Institute (with 32% Shell Space)	\$491		
Relocate Barshop Institute (Estimated Total Finish-Out)	\$565		
Texas Higher Education Coordinating Board Average - Laboratory, Medical/Healthcare	\$501		
	Low Quartile	Median	High Quartile
Other U. T. System Projects	\$474	\$575	\$649
Other Texas Projects	\$493	\$607	\$958
Other National Projects	\$520	\$635	\$823

Investment Metrics

By 2019

- Add 12-16 new research labs; shell space to provide an additional 12-16 future labs
- Provide wet lab space for 12-16 principal investigators; shell space to provide an additional 12-16 future investigators
- Attract and retain world class faculty

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	May 2016
Addition to CIP	May 2017
Design Development Approval	August 2017
Construction Notice to Proceed	November 2017
Substantial Completion	August 2019

Basis of Design

The planned building life expectancy includes the following elements:

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

3. **U. T. Medical Branch - Galveston: League City Campus Expansion 2017 - Amendment of the FY 2017-2022 Capital Improvement Program to include project; approval of total project cost; approval of Phase 1 design development; appropriation and authorization of expenditure of Phase 1 funding; approval of institutional management; 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 amend the Fiscal Year 2017-2022 Capital Improvement Program (CIP) to include the League City Campus Expansion 2017 project and approve the recommendations for the project at The University of Texas Medical Branch at Galveston as follows:

- a. approve a total project cost of \$156,600,000;
- b. approve Phase 1 design development plans for parking garage, multiuse support building, and a pedestrian bridge;
- c. appropriate funds and authorize expenditure of funding for Phase 1 in the amount of \$35,366,000 with funding from Revenue Financing System (RFS) Bond Proceeds;
- d. authorize U. T. Medical Branch - Galveston to manage the project budgets, appoint architects, approve facility programs, prepare final plans, and award contracts; 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. 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 \$35,366,000.

BACKGROUND INFORMATION

Debt Service

The \$35,366,000 in RFS debt will be repaid from Hospital Revenues. Annual debt service on the \$35,366,000 RFS debt is expected to be \$2.1 million. The institution's debt service coverage is expected to be at least 2.2 times and average 2.4 times over FY 2017-2022.

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 Fund Bond Proceeds.

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, 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 inpatient 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 Academic and Patient Care Center funded by the Permanent University Fund. The Center 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.

Approval of design development plans and authorization of expenditure of funding for the remaining portions of the project will be presented to the Board for approval at a later date.

**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, UTMB Health System Cheryl Sadro, Executive Vice President and Chief Business and Finance Officer
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	165,750 GSF - Hospital Expansion 18,040 GSF - R&R, Build-out current shell space 9,000 GSF - Pedestrian Bridge 33,000 GSF - Multiuse Building 266,000 GSF - Parking Structure 740 Total Parking Spaces

Project Funding

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

¹ 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	13,175,155
League City Pedestrian Bridge	3,591,000
Building Cost - Phase 2	
League City Hospital Expansion 2017	81,401,864
League City Hospital Current Shell Build-out/R&R	6,127,800
Fixed Equipment	-
Site Development	-
Furniture and Moveable Equipment	15,730,000
Institutionally Managed Work	-
Architectural/Design Services	6,244,031
Project Management Fees	4,900,000
Insurance	2,240,000
Other Professional Fees	-
Project Contingency	6,928,481
Other Costs	1,512,969
Total Project Cost	\$156,600,000

**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 15% Shell Space)	\$491		
League City Hospital Expansion 2017 (Estimated Total Finish-Out)	\$550		
Texas Higher Education Coordinating Board Average - Healthcare Facility, Hospital	\$479		
	Low Quartile	Median	High Quartile
Other U. T. System Projects	\$500	\$544	\$553
Other Texas Projects	\$547	\$768	\$827
Other National Projects	\$558	\$786	\$1013

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

League City Hospital Expansion 2017 (with 15% Shell Space - 60 beds)	\$1,356,698		
League City Hospital Expansion 2017 (Estimated Total Finish-Out - 75 beds)	\$1,216,969		
	Low Quartile	Median	High Quartile
Other U. T. System Projects	\$1,144,621	\$1,362,864	\$1,605,759
Other Texas Projects	\$1,326,927	\$1,813,641	\$2,026,460
Other National Projects	\$1,355,484	\$2,275,851	\$3,273,047

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	November 2017
Construction Notice to Proceed - Phase 1	June 2017
Construction Notice to Proceed - Phase 2	December 2017
Substantial Completion	June 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

4. U. T. Health Science Center - Tyler: School of Community and Rural Health - Amendment of the FY 2017-2022 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 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 amend the Fiscal Year 2017-2022 Capital Improvement Program (CIP) to include the School of Community and Rural Health project and approve the recommendations for the project at The University of Texas Health Science Center at Tyler as follows:

- a. approve a total project cost of \$39,000,000;
- b. approve design development plans;
- c. appropriate funds and authorize expenditure of \$39,000,000 with funding of \$30,000,000 from Permanent University Fund (PUF) Bond Proceeds, \$6,750,000 from Revenue Financing System (RFS) Bond Proceeds, \$1,250,000 from Gifts, and \$1,000,000 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. Health Science Center - Tyler, 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 \$6,750,000.

BACKGROUND INFORMATION

Debt Service

The \$6,750,000 in RFS debt will be repaid from clinical revenue. Annual debt service on the \$6,750,000 RFS debt is expected to be \$400,000. The institution's debt service coverage is expected to be at least 1.4 times and average 1.7 times over FY 2017-2022.

Previous Actions

On October 31, 2016, the Chancellor approved this project for Definition Phase. On November 10, 2016, the Board approved an allocation of \$30,000,000 in PUF Bond Proceeds for this project.

Project Description

The School of Community and Rural Health will impact the region by educating and training the next generation of practitioners, researchers, and community and public health officials to address the public health challenges and health disparities in Northeast Texas. This project will provide classrooms, collaborative education spaces, conference rooms, faculty and administrative offices, and shelled space for future growth to provide support for comprehensive health services research.

**The University of Texas Health Science Center at Tyler
School of Community and Rural Health**

Project Information

Project Number	801-1096
CIP Project Type	New Construction
Facility Type	Classroom, General
Management Type	Office of Facilities Planning and Construction
Institution's Project Advocate	David Lakey, Senior Vice President for Population Health
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	89,038

Project Funding

	<u>Proposed</u>
Permanent University Fund Bond Proceeds	\$30,000,000
Revenue Financing System Bond Proceeds ¹	\$ 6,750,000
Gifts ²	\$ 1,250,000
Hospital Revenues	<u>\$ 1,000,000</u>
Total Project Cost	<u>\$39,000,000</u>

¹ Revenue Financing System Bond Proceeds (RFS) to be repaid from clinical revenue

² Gifts are fully collected

Project Cost Detail

Building Cost	\$ 27,363,000
Fixed Equipment	50,000
Site Development	1,837,000
Furniture and Moveable Equipment	2,000,000
Institutionally Managed Work	50,000
Architectural/Design Services	2,500,000
Project Management Fees	1,406,095
Insurance	570,375
Other Professional Fees	1,429,625
Project Contingency	1,643,905
Other Costs	150,000
Total Project Cost	<u>\$ 39,000,000</u>

**The University of Texas Health Science Center at Tyler
School of Community and Rural Health**
(continued)

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

School of Community and Rural Health (with 9% Shell Space)	\$308		
School of Community and Rural Health (Estimated Total Finish-Out)	\$318		
Texas Higher Education Coordinating Board Average - Classroom, General	\$385		
	Low Quartile	Median	High Quartile
Other U. T. System Projects	\$361	\$410	\$423
Other Texas Projects	\$327	\$364	\$400
Other National Projects	\$278	\$353	\$466

Investment Metrics

- Meet criteria to apply for Council on Education for Public Health accreditation review by 2019
- Increase student enrollment from 18 to 100 students by 2022
- Recruit 15 faculty 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	October 2016
Addition to CIP	May 2017
Design Development Approval	May 2017
Construction Notice to Proceed	July 2017
Substantial Completion	July 2018

Basis of Design

The planned building life expectancy includes the following elements:

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

5. U. T. Southwestern Medical Center: William P. Clements Jr. University Hospital Expansion - 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 William P. Clements Jr. University Hospital Expansion project at The University of Texas Southwestern Medical Center as follows:

- a. approve design development plans;
- b. appropriate funds and authorize expenditure of \$480,000,000 with funding of \$400,000,000 from Revenue Financing System (RFS) Bond Proceeds and \$80,000,000 from Designated Funds; and
- c. resolve in accordance with Section 5 of the Amended and Restated Master Resolution Establishing The University of Texas System Revenue Financing System that parity debt shall be issued to pay the project's cost, including any costs prior to the issuance of such parity debt; sufficient funds will be available to meet the financial obligations of the U. T. System, including sufficient Pledged Revenues as defined in the Master Resolution to satisfy the Annual Debt Service Requirements of the Financing System, and to meet all financial obligations of the U. T. System Board of Regents relating to the Financing System; and U. T. Southwestern Medical 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 \$400,000,000.

BACKGROUND INFORMATION

Debt Service

The \$400,000,000 in RFS debt will be repaid from Hospital Revenues. Annual debt service on the \$400,000,000 RFS debt is expected to be \$23.7 million. The institution's debt service coverage is expected to be at least 2.6 times and average 3.3 times over FY 2017-2022.

Previous Actions

On May 20, 2016, the Chancellor approved this project for Definition Phase. On February 9, 2017, the project was included in the Capital Improvement Program with a total project cost of \$480,000,000 with funding of \$400,000,000 from RFS Bond Proceeds and \$80,000,000 from Designated Funds.

Project Description

The William P. Clements Jr. University Hospital Expansion project will add a 12-story third tower and two parking structures to the existing hospital. Also included in the project is the renovation of existing space necessary to reconfigure and connect to the new tower. This project will allow for consolidation of inpatient services in one facility, as existing services at Zale Lipshy University Hospital will be moved to the Clements University Hospital.

This expansion will improve operational efficiency and lower the cost of care by eliminating redundant infrastructure across two hospitals, allowing for the leverage of investments made during the original construction to facilitate expansion at a lower cost with minimal disruption to existing operations. The expansion project, encompassing 292 beds plus needed emergency room, operating room, and imaging services capacity, will both allow consolidation of services currently offered at Zale Lipshy as well as provide an incremental 144 beds with a reconfiguration of services to improve care and reduce costs.

**The University of Texas Southwestern Medical Center
William P. Clements Jr. University Hospital Expansion**

Project Information

Project Number	303-1035
CIP Project Type	New Construction/Repair and Rehabilitation (R&R)
Facility Type	Healthcare Facility, Hospital/Parking Structure
Management Type	Institutional Management
Institution's Project Advocate	John Warner, Vice President and Chief Executive Officer, University Hospitals
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	645,654 GSF - Hospital Tower 67,662 GSF - R&R/Reconfiguration 751,230 GSF - Two (2) Parking Structures 2,189 Total Parking Spaces

Project Funding

	<u>Current</u>
Revenue Financing System Bond Proceeds ¹	\$400,000,000
Designated Funds ²	<u>\$ 80,000,000</u>
Total Project Cost	\$480,000,000

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

² Designated Funds from institutional funds

Project Cost Detail

Building Cost	
- Hospital Tower	\$270,471,529
- R&R/Reconfiguration	18,240,394
- Garage A	23,953,832
- Garage B	21,012,385
Fixed Equipment	24,929,417
Site Development	12,763,538
Furniture and Moveable Equipment	10,000,000
Institutionally Managed Work	23,101,358
Architectural/Design Services	25,665,000
Project Management Fees	6,271,500
Insurance	5,660,000
Other Professional Fees	8,600,000
Project Contingency	25,000,000
Other Costs	4,331,047
Total Project Cost	<u>\$480,000,000</u>

**The University of Texas Southwestern Medical Center
William P. Clements Jr. University Hospital Expansion**
(continued)

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

William P. Clements Jr. University Hospital Expansion				\$419
Texas Higher Education Coordinating Board Average - Healthcare Facility, Hospital				\$479
	Low Quartile	Median	High Quartile	
Other U. T. System Projects	\$500	\$544	\$553	
Other Texas Projects	\$547	\$768	\$827	
Other National Projects	\$558	\$786	\$1,013	

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

William P. Clements Jr. University Hospital Expansion - 292 Beds				\$926,272
	Low Quartile	Median	High Quartile	
Other U. T. System Projects	\$1,144,621	\$1,362,864	\$1,605,759	
Other Texas Projects	\$1,326,927	\$1,813,641	\$2,026,460	
Other National Projects	\$1,355,484	\$2,275,851	\$3,273,047	

Investment Metrics

- Create best-in-class multidisciplinary care model located in a single facility
- Establish Clements University Hospital as a destination high acuity quaternary care hospital

Project Planning

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

Project Milestones

Definition Phase Approval	May 2016
Addition to CIP	February 2017
Design Development Approval	May 2017
Construction Notice to Proceed	July 2017
Substantial Completion	June 2020

Basis of Design

The planned building life expectancy includes the following elements:

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

6. U. T. Austin: Graduate Student Housing Complex - 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 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 Graduate Student Housing Complex project at The University of Texas at Austin as follows:

- a. approve design development plans;
- b. appropriate funds and authorize expenditure of \$89,000,000 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. 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 \$89,000,000.

BACKGROUND INFORMATION

Debt Service

The \$89,000,000 in RFS debt will be repaid from the Division of Student Housing and Food Service revenues. Annual debt service on the \$89,000,000 RFS debt is expected to be \$5.3 million. The institution's debt service coverage is expected to be at least 1.6 times and average 1.9 times over FY 2017-2022.

Previous Actions

On May 14, 2015, the project was included in the CIP with a total project cost of \$89,000,000 with funding from RFS Bond Proceeds.

Project Description

The design of the complex is a mixture of two, four, and six-story buildings providing housing to approximately 747 graduate students in a combination of micro-studio, two, and four-bedroom units. The project will include 20 surface parking spaces for short-term parking and a small

amount of retail shell space to be leased to tenants. Parking for this project will be provided at the nearby East Campus Parking Garage.

As envisioned in the U. T. Austin East Campus Master Plan approved by the Board on May 14, 2015, the design of these graduate student housing units will conform to the needs of graduate students and be built in a way that is compatible with the private residential community located nearby.

**The University of Texas at Austin
Graduate Student Housing Complex**

Project Information

Project Number	102-926
CIP Project Type	New Construction
Facility Type	Housing, Apartments
Management Type	Office of Facilities Planning and Construction
Institution's Project Advocates	Marvin L. Hackert, Executive Vice President and Dean of Graduate Studies Soncia Reagins-Lilly, Vice President for Student Affairs
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	354,000

Project Funding

Revenue Financing System Bond Proceeds ¹	<u>Current</u> <u>\$89,000,000</u>
Total Project Cost	<u>\$89,000,000</u>

¹ Revenue Financing System Bond Proceeds (RFS) to be repaid from the Division of Student Housing and Food Service revenues

Project Cost Detail

Building Cost	\$69,633,388
Fixed Equipment	-
Site Development	6,500,000
Furniture and Moveable Equipment	-
Institutionally Managed Work	1,780,000
Architectural/Design Services	4,472,551
Project Management Fees	2,500,900
Insurance	1,516,546
Other Professional Fees	1,044,777
Project Contingency	1,551,838
Other Costs	-
Total Project Cost	\$89,000,000

Cost per Bed Benchmarks (escalated to midpoint of construction)

Graduate Student Housing Complex	\$93,217		
College Planning and Management National Average, Residence	\$97,331		
	Low Quartile	Median	High Quartile
Other U. T. System Projects	\$71,364	\$ 81,836	\$ 96,249
Other Texas Projects	\$70,193	\$ 94,148	\$107,114
Other National Projects	\$98,747	\$127,866	\$145,611

**The University of Texas at Austin
Graduate Student Housing Complex
(Continued)**

Investment Metrics

- Recruit and retain top graduate students
- Diversify housing inventory

Project Planning

Definition Phase	N/A
Owner's Project Requirements	Yes
Basis of Design	Yes
Schematic Design	Yes
Detailed Cost Estimate	Yes

Project Milestones

Definition Phase Approval	N/A
Addition to CIP	May 2015
Design Development Approval	May 2017
Construction Notice to Proceed	June 2017
Substantial Completion	June 2019

Graduate Student Housing Statistics

Waiting list for on-campus housing	810
Total number of beds added in this project	747
Units to be demolished in this project	0
Total number of beds on campus after completion	1,462

Basis of Design

The planned building life expectancy includes the following elements:

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

7. U. T. Austin: Jester West Maintenance and Interior Finishes - Amendment of the FY 2017-2022 Capital Improvement Program to increase total project cost and appropriation of funds and authorization of expenditure

RECOMMENDATION

The Chancellor concurs in the recommendation of the 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 approve the recommendations for the Jester West Maintenance and Interior Finishes project at The University of Texas at Austin as follows:

- a. amend the Fiscal Year 2017-2022 Capital Improvement Program (CIP) to increase the total project cost from \$36,000,000 to \$56,000,000; and
- b. appropriate funds and authorize expenditure of \$20,000,000 from Auxiliary Enterprises Balances.

BACKGROUND INFORMATION

Previous Actions

On February 9, 2012, the project was added to the Capital Improvement Program (CIP) with a total project cost of \$36,000,000 with funding from Auxiliary Enterprises Balances. On February 14, 2012, the President approved design development and authorized expenditure of funds.

Project Description

The original project included a phased six-year renovation to each of the 14 floors to address deferred maintenance needs as well as improving student living and study space. Original scope of the project included renovation of bathrooms to ADA standards as required, updated finishes, and improvements to the mechanical, plumbing, and electrical systems.

The proposed increase in total project cost is driven by additional scope of abatement of hazardous materials, and the unprecedented construction market in Austin, including the demand for trade subcontractors for summer renovations and construction cost increases of 30% since 2012.

**The University of Texas at Austin
Jester West Maintenance and Interior Finishes**

Project Information

Project Number	102-692
CIP Project Type	Repair and Rehabilitation
Facility Type	Housing, Dormitory
Management Type	Institutionally Managed
Institution's Project Advocate	Hemlata Jhaveri, Executive Director, Division of Housing and Food Service
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	430,713

Project Funding

	<u>Current</u>	<u>Proposed</u>
Auxiliary Enterprises Balances ¹	<u>\$36,000,000</u>	<u>\$56,000,000</u>
Total Project Cost	\$36,000,000	\$56,000,000

¹ Auxiliary Enterprises Balances from the Division of Student Housing and Food Service revenues

Project Cost Detail

Building Cost	\$46,848,597
Fixed Equipment	-
Site Development	-
Furniture and Moveable Equipment	-
Institutionally Managed Work	-
Architectural/Design Services	3,000,000
Project Management Fees	1,000,000
Insurance	-
Other Professional Fees	-
Project Contingency	5,151,403
Other Costs	-
Total Project Cost	\$56,000,000

Cost per Bed

Jester West Maintenance and Interior Finishes	\$23,709
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Project Planning

Definition Phase	N/A
Owner's Project Requirements	N/A
Basis of Design	N/A
Schematic Design	N/A
Detailed Cost Estimate	Yes

The University of Texas at Austin
Jester West Maintenance and Interior Finishes
(Continued)

Project Milestones

Definition Phase Approval	N/A
Addition to CIP	February 2012
Design Development Approval	February 2012
Construction Notice to Proceed	April 2013
Substantial Completion	August 2019

Current Undergraduate Housing Statistics

Occupancy Rate	100%
Total number of beds in Jester West	1,976
Units to be demolished in this project	0
Total number of campus-owned beds on campus after completion	7,307

8. U. T. Austin: Texas Tennis Center - Amendment of the FY 2017-2022 Capital Improvement Program to increase total project cost and appropriation of funds and authorization of expenditure

RECOMMENDATION

The Chancellor concurs in the recommendation of the 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 approve the recommendations for the Texas Tennis Center project at The University of Texas at Austin as follows:

- a. amend the Fiscal Year 2017-2022 Capital Improvement Program (CIP) to increase the total project cost from \$16,500,000 to \$18,500,000; and
- b. appropriate funds and authorize expenditure of \$2,000,000 from Auxiliary Enterprises Balances.

BACKGROUND INFORMATION

Previous Actions

On November 14, 2013, the Tennis Center Replacement Facility project was included in the CIP with a total project cost of \$15,000,000 with funding from Auxiliary Enterprises Balances. On May 15, 2014, the Board approved design development and authorized expenditure of funds. On October 17, 2016, the project was redesignated as the Texas Tennis Center. On February 17, 2017, the Chancellor approved an increase in total project cost from \$15,000,000 to \$16,500,000 with funding of \$1,500,000 from Gifts.

Project Description

The original project consists of twelve outdoor tennis courts, grandstand/bleachers, and support buildings for the U. T. Tennis Team programs and other Texas Athletics programs in East Austin. The proposed increase in total project cost will provide a fitness and training center and an in-ground plunge pool.

The Texas Tennis Center is a replacement for the Penick-Allison Tennis Center demolished to make way for the Dell Medical School and is located in East Campus adjacent to UFCU Disch-Falk Field per the East Campus Master Plan approved by the Board of Regents in May 2015.

**The University of Texas at Austin
Texas Tennis Center**

Project Information

Project Number	102-788
CIP Project Type	New Construction
Facility Type	Athletic
Management Type	Office of Facilities Planning and Construction
Institution's Project Advocate	Arthur Johnson, Executive Senior Associate Athletic Director, Intercollegiate Athletics
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	127,457

Project Funding

	<u>Current</u>	<u>Proposed</u>
Auxiliary Enterprises Balances ¹	\$14,600,000	\$16,600,000
Gifts ²	<u>\$ 1,900,000</u>	<u>\$ 1,900,000</u>
Total Project Cost	\$16,500,000	\$18,500,000

¹ Auxiliary Enterprises Balances from Texas Athletics Cash Reserves

² Gifts fully collected or committed at this time

Project Cost Detail

Building Cost	\$11,419,218
Fixed Equipment	-
Site Development	3,500,000
Furniture and Moveable Equipment	-
Institutionally Managed Work	125,000
Architectural/Design Services	1,386,944
Project Management Fees	667,940
Insurance	306,400
Other Professional Fees	588,328
Project Contingency	500,000
Other Costs	6,170
Total Project Cost	\$18,500,000

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

Texas Tennis Center	\$ 90		
Texas Higher Education Coordinating Board Average, Athletic	\$430		
	Low Quartile	Median	High Quartile
Other U. T. System Projects	\$213	\$293	\$310
Other Texas Projects	\$ 80	\$ 97	\$208
Other National Projects	\$206	\$268	\$343

The University of Texas at Austin
Texas Tennis Center
(continued)

Project Planning

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

Project Milestones

Definition Phase Approval	N/A
Addition to CIP	November 2013
Design Development Approval	May 2014
Construction Notice to Proceed	September 2016
Substantial Completion	August 2017