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FOR  
FACILITIES PLANNING AND CONSTRUCTION  
COMMITTEE**

**Committee Meeting: 5/5/2021**

**Board Meeting: 5/6/2021**  
Austin, Texas

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

	<b>Committee Meeting</b>	<b>Board Meeting</b>	<b>Page</b>
<b>Convene</b>	<i>9:15 a.m.</i>		
1. <b>U. T. System Board of Regents: Discussion and appropriate action regarding Consent Agenda items, if any, assigned for Committee consideration</b>	<b>Discussion</b>	<b>Action</b>	<b>118</b>
<b><u>Addition to the CIP</u></b>			
2. <b>U. T. Health Science Center - San Antonio: Mays Cancer Center Renovations - Amendment of the current Capital Improvement Program to include project; approval of total project cost; and appropriation of funds</b>	<b>Action</b> <i>President Henrich</i>	<b>Action</b>	<b>119</b>
3. <b>U. T. Health Science Center - San Antonio: Medical Office Building at Park West - Amendment of the current Capital Improvement Program to include project</b>	<b>Action</b> <i>President Henrich</i>	<b>Action</b>	<b>122</b>
<b><u>Design Development Approval</u></b>			
4. <b>U. T. Rio Grande Valley: School of Medicine Center for Human Genetics - Approval of design development; and appropriation of funds and authorization of expenditure</b>	<b>Action</b> <i>President Bailey</i>	<b>Action</b>	<b>125</b>
5. <b>U. T. Southwestern Medical Center and U. T. Dallas: Biomedical Engineering and Sciences Building - Approval of design development; and appropriation of funds and authorization of expenditure</b>	<b>Action</b> <i>President Podolsky</i> <i>President Benson</i>	<b>Action</b>	<b>128</b>
<b>Adjourn</b>	<i>9:45 a.m.</i>		

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

RECOMMENDATION

No [Consent Agenda](#) items are assigned for review by this Committee.

**2. U. T. Health Science Center - San Antonio: Mays Cancer Center Renovations - 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 Mays Cancer Center Renovations project at The University of Texas Health Science Center at San Antonio as follows:

- a. amend the current CIP and approve a total project cost of \$28,000,000;
- b. appropriate funds of \$28,000,000 with funding of \$15,000,000 from Revenue Financing System (RFS) Bond Proceeds and \$13,000,000 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. Health Science Center - San Antonio, 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 \$15,000,000.

BACKGROUND INFORMATION

Debt Service

The \$15,000,000 in RFS debt will be repaid from Clinical Revenues. Annual debt service on the \$15,000,000 in RFS debt is expected to be \$1.07 million. The institution's Scorecard Rating of 5.7 at fiscal year-end 2020 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 December 21, 2020, the Chancellor approved this project for Definition Phase.

### Project Description

The project includes renovations associated with hospital compliance, code renovations, and program revisions to serve outpatient services at the Mays Cancer Center (MCC) and in support of the future Inpatient Facility currently under construction. The MCC is comprised of three buildings; the Burton and Miriam Grossman Building (Grossman), Roger and Cherry Zeller Building (Zeller), and Urschel Tower that together provide infusion, pathology, and pharmacy clinical services. Renovation and upgrades will address code compliance issues, create non-oncology infusion space, and provide connectivity between towers. Renovations to the first floor of all three buildings will accommodate additional clinical needs.

The proposed project includes building upgrades to comply with the requirements of the Joint Commission on Accreditation of Healthcare Organizations (JCAHO). Upgrades include fire alarm retrofit at the Zeller tower; fire and life safety code compliance; fire and smoke management upgrades; review of projected building occupant loads and exiting review; replacement of the fire alarm control panel and fire pump controller; corridor expansions at Zeller and Grossman towers levels two and three; and miscellaneous mechanical, engineering, and plumbing infrastructure upgrades.

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 President for approval at a later date. Pursuant to a Memorandum of Understanding effective July 1, 2019, U. T. Health Science Center - San Antonio has delegated authority of institutional management of construction projects under the continued oversight of the Office of Capital Projects.

**The University of Texas Health Science Center at San Antonio  
Mays Cancer Center Renovation**

**Project Information**

Project Number 402-1343  
 CIP Project Type Repair and Rehabilitation  
 Facility Type Healthcare Facility, Clinic  
 Management Type Institutional Management  
 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) 51,500 GSF

**Project Funding**

Revenue Financing System Bond Proceeds <sup>1</sup>	<u>Proposed</u> \$15,000,000
Designated Funds	<u>13,000,000</u>
Total Project Cost	\$28,000,000

<sup>1</sup>RFS Bond Proceeds to be repaid by Clinical Revenues

**Project Cost Detail**

Building Cost	\$18,980,200
Fixed Equipment	404,300
Site Development	405,500
Furniture and Moveable Equipment	750,000
Institutionally Managed Work	550,000
Architectural/Design Services	2,259,480
Project Management Fees	1,120,000
CIP Support Fee	288,000
Insurance	385,905
Other Professional Fees	-
Project Contingency	1,400,000
Other Costs	<u>1,456,615</u>
Total Project Cost	\$28,000,000

**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 2020
Addition to CIP	May 2021
Design Development Approval	August 2021
Construction Notice to Proceed	October 2021
Substantial Completion	November 2023

**3. U. T. Health Science Center - San Antonio: Medical Office Building at Park West - Amendment of the current Capital Improvement Program to include project**

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 Medical Office Building at Park West project at The University of Texas Health Science Center at San Antonio.

BACKGROUND INFORMATION

Previous Action

On February 17, 2021, the Chancellor approved this project for Definition Phase.

Project Description

The proposed project will build a four-story medical office building in one of the fastest growing areas in San Antonio. The Medical Office Building (MOB) at Park West will have exam rooms, procedure rooms, and advanced imaging to support clinical providers that include primary care, orthopedics, sports medicine, radiology, ophthalmology, otolaryngology, gynecology, and gastroenterology. The facility will also include an ambulatory surgery center to meet the increasing demand in outpatient surgeries and help grow and diversify U. T. Health Science Center at San Antonio's (UTHSCSA) revenue streams. The project will also include surface parking for patients and staff. Approximately 20,750 GSF of the proposed 83,000 GSF building are currently planned to be shelled to allow for future expansion.

UTHSCSA's main campus clinic is projected to reach capacity in the next five years. San Antonio is experiencing significant growth in population, mainly to the suburbs where patients are searching for convenient access to low-acuity and intermediate care. The MOB clinic will serve as a community-based campus, co-locating a nearly full continuum of services for multiple conditions well positioned for value-based care. Medical equipment will be procured outside of this project at an estimated \$6,100,000.

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 Memorandum of Understanding effective July 1, 2019, U. T. Health Science Center - San Antonio has delegated authority of institutional management of construction projects under the continued oversight of the Office of Capital Projects.

**The University of Texas Health Science Center at San Antonio  
Medical Office Building at Park West**

**Project Information**

Project Number	402-1345
CIP Project Type	New Construction
Facility Type	Healthcare Facility, Clinic
Management Type	Institutional Management
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)	83,000 GSF
Shell Space (GSF)	20,750 GSF

**Project Funding**

Revenue Financing System Bond Proceeds <sup>1</sup>	<u>Proposed</u> <u>\$61,100,000</u>
Total Project Cost	<u>\$61,100,000</u>

<sup>1</sup>RFS Bond Proceeds to be repaid by Clinical Revenues

**Project Cost Detail**

Building Cost	\$38,337,860
Fixed Equipment	1,973,640
Site Development	4,173,500
Furniture and Moveable Equipment	1,750,000
Institutionally Managed Work	1,833,000
Architectural/Design Services	5,100,000
Project Management Fees	1,833,000
CIP Support Fee	500,000
Insurance	1,000,000
Other Professional Fees	-
Project Contingency	2,759,000
Other Costs	<u>1,840,000</u>
Total Project Cost	<u>\$61,100,000</u>

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

Medical Office Building at Park West (with 25% Shell Space)	\$462
Medical Office Building at Park West (Estimated Total Finish-Out)	\$517
Texas Higher Education Coordinating Board Average for Healthcare Facility, Clinic	\$594

	Low Quartile	Median	High Quartile
Other U. T. System Projects	\$360	\$456	\$507
Other National Projects	\$354	\$447	\$901

**The University of Texas Health Science Center at San Antonio  
Medical Office Building at Park West**  
(continued)

**Investment Metric**

- Realize 50,000 clinic visits by 2025

**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 2021
Addition to CIP	May 2021
Design Development Approval	August 2021
Construction Notice to Proceed	November 2021
Substantial Completion	November 2023

**Basis of Design**

The planned building life expectancy includes the following elements:

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



**4. U. T. Rio Grande Valley: School of Medicine Center for Human Genetics - 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 School of Medicine Center for Human Genetics project at The University of Texas Rio Grande Valley as follows:

- a. approve design development plans; and
- b. appropriate funds and authorize expenditure of \$15,776,663 with funding of \$8,920,000 from Permanent University Fund (PUF) Bond Proceeds, \$6,000,000 from Grants, and \$856,663 from Unexpended Plant Funds.

BACKGROUND INFORMATION

Previous Actions

On November 14, 2019, the Board approved \$8,920,000 of Permanent University Fund (PUF) Bond Proceeds for this project. On January 22, 2021, the Chancellor approved this project for Definition Phase. On February 25, 2021, the project was included in the Capital Improvement Program (CIP) as the School of Medicine Vivarium and Office Building project with a total project cost of \$15,776,663 with funding of \$8,920,000 from PUF Bond Proceeds, \$6,000,000 from Grants, and \$856,663 from Unexpended Plant Funds.

On March 16, 2021, the President approved the project be renamed to the School of Medicine Center for Human Genetics.

Project Description

The UTRGV School of Medicine has experienced rapid growth across the clinical, academic, and research missions. The Department of Human Genetics, established in 2017, has faculty on both the Edinburg and Brownsville campuses. The offices for the faculty based in Brownsville are in a modular building that was placed on the campus in 2015. New offices that are proximate to the laboratories and an expansion of laboratory space are urgently needed to facilitate research supported by multiple National Institutes of Health grants.

The proposed building will be located on the northern section of the Brownsville campus and will house faculty and administrative offices, a state-of-the-art vivarium, a laboratory, an MRI suite with exam rooms, offices, and associated labs. Currently all imaging is conducted in San Antonio due to the lack of a dedicated research imaging facility in the Rio Grande Valley. Grant funding provided by the Valley Baptist Legacy Foundation will support construction of the MRI suite. This facility will allow dramatic expansion of research and associated funding for imaging genomics.

**The University of Texas Rio Grande Valley  
School of Medicine Center for Human Genetics**

**Project Information**

Project Number	903-1307
CIP Project Type	New Construction
Facility Type	Laboratory, General
Management Type	Institutional Management
Institution's Project Advocate	Sarah Williams-Blangero, Chair, Department of Human Genetics and Director, South Texas Diabetes and Obesity Institute
Project Delivery Method	Competitive Sealed Proposal
Gross Square Feet (GSF)	17,169

**Project Funding**

	<u>Proposed</u>
Permanent University Fund Bond Proceeds <sup>1</sup>	\$8,920,000
Grants <sup>2</sup>	6,000,000
Unexpended Plant Funds	<u>856,663</u>
<b>Total Project Cost</b>	<b>\$15,776,663</b>

<sup>1</sup>Permanent University Fund (PUF) Bond Proceeds approved 11/2019

<sup>2</sup>Grants from Valley Baptist Legacy Foundation

**Project Cost Detail**

Building Cost	\$10,534,921
Fixed Equipment	778,150
Site Development	545,604
Furniture and Moveable Equipment	805,376
Institutionally Managed Work	1,087,356
Architectural/Design Services	868,172
Project Management Fees	105,355
CIP Support Fee	188,725
Insurance	107,843
Other Professional Fees	313,007
Project Contingency	431,370
Other Costs	<u>10,784</u>
<b>Total Project Cost</b>	<b>\$15,776,663</b>

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

<b>School of Medicine Vivarium and Office Building</b>	<b>\$614</b>
The Texas Higher Education Coordinating Board Average for Laboratory, General	\$591

	Low Quartile	Median	High Quartile
Other U. T. System Projects	\$510	\$588	\$834
Other National Projects	\$563	\$717	\$864

**The University of Texas Rio Grande Valley  
School of Medicine Center for Human Genetics**  
(continued)

**Investment Metrics**

- Increase research space for School of Medicine by 2022
- Develop laboratories by function rather than investigator to enhance departmental research 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	January 2021
Addition to CIP	February 2021
Design Development Approval	May 2021
Construction Notice to Proceed	June 2021
Substantial Completion	July 2022

**Basis of Design**

The planned building life expectancy includes the following elements:

Enclosure: 50 years  
Building Systems: 25 years  
Interior Construction: 20 years

**5. U. T. Southwestern Medical Center and U. T. Dallas: Biomedical Engineering and Sciences 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 Health Affairs, the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and the institutional presidents that the U. T. System Board of Regents approve the recommendations for the Biomedical Engineering and Sciences Building project at The University of Texas Southwestern Medical Center as follows:

- a. approve design development plans; and
- b. appropriate funds and authorize expenditure of \$120,000,000 with funding of \$90,000,000 from Permanent University Fund (PUF) Bond Proceeds and \$30,000,000 from Gifts.

**BACKGROUND INFORMATION**

**Previous Actions**

On November 14, 2019, the Board approved \$90,000,000 in Permanent University Fund (PUF) Bond Proceeds for the joint Translational Biomedical Engineering and Sciences Building project between The University of Texas Southwestern Medical Center and The University of Texas at Dallas. On September 16, 2020, the Chancellor approved this project for Definition Phase. On February 25, 2021, the project was included in the Capital Improvement Program (CIP) with a total project cost of \$120,000,000 with funding of \$90,000,000 from PUF Bond Proceeds and \$30,000,000 from Gifts.

**Project Description**

Recent and previously unimaginable advances in bioengineering have been limited by the need to translate biomedical technologies from the idea stage to improved treatment for millions of patients. A critical element to advancing this vision is a well-designed and centralized facility to optimally connect engineers with physicians and patients, accelerating the advancement of medical technologies, training, and education for students. The University of Texas Southwestern Medical Center (UTSWMC) and The University of Texas at Dallas (UTD), leveraging research strengths in basic and applied biomedical and engineering sciences, propose to expand their partnership from research to real-world applications, and achieve the synergy necessary to realize the potential of a premier joint department of biomedical engineering.

The proposed joint UTSWMC/UTD Biomedical Engineering and Sciences Building would solve the need for proximity between physician and engineering researchers and provide essential access to a patient population. A specialized facility would provide space for effective collaboration, including labs designed for equipment development and testing; research bench space; interactive office space for informaticists and software developers; patient space to allow

for assessment of research participants and translational trials; shared support space ranging from conferencing rooms to device fabrication shops; and potential co-location of imaging equipment and services. This five-story building located on the UTSWMC campus, will include administrative space on the first floor, while the second through fifth floors will be dedicated to research lab space that will be programmed for multiple principal investigators. Surface parking is also included in the project.

Pursuant to a Memorandum of Understanding effective September 1, 2016, U. T. Southwestern Medical Center has delegated authority of institutional management of construction projects under the continued oversight of the Office of Capital Projects.

**U. T. Southwestern Medical Center and U. T. Dallas  
Biomedical Engineering and Sciences Building**

**Project Information**

Project Number	303-1338
CIP Project Type	New Construction
Facility Type	Laboratory, General
Management Type	Institutional Management
UTSWMC Project Advocate	Dwain Thiele, Vice Provost and Sr. Associate Dean
UTD Project Advocate	Joseph Pancrazio, Vice President for Research
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	155,251
Surface Parking Spaces	285

**Project Funding**

	<u>Current</u>
Permanent University Fund Bond Proceeds <sup>1</sup>	\$90,000,000
Gifts <sup>2</sup>	<u>\$30,000,000</u>
Total Project Cost	\$120,000,000

<sup>1</sup> Permanent University Fund (PUF) Bond Proceeds approved 11/2019

<sup>2</sup> Gifts are not fully collected or committed at this time; U. T. Southwestern Medical Center and U. T. Dallas have operating reserves to cover any shortfall.

**Project Cost Detail**

Building Cost	\$ 79,549,918
Fixed Equipment	8,650,000
Site Development	6,127,787
Furniture and Moveable Equipment	2,890,000
Institutionally Managed Work	1,370,000
Architectural/Design Services	5,385,000
Project Management Fees	3,620,000
Insurance	1,810,000
Other Professional Fees	2,897,295
Project Contingency	7,000,000
Other Costs	700,000
<b>Total Project Cost</b>	<b>\$120,000,000</b>

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

<b>Biomedical Engineering and Sciences Building</b>	\$512
Texas Higher Education Coordinating Board Average – Laboratory, General	\$591
	Low Quartile      Median      High Quartile
Other U. T. System Projects	\$406      \$492      \$528
Other National Projects	\$437      \$562      \$665

**U. T. Southwestern Medical Center and U. T. Dallas  
Biomedical Engineering and Sciences Building**  
(continued)

**Investment Metrics**

- Promote deeper collaboration between UTSWMC and UTD to provide biotechnologies to advance patient care
- Accelerate UTD toward excellence and national recognition of its Department of Biomedical Engineering
- Accelerate UTSWMC toward bench-to-bedside translation of groundbreaking basic science

**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 2020
Addition to CIP	February 2021
Design Development Approval	May 2021
Construction Notice to Proceed	June 2021
Substantial Completion	October 2023

**Basis of Design**

The planned building life expectancy includes the following elements:

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