

1. **U. T. Arlington: Request for Determination of Necessity and Authorization to Acquire Real Property Located at 1108 South Oak Street, Arlington, Tarrant County, Texas; Authorization to Take All Necessary Actions Needed to Acquire the Above Property Through Purchase or Condemnation; and Authorization to Execute All Documents Related Thereto**

### RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Witt that the U. T. Board of Regents:

- a. Determine that it is necessary for U. T. Arlington to acquire, through condemnation proceedings, if necessary, the real property located at 1108 South Oak Street in Arlington, Tarrant County, Texas, at a price not exceeding its fair market value as determined by an MAI appraisal or by the determination of the court
- b. Authorize the Executive Vice Chancellor for Business Affairs or the Executive Director of Real Estate to take all steps necessary to acquire the subject property; to execute all documents, instruments, and other agreements; to initiate a condemnation action of the subject property, if necessary, through the U. T. System Office of General Counsel and the Office of the Attorney General of Texas; and to take all such actions deemed necessary or desirable to carry out the purpose and intent of the foregoing recommendations.

### BACKGROUND INFORMATION

U. T. Arlington wishes to acquire the Patton Terrace Apartments property, which consists of approximately 21,000 square feet of total land area and a 20-unit apartment complex. The subject apartment complex was built in 1961. The property exists in a strategic location within the approved master plan acquisition zone for the U. T. Arlington campus, and is needed in order to expand existing

parking facilities that are inadequate due to an increase in student enrollment. The property is appraised at \$330,000, which is well below the owner's asking price of \$470,000. After acquisition, the improvements will be demolished in order to construct a parking lot.

This item was reviewed by the Academic Affairs Committee in January 2003.

2. **U. T. Austin - Applied Computational Engineering and Sciences Building (ACES) - Fourth Floor Finish Out: Request for Approval to Amend the FY 2002-2007 Capital Improvement Program and the FY 2002-2003 Capital Budget 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 President Faulkner that the U. T. Board of Regents amend the FY 2002-2007 Capital Improvement Program and the FY 2002-2003 Capital Budget to include the Applied Computational Engineering and Sciences Building (ACES) - Fourth Floor Finish Out at U. T. Austin at a preliminary project cost of \$3,600,000 with funding from Designated Tuition.

### BACKGROUND INFORMATION

The Applied Computational Engineering and Sciences Building - Fourth Floor Finish Out at U. T. Austin will complete the interior finish-out and mechanical systems for this area.

This off-cycle project has been approved by U. T. System staff and meets the criteria for inclusion in the Capital Improvement Program.

This item was reviewed by the Academic Affairs Committee and the Facilities Planning and Construction Committee in January 2003.

3. **U. T. Austin - Jack S. Blanton Museum of Art - Phase II: Request for Approval to Amend the FY 2002-2007 Capital Improvement Program and the FY 2002-2003 Capital Budget 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 President Faulkner that the U. T. Board of Regents amend the FY 2002-2007 Capital Improvement Program and the FY 2002-2003 Capital Budget to include the Jack S. Blanton Museum of Art – Phase II at U. T. Austin at a preliminary project cost of \$25,000,000 with funding from Gifts and Grants.

#### BACKGROUND INFORMATION

The Jack S. Blanton Museum of Art – Phase II at U. T. Austin will include administrative offices, education space, and visitor amenities to support the Phase I project which is under construction.

This off-cycle project has been approved by U. T. System staff and meets the criteria for inclusion in the Capital Improvement Program.

This item was reviewed by the Academic Affairs Committee and the Facilities Planning and Construction Committee in January 2003.

4. **U. T. Austin: Archer M. Huntington Museum Fund - Request for Authorization to Sell Approximately 1,490 Acres of Land Located in Galveston County, Texas, to Scenic Galveston, Inc., and Authorization to Execute All Documents Related Thereto**

### RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Faulkner that authorization be given for the U. T. System Real Estate Office, on behalf of U. T. Austin, to sell approximately 1,490 acres of land in the H.B. Littlefield Survey, S.C. Bundick League, Galveston County, Texas, to Scenic Galveston, Inc., for \$1,900,000.

It is further recommended that the Executive Director of Real Estate be authorized to execute all documents, instruments, and other agreements and to take all further actions deemed necessary or advisable to carry out the purpose and intent of the foregoing recommendation.

### BACKGROUND INFORMATION

The property, which originally contained approximately 4,500 acres, was received from Archer M. Huntington in 1927. This last remnant of the subject property is located near Texas City, Texas, southeast of the intersection of IH-45, SH-146 and Loop 197 in South Galveston County at the southern tip of the mainland. Proceeds from the sale will be used to benefit the Jack S. Blanton Museum of Art, within the terms of the original Archer M. Huntington gift. A five-acre portion of the tract is currently leased to 25 residential tenants as waterfront campsites, and the Galveston Municipal Airport leases a small site for an airport marker. The annual income from the leases is \$23,379.

Other terms of the contract include the reservation of any mineral interests and a research easement for the purpose of conducting ecological, biological, and historical research on the property. The sale price is supported by an appraisal prepared by James J. Jeffries, MAI, of Round Rock, Texas.

According to an engineering report prepared by Shiner Moseley and Associates, Inc., the property is burdened with significant environmental conditions that appear to severely limit its development potential. Approximately 78% of the property appears to be jurisdictional wetlands and subject to federal regulation under Section 404 of the Clean Water Act. Scenic Galveston, Inc., intends to encumber the property with a conservation easement in order to permanently preserve the wildlife habitat in the area.

This item was reviewed by the Academic Affairs Committee in January 2003.

5. **U. T. Tyler - Student Dormitory and Academic Excellence Center: Request to Amend the FY 2002-2007 Capital Improvement Program and the FY 2002-2003 Capital Budget 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 President Mabry that the U. T. Board of Regents amend the FY 2002-2007 Capital Improvement Program and the FY 2002-2003 Capital Budget to include the Student Dormitory and Academic Excellence Center project at U. T. Tyler at a preliminary project cost of \$11,000,000 with funding of \$8,000,000 from Revenue Financing System Bond Proceeds and \$3,000,000 from Gifts and Grants.

#### BACKGROUND INFORMATION

The Student Dormitory and Academic Excellence Center at U. T. Tyler will provide approximately 200 beds. The facility will be the first dormitory-type building to be constructed on campus. The building will consist of approximately 73,200 gross square feet and will include dormitory rooms, lounge areas, centralized laundry facilities and kitchen, and offices for dormitory staff.

Fall 2002 occupancy for on campus housing was at 95%, and there is a strong demand for additional affordable housing with the increasing enrollment of freshmen and sophomore students. The dormitory will serve as an honors dormitory that will add incentive to students and increase retention efforts.

This off-cycle project has been approved by U. T. System staff and meets the criteria for inclusion in the Capital Improvement Program.

This item was reviewed by the Academic Affairs Committee and the Facilities Planning and Construction Committee in January 2003.

6. **U. T. Tyler - Student Resident Home II: Request to Amend the FY 2002-2007 Capital Improvement Program and the FY 2002-2003 Capital Budget 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 President Mabry that the U. T. Board of Regents amend the FY 2002-2007 Capital Improvement Program and the FY 2002-2003 Capital Budget to include the Student Resident Home II project at U. T. Tyler at a preliminary project cost of \$1,900,000 with funding from Revenue Financing System Bond Proceeds.

**BACKGROUND INFORMATION**

This facility will be the second residence-type home to be constructed on campus and will include 16 bedrooms housing two students each and two bedrooms housing one student each for ADA purposes. In addition, the residence will provide living quarters for an advisor, three lounge/parlor/study areas, a kitchen, and laundry facilities.

Fall 2002 housing occupancy was at 95%, and additional student housing is needed.

This off-cycle project has been approved by U. T. System staff and meets the criteria for inclusion in the Capital Improvement Program.

This item was reviewed by the Academic Affairs Committee and the Facilities Planning and Construction Committee in January 2003.