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FOR
FACILITIES PLANNING AND CONSTRUCTION
COMMITTEE**

Committee Meeting: 2/4/2010

Board Meeting: 2/5/2010
Dallas, Texas

Printice L. Gary, Chairman
James D. Dannenbaum
R. Steven Hicks
Wm. Eugene Powell

| | Committee Meeting | Board Meeting | Page |
|---|--|----------------------|-------------|
| Convene | 1:00 p.m. <i>Chairman Gary</i> | | |
| <u>Additions to the Capital Improvement Program</u> | | | |
| 1. U. T. Austin: Engineering Education and Research Building - Amendment of the FY 2010-2015 Capital Improvement Program to include project (Preliminary Board approval) | 1:00 p.m. Action <i>Mr. O'Donnell</i> | Action | 267 |
| 2. U. T. Austin: Texas Union Building Renovation - Amendment of the FY 2010-2015 Capital Improvement Program to include project; approval of total project cost; appropriation of funds; and resolution regarding parity debt (Final Board approval) | 1:15 p.m. Action <i>Mr. O'Donnell</i> | Action | 268 |
| 3. U. T. San Antonio: East Parking Garage - Amendment of the FY 2010-2015 Capital Improvement Program to include project (Preliminary Board approval) | 1:18 p.m. Action <i>Mr. O'Donnell</i> | Action | 270 |
| 4. U. T. Southwestern Medical Center – Dallas: Children's Medical Center Pediatric Research Institute - Amendment of the FY 2010-2015 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) | 1:22 p.m. Action <i>Mr. O'Donnell</i> | Action | 271 |
| <u>Design Development Approvals</u> | | | |
| 5. U. T. San Antonio: Multifunction Office Buildings 1 and 2 - Amendment of the FY 2010-2015 Capital Improvement Program to redesignate the project as the Multifunction Office Building; approval of design development; appropriation of funds and authorization of expenditure; and approval of evaluation of alternative energy economic feasibility (Final Board approval) | 1:27 p.m. Action <i>Mr. O'Donnell</i> | Action | 273 |

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| <u>Campus Master Plan Update</u> | | | |
| 6. U. T. Medical Branch – Galveston: Campus Master Plan update | 1:30 p.m. Report <i>Mr. O'Donnell</i> <i>President Callender</i> <i>Mr. Loudon, FPC</i> <i>Mr. Andrews, PGAL</i> | Not on Agenda | 274 |
| Adjourn | 2:00 p.m. | | |

1. **U. T. Austin: Engineering Education and Research Building - Amendment of the FY 2010-2015 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 Powers that the U. T. System Board of Regents amend the FY 2010-2015 Capital Improvement Program (CIP) to include the Engineering Education and Research Building project at The University of Texas at Austin as follows:

Project No.: 102-556

Project Delivery Method: Construction Manager at Risk

Substantial Completion Date: June 2015

| | | |
|----------------------------|--|----------------------|
| Total Project Cost: | <u>Source</u> | <u>Proposed</u> |
| | Gifts | \$100,000,000 |
| | Revenue Financing System Bond Proceeds | \$185,000,000 |
| | Unexpended Plant Funds | <u>\$ 5,000,000</u> |
| | | <u>\$290,000,000</u> |

Investment Metrics: By 2013

- Enable top-10 ranked Department of Electrical and Computer Engineering (ECE) to expand from 65 faculty to 74 faculty and from 300 Ph.D. students to 480 Ph.D. students thereby doubling the current level of \$14M of annual research expenditure in ECE
- Interdisciplinary research space will allow adding 24 new faculty and 192 Ph.D. students in priority areas of the research programs with an estimated annual increase of \$14M in research expenditures
- New teaching labs will allow innovations in curriculum, improve ability to attract top undergraduate students, increase graduation rates, and improve student learning outcomes
- Centralize student facilities and learning space to improve the student experience, leading to greater student success, and enable opportunities to collaborate in programmed space

BACKGROUND INFORMATION

The Engineering Education and Research Building (EERB) will provide approximately 421,500 gross square feet of critically needed education and research space for the Cockrell School of Engineering. The EERB is the first and highest priority project in the Strategic Master Plan for engineering facilities (see Item 3 on Page 222 of the Academic Affairs Committee). The building will replace the Engineering Sciences Building, which is functionally obsolete and has significant deferred maintenance, and

two temporary buildings: Computer Science Annex and the Academic Annex. The EERB is central to achieving the Cockrell School of Engineering's vision to become a global center for technology innovation, engineering education, and entrepreneurship. Through modular laboratories and integration of undergraduate education, interdisciplinary graduate research, and the ECE, the EERB will bring a new paradigm for engineering education and research to U. T. Austin.

The 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 the expenditure of funding will be presented to the Board for approval at a later date.

2. U. T. Austin: Texas Union Building Renovation - Amendment of the FY 2010-2015 Capital Improvement Program to include project; approval of total project cost; appropriation of funds; 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 amend the FY 2010-2015 Capital Improvement Program (CIP) to include the Texas Union Building Renovation project at The University of Texas at Austin as follows:

| | | |
|-------------------------------------|--|-----------------|
| Project No.: | 102-569 | |
| Project Delivery Method: | Construction Manager at Risk | |
| Substantial Completion Date: | December 2013 | |
| Total Project Cost: | <u>Source</u> | <u>Proposed</u> |
| | Revenue Financing System Bond Proceeds | \$11,000,000 |

- a. approve a total project cost of \$11,000,000 with funding from Revenue Financing System Bond Proceeds;
- b. appropriate 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. 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 \$11,000,000.

BACKGROUND INFORMATION

Debt Service

The \$11,000,000 in Revenue Financing System debt will be repaid from auxiliary enterprise revenues. Annual debt service on the \$11,000,000 Revenue Financing System debt is expected to be \$799,138. The institution's debt service coverage is expected to be at least 1.8 times and average 2.0 times over FY 2010-2015. Approximately \$500,000 of the aggregate \$11,000,000 Revenue Financing System debt proceeds is anticipated to be used for interest expense during construction.

Project Description

The proposed project involves fire sprinkler system installation, mechanical system replacement and maintenance along with other interior and exterior building renovations. The upgrade will extend the useful life of the building and address Texas Union infrastructure concerns including Ballroom humidity, kitchen, sewer, and heating, ventilation, and air conditioning (HVAC) zoning issues, electrical power availability, life safety and building code compliance, and waterproofing issues.

This proposed repair and rehabilitation project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. Design development plans and authorization of expenditure of funding will be approved by the Chancellor at a later date.

3. U. T. San Antonio: East Parking Garage - Amendment of the FY 2010-2015 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 Romo that the U. T. System Board of Regents amend the FY 2010-2015 Capital Improvement Program (CIP) to include the East Parking Garage project at The University of Texas at San Antonio as follows:

Project No.: 401-568
Project Delivery Method: Design Build
Substantial Completion Date: June 2012

| | | |
|----------------------------|--|---------------------|
| Total Project Cost: | <u>Source</u> | <u>Proposed</u> |
| | Revenue Financing System Bond Proceeds | \$22,000,000 |
| | Auxiliary Enterprise Balances | <u>\$ 8,000,000</u> |
| | | \$30,000,000 |

Investment Metrics: By 2012

- Increase number of parking spaces on the Main Campus by a net of approximately 800 spaces
- Increase number of parking spaces without a net increase in the land area consumed by parking, leaving land available for other uses

BACKGROUND INFORMATION

The proposed parking garage will consist of a new multistory facility containing approximately 1,200 parking spaces to be located on an existing parking lot. The garage will increase the number of parking spaces to meet the demands of growth in enrollment without a net increase in the land area consumed by parking, leaving land available for other uses including future buildings. Funding for the project will be contingent upon approval of the parking permit rate increase at the March 2010 Board meeting.

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. Southwestern Medical Center – Dallas: Children's Medical Center Pediatric Research Institute - Amendment of the FY 2010-2015 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 Podolsky that the U. T. System Board of Regents amend the FY 2010-2015 Capital Improvement Program (CIP) to include the Children's Medical Center Pediatric Research Institute project at The University of Texas Southwestern Medical Center at Dallas as follows:

Project No.: 303-567
Institutionally Managed: Yes No
Project Delivery Method: Construction Manager at Risk
Substantial Completion Date: January 2012

| | | |
|----------------------------|--|-----------------|
| Total Project Cost: | <u>Source</u> | <u>Proposed</u> |
| | Revenue Financing System Bond Proceeds | \$15,400,000 |

- a. approve a total project cost of \$15,400,000 with funding from Revenue Financing System Bond Proceeds;
- b. authorize U. T. Southwestern Medical Center – Dallas 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. Southwestern Medical Center – Dallas, 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 \$15,400,000.

BACKGROUND INFORMATION

Debt Service

The \$15,400,000 in Revenue Financing System debt will be repaid from rental payments from the Children's Medical Center. Annual debt service on the \$15,400,000 Revenue Financing System debt is expected to be \$1,235,735. The institution's debt service coverage is expected to be at least 1.6 times and average 2.2 times over FY 2010-2015.

Project Description

The proposed project for the construction of a Children's Medical Center Pediatric Research Institute involves finish-out of interior space located on Levels 11 and 12 of the North Campus Phase 5 Building, which is under construction. The total area of the Pediatric Research Institute is 55,832 gross square feet. The shell-out space has not previously been assigned and is not included in the current funding for the Phase 5 project. The purpose of the Institute is to provide funding for U. T. Southwestern Medical Center – Dallas faculty to conduct basic research in childhood diseases.

The Institute will be operated as a joint venture between U. T. Southwestern Medical Center – Dallas and Children's Medical Center of Dallas.

The proposed repair and rehabilitation project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. Design development plans and authorization of expenditure of funding will be approved by the President at a later date. It has been determined that this project would best be managed by the U. T. Southwestern Medical Center – Dallas Facility Management personnel who have the experience and capability to manage all aspects of the work.

5. **U. T. San Antonio: Multifunction Office Buildings 1 and 2 - Amendment of the FY 2010-2015 Capital Improvement Program to redesignate the project as the Multifunction Office Building; approval of design development; appropriation of funds and authorization of expenditure; and approval of evaluation of alternative energy economic feasibility (Final Board approval)**

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Romo that the U. T. System Board of Regents approve the recommendations for the Multifunction Office Buildings 1 and 2 project at The University of Texas at San Antonio as follows:

| | | |
|-------------------------------------|---|--------------------------------|
| Project No.: | 401-502 | |
| Project Delivery Method: | Construction Manager at Risk | |
| Substantial Completion Date: | April 2011 | |
| Total Project Cost: | <u>Source</u> Designated Funds | <u>Current</u> \$15,250,000 |
| Investment Metrics: | By 2011 | |
| | <ul style="list-style-type: none">• Add 49,000 net assignable square feet to make more educational and general space available in core campus buildings• Reduce overall campus educational and general space deficit | |

- a. amend the FY 2010-2015 Capital Improvement Program (CIP) to redesignate the project as the Multifunction Office Building;
- b. approve design development plans;
- c. appropriate funds and authorize expenditure of funds; and
- d. approve the evaluation of alternative energy economic feasibility.

BACKGROUND INFORMATION

Previous Board Actions

On February 12, 2009, the project was included in the CIP with a total project cost of \$4,750,000 with funding from Designated Funds and was approved for institutional management. On August 20, 2009, the Board approved the increase to the total project cost to \$15,250,000 with funding from Designated Funds and authorized Office of Facilities Planning and Construction management.

Project Description

The project will house additional office and administrative space by providing two buildings joined by an enclosed second floor connection with a combined 75,000 gross square feet (GSF) of space, separated by an interior courtyard. The buildings are being designated as one building and will be located on the 1604 Campus between the Humanities and Social Sciences Building and the North Parking Garage. Moving administrative functions to the new building will free up classroom space in core academic buildings to support the increased student population.

Basis of Design

The planned building life expectancy includes the following elements:

- Enclosure: 50-75 years
- Building Systems: 15-25 years
- Interior Construction: 15-25 years

The exterior appearance and finish are consistent with existing campus 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. The interior appearance and finish are consistent with existing campus buildings.

Texas Government Code Section 2166.403 requires the governing body of a State agency to verify in an open meeting the economic feasibility of incorporating alternative energy devices into a new State building or an addition to an existing building. Therefore, the Project Architect prepared a renewable energy evaluation for this project in accordance with the Energy Conservation Design Standards for New State Buildings. This evaluation determined that alternative energy devices such as solar, wind, biomass, or photovoltaic energy are not economically feasible for the project.

6. U. T. Medical Branch – Galveston: Campus Master Plan update

REPORT

President Callender and Mr. Michael O'Donnell, Associate Vice Chancellor for Facilities Planning and Construction, will present the 2010 Campus Master Plan for U. T. Medical Branch – Galveston (UTMB) along with Mr. Jay Loudon, Senior Associate from the architectural firm of Ford, Powell & Carson Architects, and Mr. David Andrews, Principal from the architectural firm of PGAL that developed the framework to support the guidelines for additions and improvements to UTMB's physical environment for the next 20 to 25 years. The PowerPoint presentation is set forth on Pages 276 - 297.

UTMB's Campus Master Plan was approved by the U. T. System Board of Regents in August 2000. At that time, the University anticipated updating the Plan every 7 to 10 years and that is the intent of this Campus Master Plan update.

Executive Summary

The Campus Master Plan addresses the two UTMB campuses - the Main Campus and the Victory Lakes Campus. The Campus Master Plan was reviewed in the context of the significant impact of Hurricane Ike and the acquisition of the Victory Lakes property approximately 20 miles north of the Main Campus.

The goals for the plan include a long-term strategy to accommodate growth of academic and research space; reinforcement of the campus as part of the healing environment; enhancing opportunities for the continued modernization and replacement of aging clinical facilities; provision for student housing and amenities; improving the campus identity, including improved campus entrances; and creating a flexible framework that will allow solutions for future facility needs.



THE UNIVERSITY OF TEXAS MEDICAL BRANCH
UTMB Master Facilities Plan
2010-2035

The Case for a New Master Plan

Previous plan developed in 2000

New issues/considerations

- Hurricane Ike and mitigation response
- Acquisition of 64 acres for Victory Lakes campus
- Reassessment of Galveston campus program size, land use

Changes from previous plan

- Focus development in eastern portions of Galveston campus
- Balance clinical facilities in Galveston with mainland strategy
- Reassignment of some Galveston space to noncritical uses

In Support of Continued Excellence

4 health sciences schools

- 2,460 students, 883 faculty, 499 residents
- State's first schools of medicine, nursing and health professions
- 20,371 alumni; 10% of practicing doctors and 30% of physician assistants in Texas
- Medical and nursing students continually score well above national average
- Nationally recognized graduate programs in rehabilitation sciences physician assistant studies, occupational therapy, physical therapy

World-class research

- ~\$150 million in sponsored research (\$158 million in FY08); 234 NIH grants in FY09; 7 medical departments among top 20 in NIH funding
- 1 of 2 national labs dedicated to infectious diseases research; largest vaccine effort at any U.S. university
- Proven strengths in molecular medicine, translational research – key to future health of growing, aging population

In Support of Continued Excellence

Health System with full range of inpatient and outpatient services

- 41 clinics, 398 beds
- 20,449 admissions; 521,764 clinic visits; 15,296 emergency room visits (FY09)
- Level 1 Trauma Center #1 in nation prior to Ike

Community/Regional Presence

- \$1.5 billion budget (FY10)
- 11,600 employees
- Statewide business volume impact: \$1 billion*
- Galveston Campus: 80 acres/80 major buildings
- Victory Lakes: 64 acres/100,000 square foot patient care facility

*2007 economic impact study

The Road Ahead



www.utmb.edu/strategic_vision

Faculty Recruitment

- Expand priority research programs
- Increase clinical service and revenue
- Support planned enrollment growth

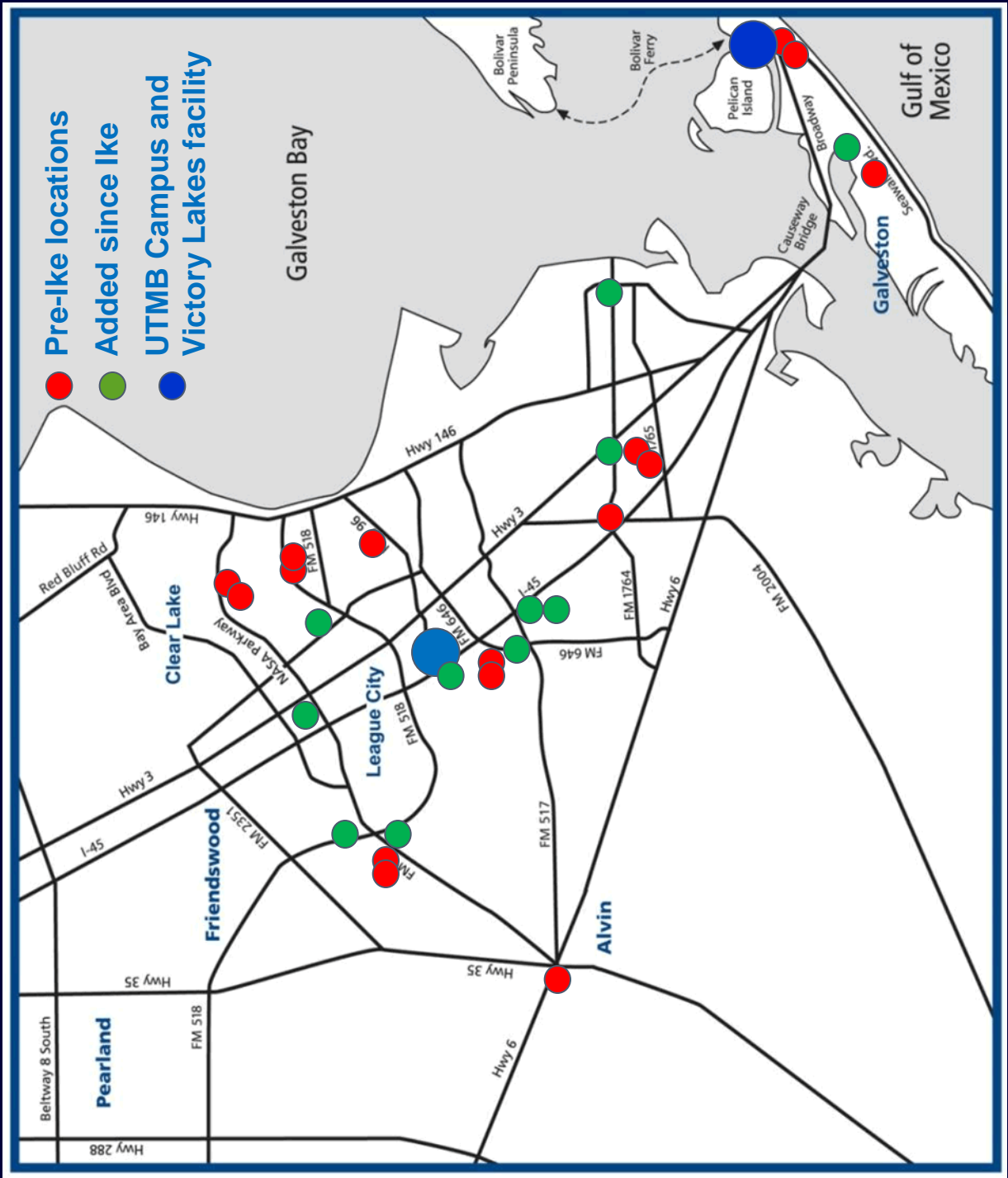
Health System Capacity Management

- Meet patient needs
- Support academic programs
- Increase revenue

Facilities Restoration and Expansion

- Repair/mitigate Hurricane Ike damage
- Renovate/modernize existing facilities
- Plan for facilities expansion

UTMB Sites



Guiding Principles for Galveston Mitigation

Walter P. Moore Campus Storm Mitigation Plan

Mission critical functions

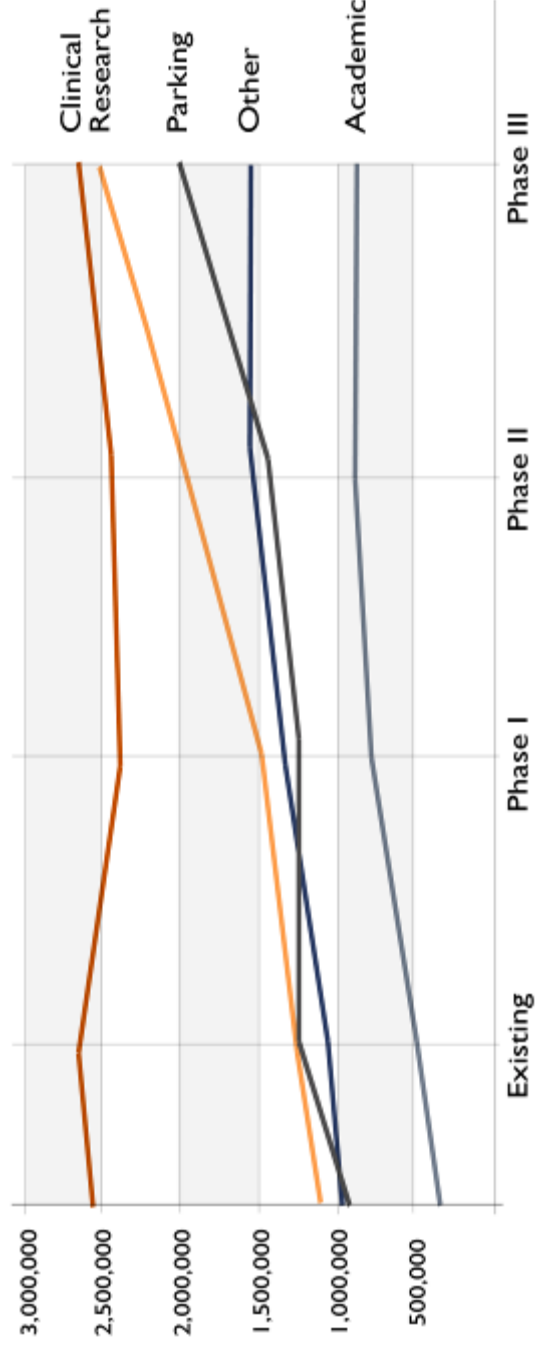
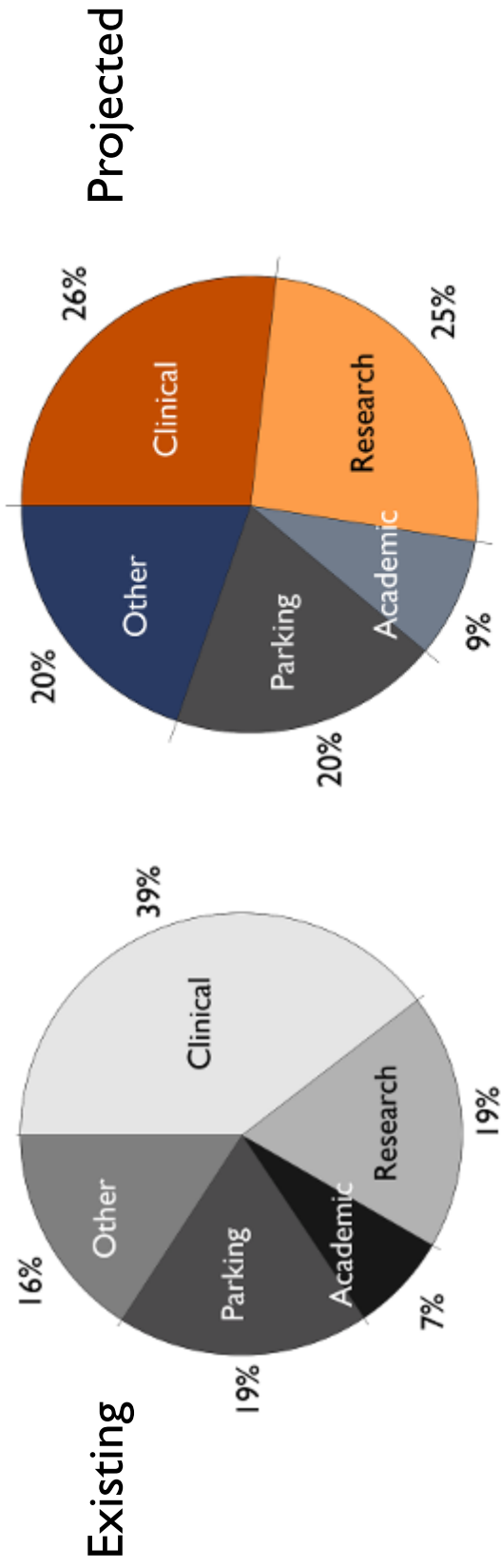
- Located above 20 feet in existing buildings
- Located above 25 feet in new buildings

Uses below 20 feet

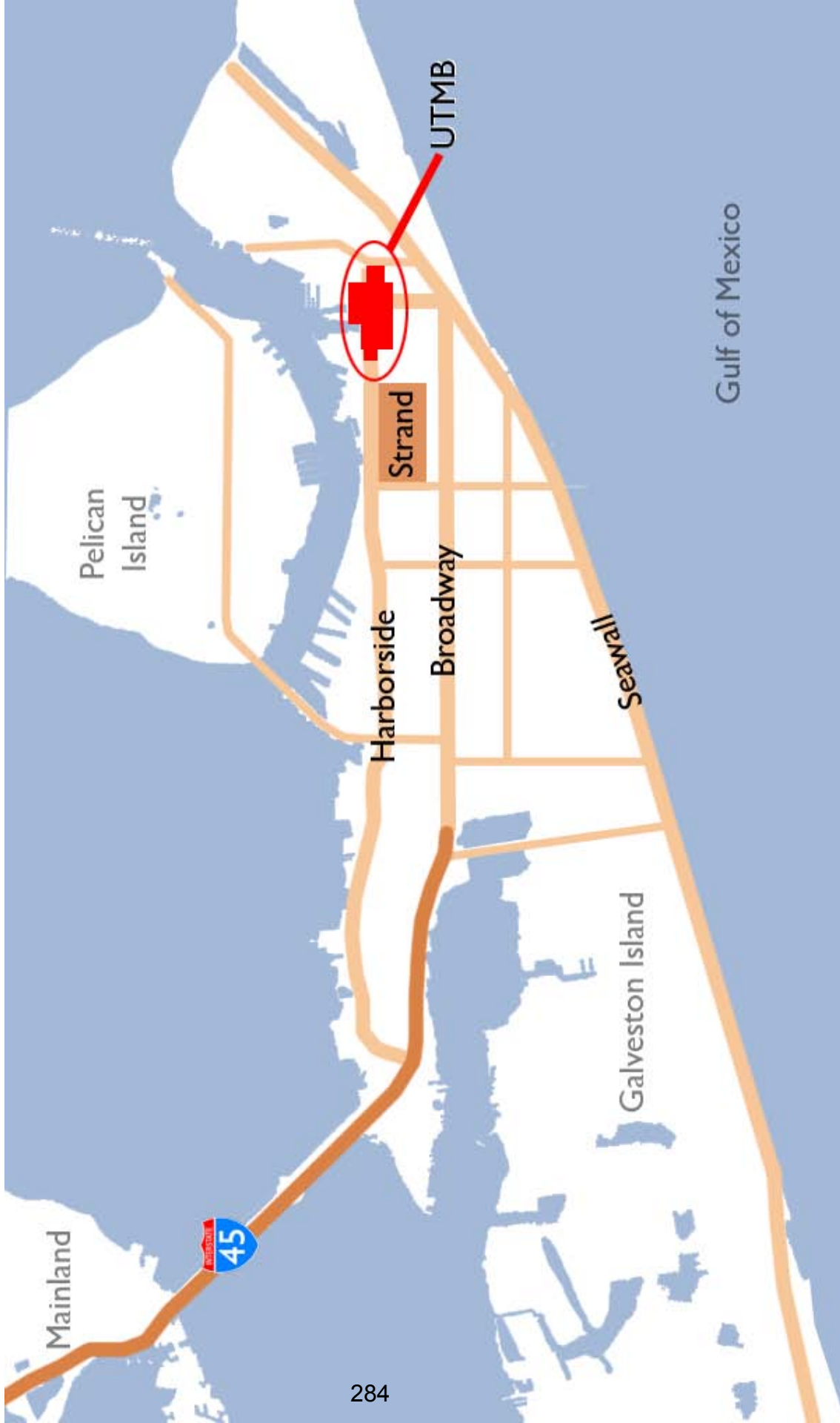
- Classrooms, conference rooms, and noncritical functions
- Protect against water infiltration where feasible
- Life safety and mission-critical functions to be preserved
- Designate alternate locations/arrangements

Wind design speed 130 MPH for all buildings

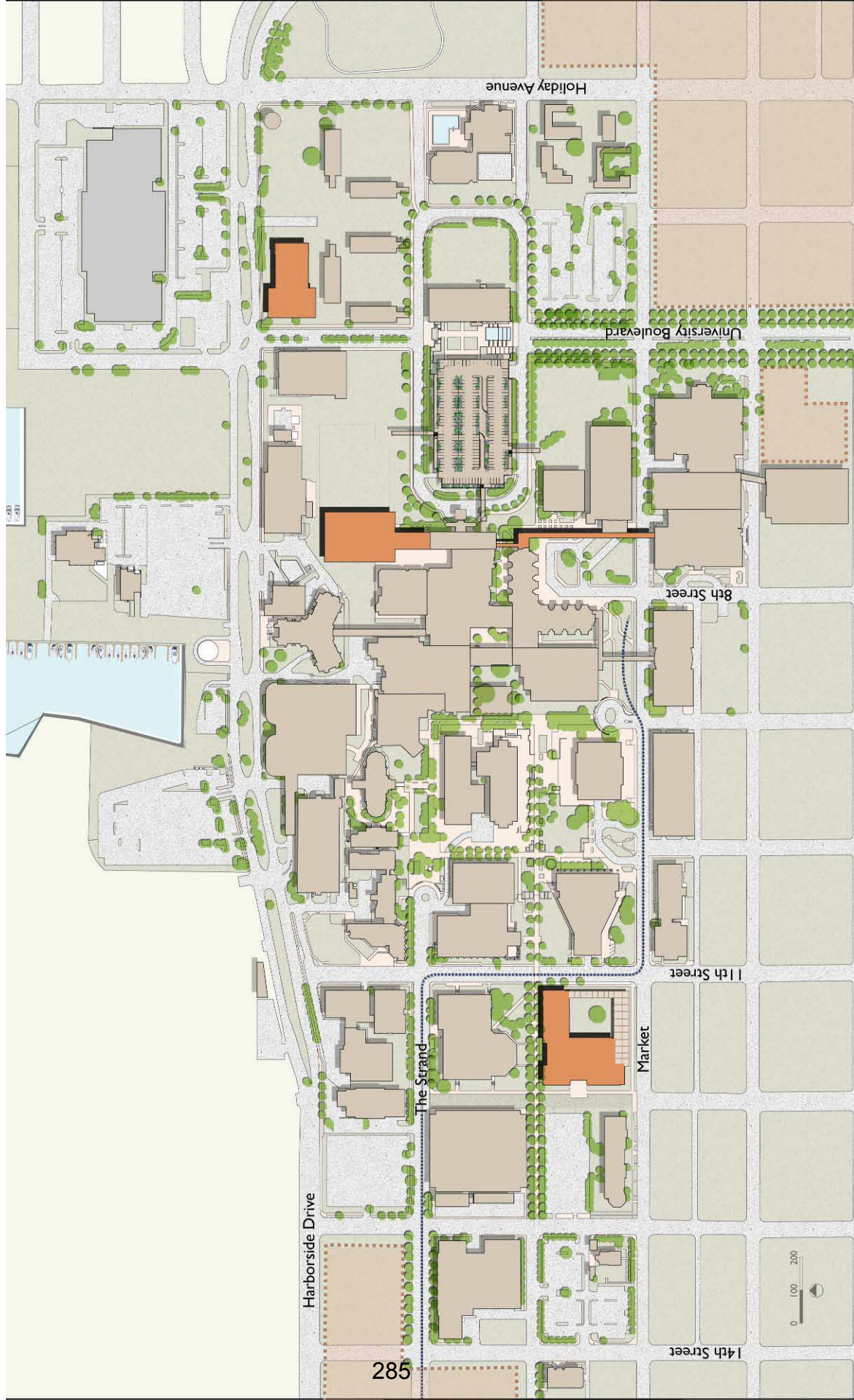
Projected Galveston Development



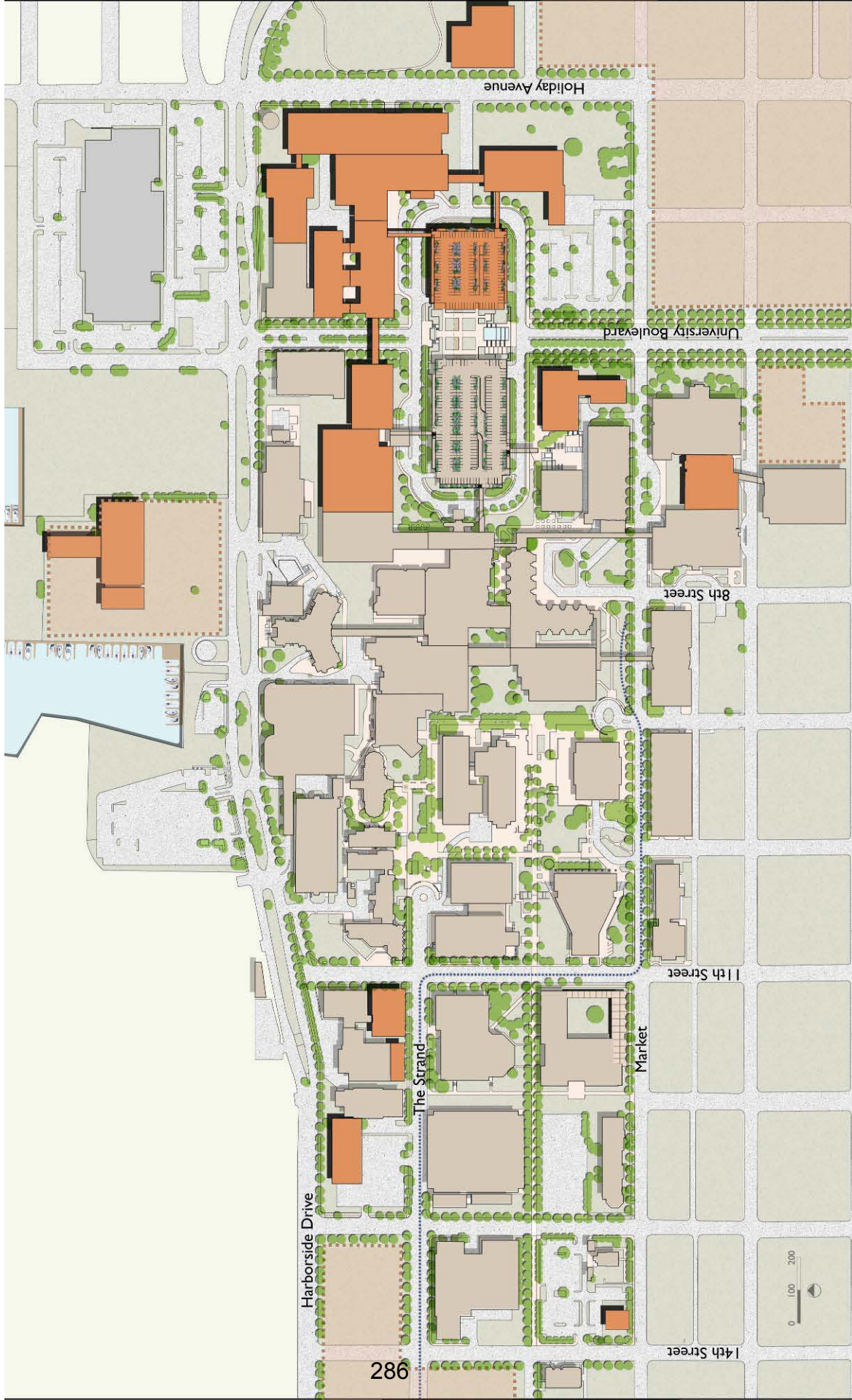
Galveston Orientation Map



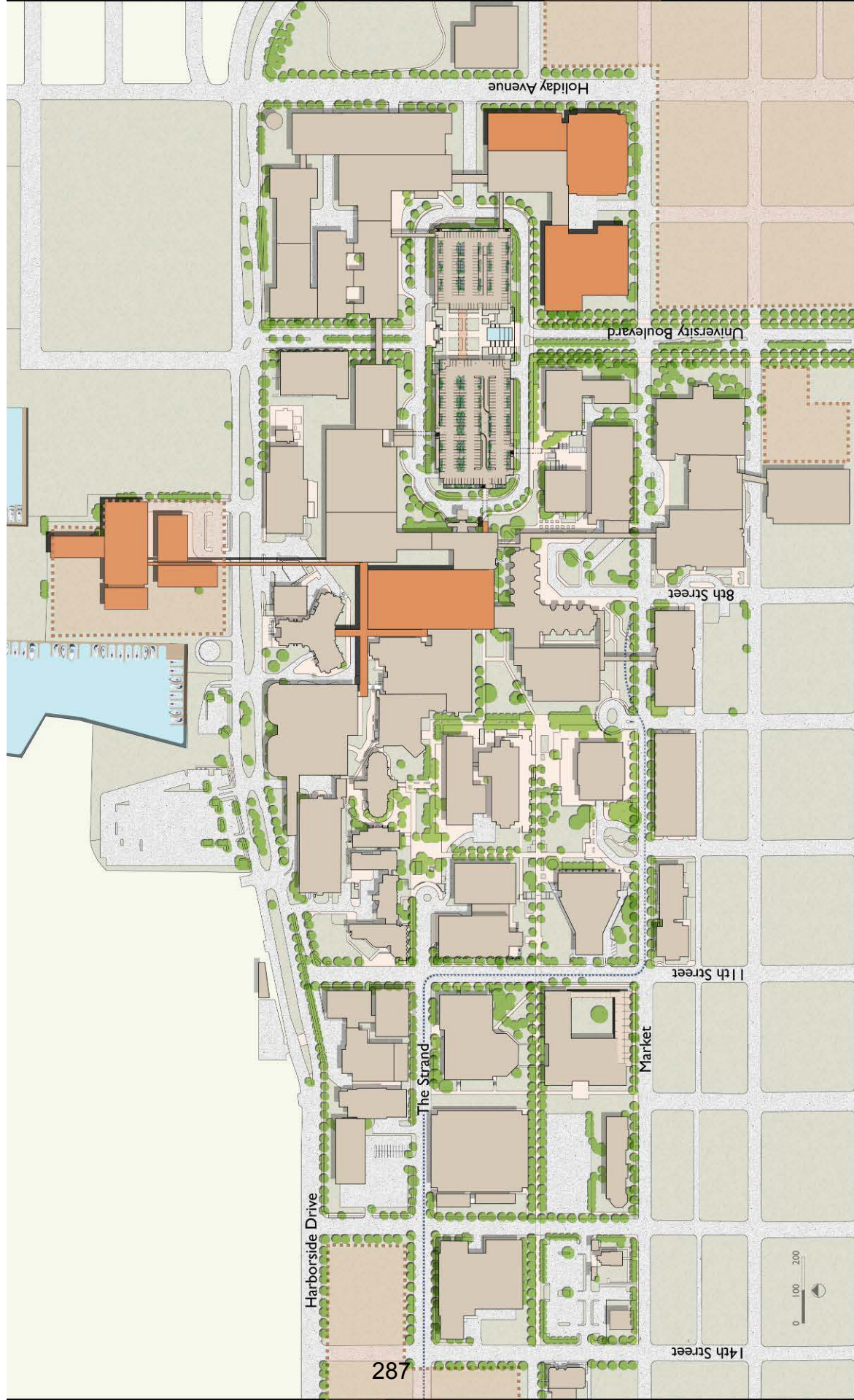
Phase I



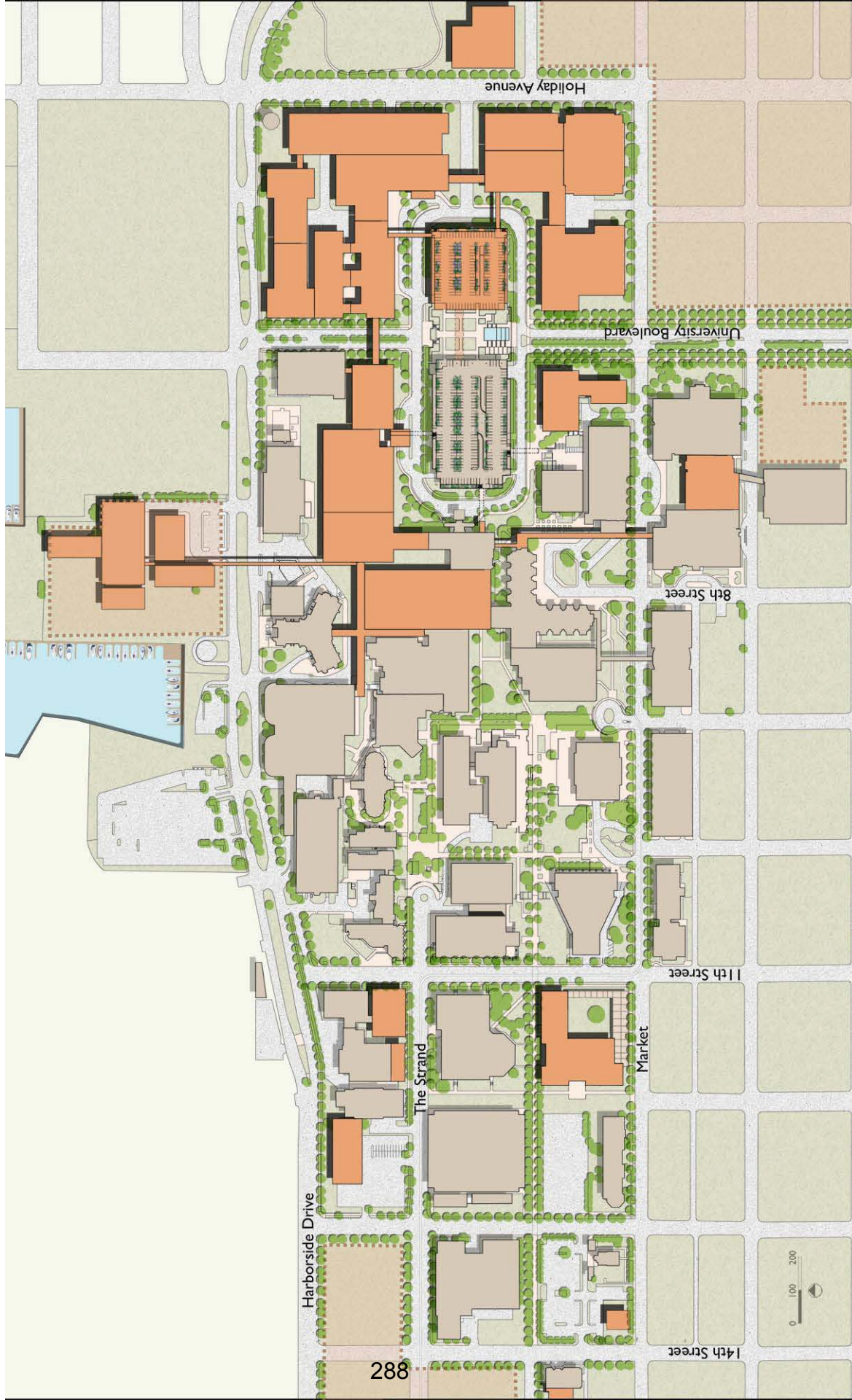
Phase II



Phase III



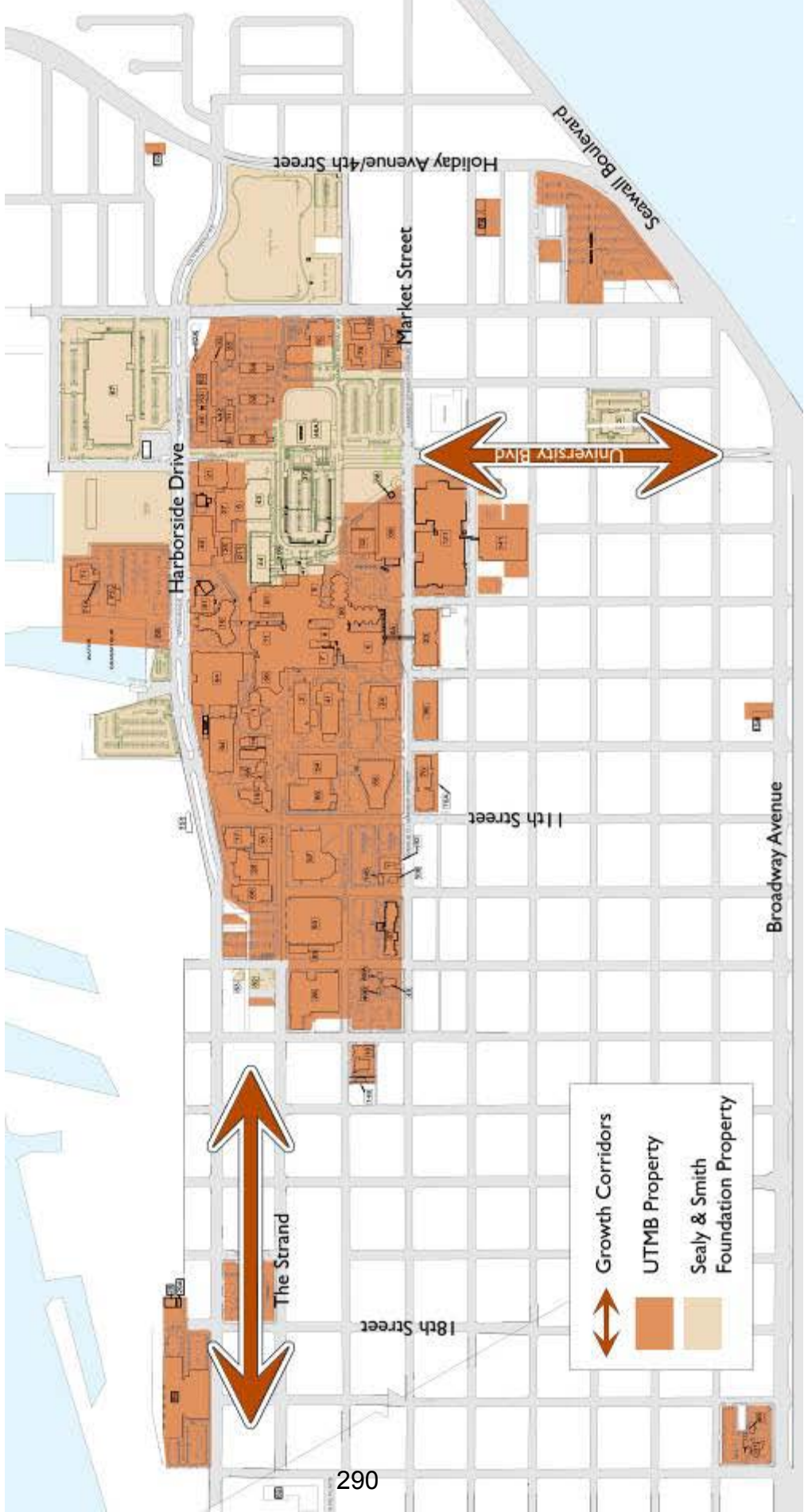
Final Master Plan



Plaza, Loop, and Bridges



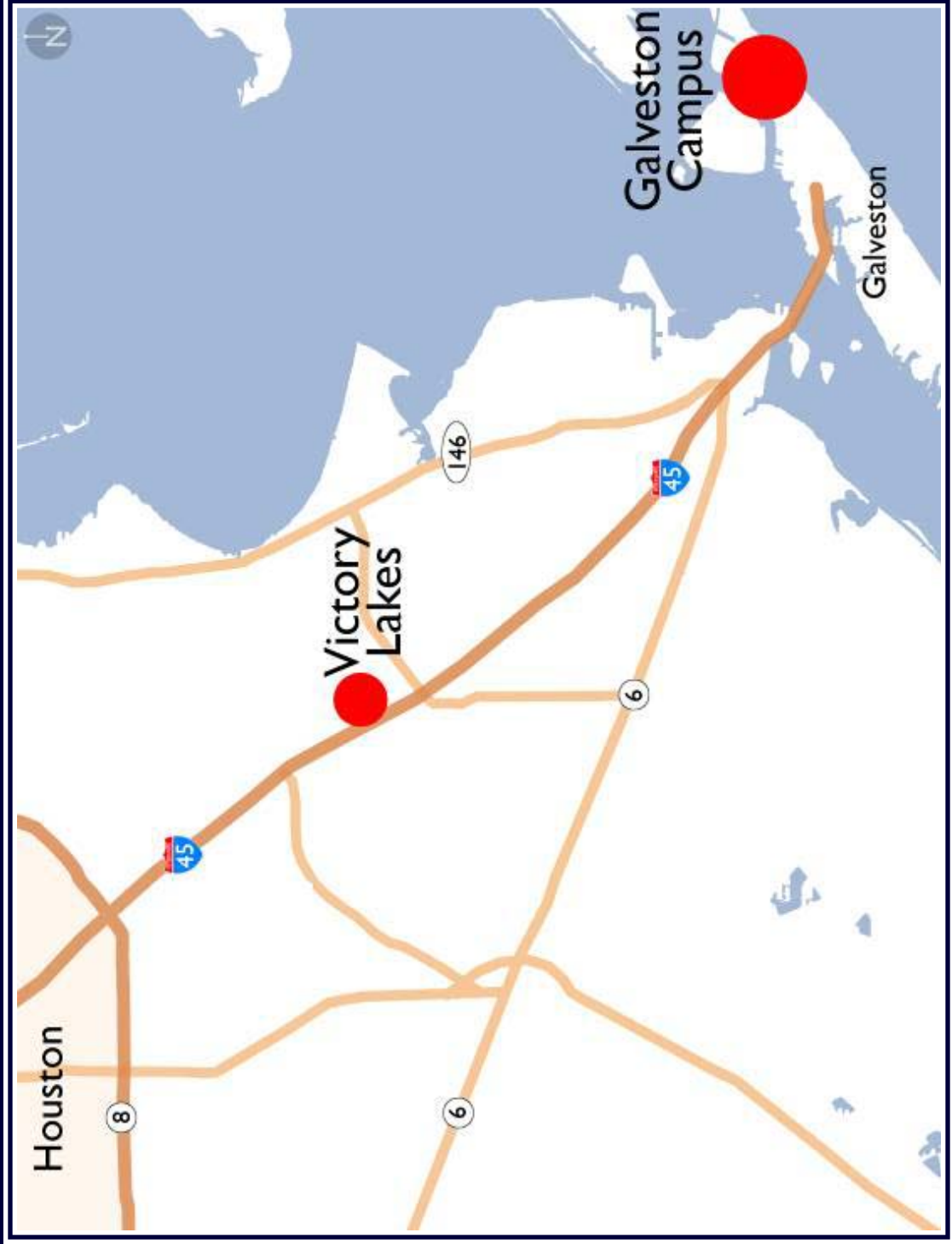
Growth Corridors



Overall View



Orientation Map







Master Plan



SITE ANALYSIS

| | |
|-------------------------|-------------------------|
| TOTAL LAND AREA | 2,906,816 SF (62.4 AC.) |
| TOTAL BUILDING AREA | 2,908,000 SF (GSF) |
| TOTAL GREEN SPACE RATIO | 1,153,806 SF (39.7%) |
| LAND USE DENSITY | 100% (1.0) |

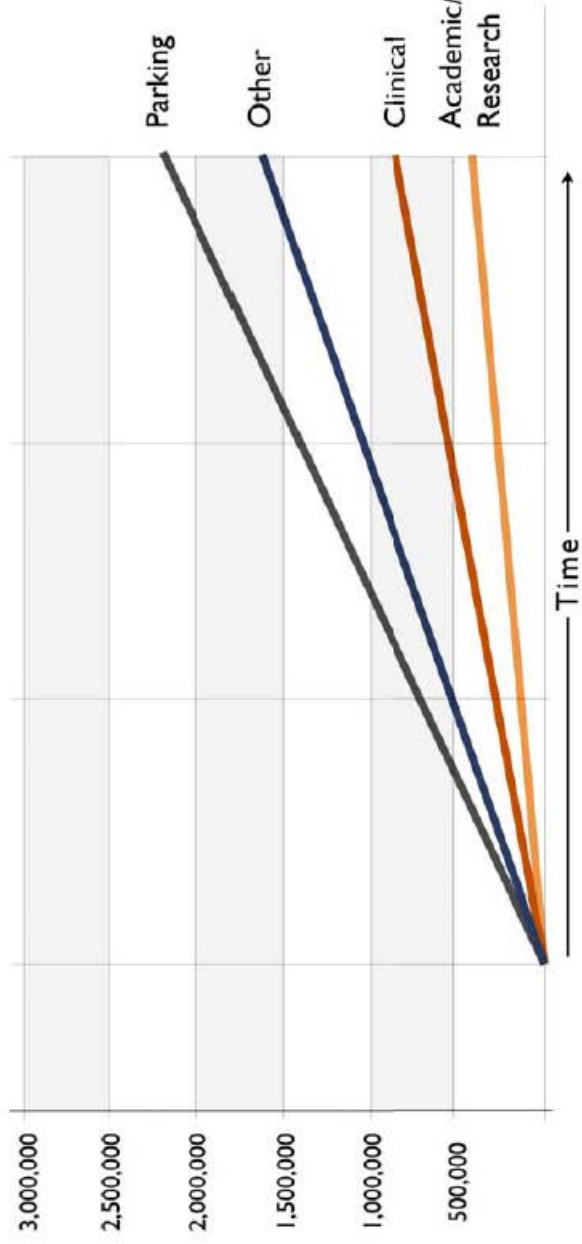
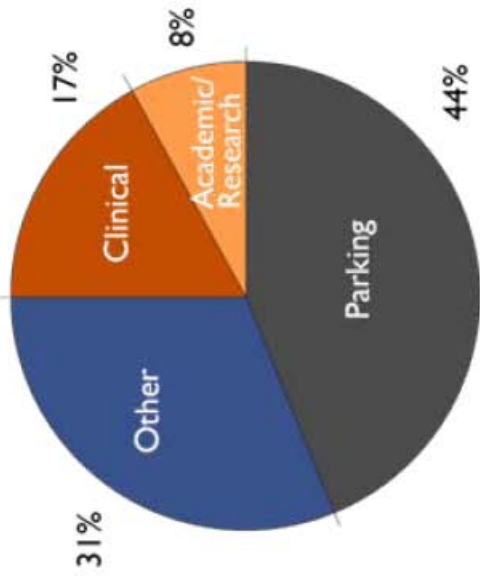
BUILDING GROSS FLOOR AREA (MIO/GARAGES)

| | |
|---|---------------------------------|
| AMBULATORY CARE FACILITY | 400,000 SF (5 LVL) |
| OUTPATIENT PROCEDURE & TREATMENT CENTER | 280,000 SF (4 LVL) |
| UTMB SPECIALTY CARE CTR | 100,000 SF (2 LVL) |
| CLINIC (FUTURE EXPANSION) | 100,000 SF (4 LVL) |
| M.O.B. 1 THRU 3 | 300,000 SF (4 LVL) |
| M.O.B. 4 | 420,000 SF (12 LVL) |
| ADMIN. 1 & 2 | 840,000 SF (12 LVL) |
| ACADEMIC BLDG. 1 THRU 3 | 412,500 SF (5 LVL) |
| RETAIL AND LOGISTICS SUPPORT | 55,500 SF (1ST LVL, GARAGE II.) |

PARKING

| | |
|-------------------------|-------------------------------------|
| GARAGE I | 705,600 SF (6 LVL - 2,400 SPACES) |
| GARAGE II | 1,185,960 SF (7 LVL - 3,175 SPACES) |
| GARAGE III | 254,364 SF (3 LVL - 800 SPACES) |
| GARAGE IV | 128,520 SF (4 LVL - 450 SPACES) |
| SURFACE PARKING | TBD (652 SPACES) |
| TOTAL PARKING AVAILABLE | 7,477 SPACES |
| PARKING RATIO | 2.57 / 1000 GSF |

Projected Victory Lakes Development



Design Guidelines

Building Exterior Materials

- Colors to compliment standard set at specialty care center
- Exterior to be brick, cast stone, and/or precast concrete
- Glass – 1” insulated w/low e-coating and hurricane resistant
- Roof – UTMB standard with metal on sloped surfaces

Parking Structures

- Screened view of vehicles
- Program uses on ground floor where possible

Standardized Site Signage and Way Finding

Building Access

- Sidewalks minimum 6’ wide with enhanced pedestrian lighting
- Public entry to be clearly identifiable
- Finished floor min. 23.5’ ASL with critical elements at 25’ ASL

Landscaping and building systems to be UTMB standard

