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Committee Meeting: 2/8/2012

Board Meeting: 2/9/2012
San Antonio, Texas

Printice L. Gary, Chairman
James D. Dannenbaum, Vice Chairman
Alex M. Cranberg
R. Steven Hicks
Robert L. Stillwell

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<u>Additions to the CIP</u>			
6. U. T. Austin: Art Building Auditorium and Building HVAC Renovation - Amendment of the FY 2012-2017 Capital Improvement Program to include project; approval of total project cost; appropriation of funds; and authorization of institutional management (Final Board approval)	2:30 p.m. Action <i>Mr. O'Donnell</i>	Action	288
7. U. T. Austin: Jester West Maintenance and Interior Finishes - Amendment of the FY 2012-2017 Capital Improvement Program to include project; approval of total project cost; appropriation of funds; and authorization of institutional management (Final Board approval)	2:35 p.m. Action <i>Mr. O'Donnell</i>	Action	290
Adjourn	2:45 p.m.		

1. **U. T. System: Report on Progress of Space Utilization Efficiency Report**

REPORT

Mr. Michael O'Donnell, Associate Vice Chancellor for Facilities Planning and Construction, will provide progress to date on the Space Utilization Efficiency Report in response to Chancellor Cigarroa's *Framework for Advancing Excellence throughout The University of Texas System Action Plan* approved by the Board of Regents on August 25, 2011. The fourth focus area on Productivity and Efficiency included a charge to the institutional leadership to "develop criteria to assess and improve academic, research, and administrative space utilization and strategies, including productivity indices, and review of space utilization policies."

2. **U. T. Dallas: Bioengineering and Sciences Building - Amendment of the FY 2012-2017 Capital Improvement Program to include project (Preliminary Board approval)**

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Daniel that the U. T. System Board of Regents amend the FY 2012-2017 Capital Improvement Program (CIP) to include the Bioengineering and Sciences Building project at The University of Texas at Dallas as follows:

Project No.: 302-679

Project Delivery Method: Construction Manager-at-Risk

Substantial Completion Date: December 2015

Total Project Cost:	<u>Source</u>	<u>Proposed</u>
	Permanent University Fund Bond Proceeds	\$72,250,000
	Revenue Financing System Bond Proceeds ¹	\$ 8,750,000
	Unexpended Plant Funds ²	<u>\$ 4,000,000</u>
		<u>\$85,000,000</u>

Funding Notes: ¹ Revenue Financing System debt is proposed to be repaid from rental income, auxiliary food service revenue, parking fees, and activity center fees

² Unexpended Plant Funds are from balance of funds from project close-out

Investment Metrics:

- Add 1,720 new students in science, technology, engineering, and mathematics (STEM) fields with emphasis on life sciences, neurosciences, and bioengineering
- Accommodate 48 new tenure and tenure-track faculty members
- Generate \$12 million per year in externally funded research support
- Create significant new technology transfer opportunities from discoveries made and entrepreneurs trained

BACKGROUND INFORMATION

This project containing approximately 172,000 gross square feet will house classrooms and instructional laboratories, faculty and teaching assistant offices, computational infrastructure, and research space. Learning and work performed in the building will focus on functions of the brain, the nervous system, the cell, the gene, and the disciplines of engineering as they relate to electronic sensing devices, as well as engineered controls to improve human function.

U. T. Dallas needs additional space to accommodate expanded student enrollment, increased degree production, improvement of graduation rates, and increased externally funded research. The Dallas/Fort Worth Metroplex has demonstrated need for the types of scientists, engineers, and health professionals who will be educated in

this new building. U. T. Dallas advises that, with continued success, space is becoming a limiting factor in the University's objective to become a major, nationally competitive "Tier One" research university serving highly qualified students who may otherwise leave Texas.

This proposed project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. Approval of design development plans and authorization of expenditure of funding will be presented to the Board for approval at a later date.

3. U. T. San Antonio: Administrative Office Building - Amendment of the FY 2012-2017 Capital Improvement Program to increase the total project cost; approval to revise funding sources; and approval to redesignate the project as the Academic and Administrative Office Building (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 approve the recommendations for the Administrative Office Building project at The University of Texas at San Antonio as follows:

Project No.:	401-645		
Project Delivery Method:	Construction Manager-at-Risk		
Substantial Completion Date:	August 2014		
Total Project Cost:	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Designated Funds ¹	\$ 21,500,000	\$ 6,000,000
	Permanent University Fund Bond Proceeds	\$ 0	\$ 22,250,000
	Unexpended Plant Funds ²	\$ 0	\$ 11,750,000
	Interest on Local Funds	\$ 0	\$ 10,000,000
		\$ 21,500,000	\$ 50,000,000

Notes for Proposed Funding Increases:

- ¹ Designated Funds from Designated Tuition
- ² Unexpended Plant Funds from Designated Tuition

Investment Metrics:

- By 2014
 - Realize savings of approximately \$1,600,000 per year in rent
 - Increase efficiency by eliminating time lost commuting between the main campus and off-campus leased space
 - Reduce current space deficit by adding classroom and class lab space

- a. amend the FY 2012-2017 Capital Improvement Program (CIP) to increase the total project cost from \$21,500,000 to \$50,000,000;
- b. revise the funding sources from \$21,500,000 from Designated Funds to \$6,000,000 from Designated Funds, \$22,250,000 from Permanent University Fund (PUF) Bond Proceeds, \$11,750,000 from Unexpended Plant Funds, and \$10,000,000 from Interest on Local Funds; and
- c. redesignate the project as the Academic and Administrative Office Building.

BACKGROUND INFORMATION

Previous Board Action

On August 25, 2011, the Administrative Office Building project was included in the CIP with a total project cost of \$21,500,000 with funding from Designated Funds.

Project Description

This project will combine the proposed Academic Building project with the Administrative Office Building project that is currently on the FY 2012-2017 CIP. The scope of the original Administrative Office Building project was to design and construct a five-story, approximately 90,000 gross square foot (GSF) building to house various administrative functions including Human Resources, Accounting, Audit, Legal, and Advancement offices that are currently leasing space off campus.

The proposed increase in funding for the Academic portion of the project will provide an additional approximately 85,000 GSF for classrooms, teaching laboratories, and faculty offices for a total of 175,000 GSF. Furthermore, this area will accommodate the interdisciplinary cybersecurity program, the Center for Infrastructure Assurance and Security (CIAS), and will provide a place for related instruction for students from the Colleges of Business and Sciences.

Combining academic and administrative program areas will realize economy in construction and achieve the maximum development value. By relocating administrative functions and CIAS currently housed off campus in leased office space, the University will save approximately \$1,600,000 per year in rent. Additionally, the University will benefit from the improved efficiency resulting from eliminating time lost by administrative personnel commuting between the main campus and off-campus leased space.

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. Health Science Center - San Antonio: Center for Oral Health Care at the MARC - Amendment of the FY 2012-2017 Capital Improvement Program to include project (Preliminary Board approval)

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and President Henrich that the U. T. System Board of Regents amend the FY 2012-2017 Capital Improvement Program (CIP) to include the Center for Oral Health Care at the MARC project at The University of Texas Health Science Center at San Antonio as follows:

Project No.: 402-644

Project Delivery Method: Construction Manager-at-Risk

Substantial Completion Date: November 2014

Total Project Cost:	<u>Source</u>	<u>Proposed</u>
	Permanent University Fund Bond Proceeds	\$63,000,000
	Revenue Financing System Bond Proceeds ¹	\$15,000,000
	Designated Funds ²	\$15,000,000
	Gifts	<u>\$ 2,000,000</u>
		<u>\$95,000,000</u>

Funding Notes: ¹ Revenue Financing System debt to be repaid from parking fees

² Designated Funds from clinical revenue in hand

- Investment Metrics:**
- Increase patient visits by 10% within two years and 15% within three years
 - Increase clinical revenue by 10% within two years and 25% within five years
 - Increase clinical research funding by 10% within two years
 - Enroll 33% of highest qualified dental school applicants based on campus applicant scoring system

BACKGROUND INFORMATION

This project will consist of approximately 172,000 gross square feet for a dental clinic facility to improve dental education and training and sustain the Dental School's top-tier ranking. The proposed facility, to be located adjacent to the Medical Arts and Research Center (MARC), will include a 450 car parking garage and will be constructed using cost-effective models compatible with other commercial medical structures, including the MARC.

A new dental clinic facility will allow the campus to enhance educational and clinical interactions between clinical specialties. The proximity to the MARC outpatient medical care clinics will facilitate the referral and management of patients with oral health conditions.

The current Dental School Building is almost 40 years old and is not able to address infrastructure liabilities and incorporation of current and future technologies. The Health Science Center Office of Environmental Health and Safety has audited the Dental School and reports that the building does not comply with the current life safety code for health care facilities. The existing building will be repurposed for non-healthcare activities in the future.

This proposed project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. Approval of design development plans and authorization of expenditure of funding will be presented to the Board for approval at a later date.

5. U. T. Health Science Center - Tyler: Academic Center - Phase II - Amendment of the FY 2012-2017 Capital Improvement Program to include project; approval of total project cost; and appropriation of funds (Final Board approval)

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and President Calhoun that the U. T. System Board of Regents amend the FY 2012-2017 Capital Improvement Program (CIP) to include the Academic Center - Phase II project at The University of Texas Health Science Center at Tyler as follows:

Project No.:	801-689	
Project Delivery Method:	Construction Manager-at-Risk	
Substantial Completion Date:	November 2012	
Total Project Cost:	<u>Source</u>	<u>Proposed</u>
	Permanent University Fund Bond Proceeds	\$ 21,000,000
	Designated Funds ¹	\$ 3,809,200
		\$ 24,809,200

Funding Note: ¹ Designated Funds from Hospital Revenues

- a. approve a total project cost of \$24,809,200 with funding of \$21,000,000 from Permanent University Fund (PUF) Bond Proceeds and \$3,809,200 from Designated Funds; and
- b. appropriate funds.

BACKGROUND INFORMATION

The Academic Center, a CIP project of approximately 85,600 gross square feet that was completed on July 5, 2011, is a three-level structure with a two-level lobby pavilion. The first floor cancer research and treatment area was completed as part of the original project, with the second and third floors left as shell space. The proposed project completes the finish-out of the Academic Center to consist of Specialty Clinics on the second floor; Teaching, Conference, and Library services on the third floor; and Physical Plant upgrades to accommodate the expansion and solve current energy consumption issues.

The finish-out of the second floor will house the surgery, gynecology, urology, and gastroenterology clinics as well as a women's health clinic and conference and education spaces. The surgical specialists will be relocated out of the Riter Center for Advanced Medicine (Center) building to better serve the institution's patients and

provide the region's only complete destination for oncology care. The vacated Center will allow for the growth and expansion of the Family Medicine Clinic and Family Practice Residency Program, affording more efficiently designed clinical space as well as a dedicated teaching auditorium and conference rooms.

The finish-out of the academically dedicated third floor will include the Watson W. Wise Medical Research Library (the region's only medical library), an advanced electronic auditorium, classrooms, conference rooms, and catering facilities. These facilities will further the University's mission of providing a comprehensive educational environment for faculty to advance the opportunity to perform evidence-based research that will translate into evidence-based practice.

The renovations and upgrades to the campus' physical plant are necessary to accommodate the expansion and solve current energy consumption issues. The current physical plant has not seen significant upgrades since 1973. Renovation to the current utility systems will service the entire campus, allowing for the introduction of the latest technology in environmental and utility controls. Current projections of energy savings associated with plant upgrades show significant monthly cost savings.

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.

6. U. T. Austin: Art Building Auditorium and Building HVAC Renovation - Amendment of the FY 2012-2017 Capital Improvement Program to include project; approval of total project cost; appropriation of funds; and authorization of institutional management (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 2012-2017 Capital Improvement Program (CIP) to include the Art Building Auditorium and Building HVAC Renovation project at The University of Texas at Austin as follows:

Project No.:	102-691	
Institutionally Managed:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Project Delivery Method:	Competitive Sealed Proposals	
Substantial Completion Date:	August 2012	
Total Project Cost:	<u>Source</u>	<u>Proposed</u>
	Designated Funds ¹	\$3,900,000
	Interest on Local Funds	\$1,850,000
	Available University Fund	<u>\$ 100,000</u>
		<u>\$5,850,000</u>

Funding Note: ¹ Designated Funds from Designated Tuition

- a. approve a total project cost of \$5,850,000 with funding of \$3,900,000 from Designated Funds, \$1,850,000 from Interest on Local Funds, and \$100,000 from the Available University Fund;
- b. appropriate funds; and
- c. authorize U. T. Austin to manage the project budgets, appoint architects, approve facility programs, prepare final plans, and award contracts.

BACKGROUND INFORMATION

This project will renovate the Art Building Auditorium including the removal and replacement of the existing ceiling, carpet, vinyl tile, and seating, and the refinishing of the wood panel walls and wood stage. The auditorium will have 271 seats in final configuration. The functional changes to the lighting include revising the lighting design to meet current codes, updating the lighting controls and providing an interface with the audio visual system, and new projection screens. The current wireless data will be extended to include two additional wireless access points.

The renovation of the heating, ventilation, and air conditioning system (HVAC) includes replacement of three air handling units and associated controls, as well as controls for a fourth air handling unit. The project will bring the auditorium into compliance with Texas Accessibility Standards (TAS) and National Fire Protection Association (NFPA) standards. Compliance with these codes requires that the existing contour of the suspended floor slab be corrected to decrease the slope and add level landings for the mobility impaired. In addition, a second accessible exit is required, which calls for a three stop wheelchair lift and a revised exit at the stage.

To increase contracting efficiency and lessen coordination impact on building occupants, U. T. Austin has combined the scope of work for two projects into one construction contract. Recent bid increases now exceed the major construction threshold and require inclusion on the CIP.

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 presented to the President for approval at a later date. It has been determined that this project would best be managed by U. T. Austin Facility Management personnel who have the experience and capability to manage all aspects of the work.

7. U. T. Austin: Jester West Maintenance and Interior Finishes - Amendment of the FY 2012-2017 Capital Improvement Program to include project; approval of total project cost; appropriation of funds; and authorization of institutional management (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 2012-2017 Capital Improvement Program (CIP) to include the Jester West Maintenance and Interior Finishes project at The University of Texas at Austin as follows:

Project No.:	102-692	
Institutionally Managed:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Project Delivery Method:	Construction Manager-at-Risk	
Substantial Completion Date:	August 2018	
Total Project Cost:	<u>Source</u> Auxiliary Enterprises Balances ¹	<u>Proposed</u> \$36,000,000

Funding Note: ¹ Auxiliary Enterprises Balances from Division of Housing and Food Services Auxiliary Balances (Reserve and Operating Account)

- a. approve a total project cost of \$36,000,000 with funding from Auxiliary Enterprises Balances;
- b. appropriate funds; and
- c. authorize U. T. Austin to manage the project budgets, appoint architects, approve facility programs, prepare final plans, and award contracts.

BACKGROUND INFORMATION

The project will renovate each floor of the Jester West tower, from the ground floor through the 14th floor, phased-in over six years. The existing built-in student room furniture will be removed and replaced with new movable furniture in each student room. Finishes will be upgraded throughout and are repetitive on each floor. Additional upgrades include improvements and replacement to portions of the plumbing, electrical, and mechanical systems, and an exterior curtain wall will be added at the termination of long corridors to add more natural light on the floors in a manner similar to the successfully completed Jester East Maintenance and Interior Finishes project.

Living on campus is conducive to academic achievement and enhances the student university experience and personal growth. These project improvements will enable

U. T. Austin to provide a better living experience for the student population and are essential to address deferred maintenance issues. The renovations are also necessary for on-campus student housing assets to remain competitive with the private sector as the student floors have not had any substantial updates since the building was first occupied in 1970.

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 presented to the President for approval at a later date. It has been determined that this project would best be managed by U. T. Austin Facility Management personnel who have the experience and capability to manage all aspects of the work, especially as it is a long-term phased project and requires extensive coordination with the building occupants.