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FOR  
FACILITIES PLANNING AND CONSTRUCTION  
COMMITTEE**

**Committee Meeting: 2/22/2023**

**Board Meeting: 2/23/2023**  
Austin, Texas

R. Steven Hicks, Chairman  
Christina Melton Crain  
Nolan Perez  
Stuart W. Stedman  
Kelcy L. Warren  
Rad Weaver

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<b>Convene</b>	4:30 p.m. <i>Chairman Hicks</i>		
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9. <b>U. T. Austin: Microelectronics and Engineering Research Center Cleanroom Expansion - Amendment of the current Capital Improvement Program to increase total project cost to include Phases B-1 and B-2 of the project; approval of total project cost; appropriation of funds; and resolution regarding parity debt</b>	<b>Action</b> <i>President Hartzell</i>	<b>Action</b>	<b>221</b>
10. <b>U. T. Health Science Center - San Antonio: Inpatient Facility - Amendment of the current Capital Improvement Program to increase total project cost; appropriation of funds and authorization of expenditure; and resolution regarding parity debt</b>	<b>Action</b> <i>President Henrich</i>	<b>Action</b>	<b>225</b>
11. <b>U. T. M. D. Anderson Cancer Center: Replace Uninterruptible Power Supply Systems - Cancer Prevention Building Data Center - Amendment of the current Capital Improvement Program to increase total project cost; and appropriation of funds and authorization of expenditure</b>	<b>Action</b> <i>President Pisters</i>	<b>Action</b>	<b>229</b>
<b>Adjourn</b>	<i>5:00 p.m.</i>		

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

RECOMMENDATION

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

**2. U. T. Austin: Library Storage Facility Phase IV - Amendment of the current Capital Improvement Program 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 the institutional president that the U. T. System Board of Regents amend the current Capital Improvement Program (CIP) to include the Library Storage Facility Phase IV project at The University of Texas at Austin.

BACKGROUND INFORMATION

Previous Action

On September 2, 2021, the Chancellor approved the project for Definition Phase.

Project Description

The proposed Library Storage Facility Phase IV (LSF4) project is an expansion to the existing Library Storage Facility building. The recent LSF4 framework study identified environmental and collection storage needs for the three departments that helped develop the Collections Master Plan: the Dolph Briscoe Center for American History, the Harry Hunt Ransom Humanities Research Center, and The University of Texas Libraries. The project will provide the needed storage and support facilities to allow users to make strategic moves, accommodate growth, and provide adequate research and processing space for those collections, which include documents, photos, and a variety of artifacts. With fewer space constraints and more available land for future growth, J. J. Pickle Research Center was selected as the location site.

Incorporating processing and research space with cool high bay, cool low bay, and cold low bay storage, this project will streamline the intake and processing of materials by centralizing these functions, provide the necessary adjacencies, and allow for flexibility in the future. A new public facing Research Center will allow scholars to perform research without the need to transport sensitive materials back to the main campus and provide capacity to properly store and preserve material for future generations.

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 May 10, 2017 Board of Regents approval, effective September 1, 2017, U. T. Austin has delegated authority for institutional management of construction projects under the continued oversight of the Office of Capital Projects.

**The University of Texas at Austin  
Library Storage Facility Phase IV**

**Project Information**

Project Number	102-1358
CIP Project Type	New Construction
Facility Type	Library/Study Facilities
Management Type	Institutional Management
Institution's Project Advocate	Ross Johnson, Assistant Vice Provost, Director of Academic Facilities Planning and Management
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	39,640

**Project Funding**

Available University Fund	<u>Proposed</u> <u>\$47,000,000</u>
Total Project Cost	<u>\$47,000,000</u>

**Project Cost Detail**

	Cost
Building Cost	\$26,000,000
Fixed Equipment	7,500,000
Site Development	2,000,000
Furniture and Moveable Equipment	685,000
Institutionally Managed Work	1,184,000
Architectural/Design Services	2,756,000
Project Management	1,175,000
Insurance	1,200,000
Other Professional Fees	1,000,000
Project Contingency	3,000,000
Other Costs	500,000
<b>Total Project Cost</b>	<b>\$47,000,000</b>

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

Library Storage Facility Phase IV	\$656
Texas Higher Education Coordinating Board Average – Library/Study Facilities	\$531
	Low Quartile      Median      High Quartile
Other National Projects	\$583      \$627      \$668

**The University of Texas at Austin  
Library Storage Facility Phase IV**  
(continued)

**Investment Metrics**

- Maintain collections of documents, photos, and artifacts for The Briscoe Center, the Harry Ransom Center, and University of Texas Libraries by 2025
- Fulfill vision detailed in the 2015 Collections Master Plan by 2025
- Provide storage and retrieval of collections currently housed at Harry Ransom Center while it is renovated 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	July 2021
Addition to CIP	February 2023
Design Development Approval	May 2023
Construction Notice to Proceed	November 2023
Substantial Completion	January 2025
Final Completion	February 2025

**Basis of Design**

The planned building life expectancy includes the following elements:

Enclosure: 50 years  
Building Systems: 35 years  
Interior Construction: 35 years

**3. U. T. San Antonio: Student Housing Phase IV - Amendment of the current Capital Improvement Program 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 the institutional president that the U. T. System Board of Regents amend the current Capital Improvement Program (CIP) to include the Student Housing Phase IV project at The University of Texas at San Antonio.

BACKGROUND INFORMATION

Previous Action

On August 4, 2022, the Chancellor approved this project for Definition Phase.

Project Description

The proposed project will construct a new dormitory-style residence hall to house 600 undergraduate students and will be located on the Northwest corner of the Main Campus. Designed with student success in mind, the hall will feature a variety of common spaces for study and community-building activities and be in close proximity to dining facilities and other existing housing communities. The residence hall will offer a mix of single and double-bed units configured in pods around shared community spaces.

Providing quality on-campus residential experiences is one of the many keys to fostering student success. Retention rates for students living on campus are consistently higher than for those who live off campus, especially for first-generation students. In support of the university's strategic vision, the hall will expand the residential experience to a greater number of students and drive student retention and success through programming that emulates best practices for student engagement. This project will increase student housing capacity on the Main Campus to meet 95% the 2025 projected housing demand of 5,400 beds.

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 September 1, 2020, U. T. 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 at San Antonio  
Student Housing Phase IV**

**Project Information**

Project Number	401-1419
CIP Project Type	New Construction
Facility Type	Housing, Dormitory
Management Type	Institutional Management
Institution's Project Advocate	Kevin Price, Senior Associate Vice President for Housing and Campus Services
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	162,500
Beds Added this Project	600

**Project Funding**

Revenue Financing System Bond Proceeds <sup>1</sup>	<u>Proposed</u> \$82,500,000
Designated Funds	<u>4,500,000</u>
Total Project Cost	\$87,000,000

<sup>1</sup> RFS to be repaid from future rental income

**Project Cost Detail**

	Cost
Building Cost	\$64,850,000
Site Development	2,000,000
Furniture and Moveable Equipment	2,566,010
Institutionally Managed Work	608,125
Architectural/Design Services	4,051,927
Project Management	3,527,571
CIP Support Services	500,000
Insurance	1,299,991
Other Professional Fees	2,171,514
Project Contingency	5,274,862
Other Costs	150,000
<b>Total Project Cost</b>	<b>\$87,000,000</b>

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

Student Housing Phase IV	\$108,083
Regional Median Cost per Bed	\$110,413
	Low Quartile      Median      High Quartile
Other U. T. System Projects	\$102,987      \$119,198      \$143,292
Other National Projects	\$94,500      \$126,151      \$160,767



**The University of Texas at San Antonio**  
**Student Housing Phase IV**  
(continued)

**Investment Metrics**

- Increase on-campus student housing capacity by 600, from 4,583 to 5,183 by 2025
- Increase on-campus student housing capacity to 95% of goal of 5,400 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	August 2022
Addition to CIP	February 2023
Design Development Approval	May 2023
Construction Notice to Proceed	July 2023
Substantial Completion	March 2025
Final Completion	June 2025

**Student Housing Statistics**

Waiting list for on-campus housing last semester	382
Total number of beds added in this project	600
Units to be demolished in this project	0
Total number of beds on campus after completion	5,183

**Basis of Design**

The planned building life expectancy includes the following elements:

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

**4. U. T. Southwestern Medical Center: South Campus Underground Infrastructure Replacement - 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 South Campus Underground Infrastructure Replacement project at The University of Texas Southwestern Medical Center as follows:

- a. amend the current CIP and approve a total project cost of \$10,000,000; and
- b. appropriate funds of \$10,000,000,000 from Designated Funds.

**BACKGROUND INFORMATION**

**Previous Action**

On January 10, 2023, the Chancellor approved this project for Definition Phase.

**Project Description**

Chilled water and steam are distributed to South Campus buildings of the U. T. Southwestern Medical Center via three direct underground piping loops connected to the South Thermal Energy Plant. Together, the loops form an essential utility distribution mechanism system for the proper functioning of HVAC systems enabling uninterrupted operations in all serviced facilities. The existing underground pipes are unreliable for providing chilled water and steam as they are over 50 years old. The past three years have seen a steady increase in leaks that have required emergency repairs in pipes, valves, and fittings.

The proposed project will replace 800 feet of the pipes and completion of required ancillary work from the energy plant to the K-loop supporting the southwestern portion of campus. In addition to replacing the pipes, loop replacements require ancillary work, including new underground valve vaults to service branch valves to buildings with ventilation, expansion loops, anchor thrust blocks, pipe supports, and civil work to restore the surface. Ultimately the goal is to replace all of the underground chilled water and steam pipes and the replacement of the K-loop is the first phase.

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. Pursuant to a Memorandum of Understanding effective September 1, 2020, U. T. Southwestern Medical Center has delegated authority of institutional management of construction projects under the continued oversight of the Office of Capital Projects.

**The University of Texas Southwestern Medical Center  
South Campus Underground Infrastructure Replacement**

**Project Information**

Project Number 303-1457  
 CIP Project Type Repair and Rehabilitation  
 Facility Type Utility/Infrastructure  
 Management Type Institutional Management  
 Institution’s Project Advocate Juan Guerra, Vice President of Facilities Management  
 Project Delivery Method Competitive Sealed Proposals

**Project Funding**

Designated Funds	<u>Proposed</u> <u>\$10,000,000</u>
Total Project Cost	\$10,000,000

**Project Cost Detail**

	Cost
Site Development	\$8,775,000
Project Management	175,000
Other Professional Fees	250,000
Project Contingency	800,000
<b>Total Project Cost</b>	<b>\$10,000,000</b>

**Project Planning**

Definition Phase Completed	In Progress
Owner’s Project Requirements	In Progress
Basis of Design	In Progress
Schematic Design	In Progress
Detailed Cost Estimate	Yes

**Project Milestones**

Definition Phase Approval	January 2023
Addition to CIP	February 2023
Design Development Approval	March 2023
Construction Notice to Proceed	March 2023
Substantial Completion	September 2025
Final Completion	October 2025

**5. U. T. Medical Branch - Galveston: John Sealy Hospital and Emergency Room Building MEP Mitigation - 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 John Sealy Hospital and Emergency Room Building MEP Mitigation project at the University of Texas Medical Branch at Galveston as follows:

- a. amend the current CIP and approve a total project cost of \$15,211,819; and
- b. appropriate funds of \$15,211,819 from Grants.

**BACKGROUND INFORMATION**

**Previous Actions**

On May 5, 2022, the Chancellor approved the John Sealy Hospital UTMB MEP Elevation project for Definition Phase. On January 3, 2023, the Assistant Vice Chancellor for Capital Projects approved the project name change to the John Sealy Hospital and Emergency Room Building MEP Mitigation project.

**Project Description**

The proposed project is a combination of two projects in two separate buildings on the Galveston Campus: the John Sealy Hospital and the Emergency Room Building. This project will install essential mechanical, electrical, and plumbing (MEP) equipment from the first floor of each building to a mechanical space on a floor twenty feet or more above mean sea level. The project will remove and dispose of remaining decommissioned equipment from the first floors.

This project will reduce the deferred maintenance backlog and aligns with the Campus Master Plan by mitigating flood risk for critical infrastructure required to support the university's clinical mission. Mitigating flood risk will improve resiliency against adverse weather conditions and ensure business continuity to serve patients.

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. Pursuant to a Memorandum of Understanding effective September 1, 2020, UTMB has delegated authority for institutional management of construction projects under the continued oversight of the Office of Capital Projects.

**The University of Texas Medical Branch at Galveston  
John Sealy Hospital and Emergency Room Building MEP Mitigation**

**Project Information**

Project Number 601-1409  
 CIP Project Type Repair and Rehabilitation  
 Facility Type Utilities/Infrastructure  
 Management Type Institutional Management  
 Institution’s Project Advocates Steve LeBlanc, Vice President of Business  
 Operations and Facilities  
 Russell Rodecap, Associate Vice President of  
 Property Services  
 Project Delivery Method Competitive Sealed Proposals  
 Gross Square Feet (GSF) 11,855

**Project Funding**

Grants <sup>1</sup>	<u>Proposed</u>
Total Project Cost	<u>\$15,211,819</u>
	\$15,211,819

<sup>1</sup> Development Grant from The Texas General Land Office

**Project Cost Detail**

	Cost
Building Cost	\$12,309,599
Institutionally Managed Work	413,140
Architectural/Design Services	1,210,558
Project Management	698,922
Insurance	579,600
<b>Total Project Cost</b>	<b>\$15,211,819</b>

**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 2022
Addition to CIP	February 2023
Design Development Approval	May 2023
Construction Notice to Proceed	December 2023
Substantial Completion	May 2025
Final Completion	December 2025

**6. U. T. M. D. Anderson Cancer Center: Clinical Services Building - 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 Clinical Services Building project at The University of Texas M. D. Anderson Cancer Center.

**BACKGROUND INFORMATION**

**Previous Actions**

On May 22, 2019, the Chancellor approved this project for Definition Phase as the Inpatient Bed Tower with total project cost of \$600,000,000. On August 25, 2022, the Board approved the project for Definition Phase with an anticipated total project cost of \$1,250,000,000, authorized expenditure of up to \$62,500,000 from institutional funds to complete Definition Phase, and approved the project name change to Inpatient Bed Tower, Phase 1 - Support Services Building. On January 3, 2023, the Assistant Vice Chancellor for Capital Projects approved the project name change to Clinical Services Building.

**Project Description**

The proposed Clinical Services Building (CSB) will be a major addition to the existing U. T. M. D. Anderson Cancer Center campus at the Texas Medical Center (TMC) in Houston. The facility will be located at the northeast corner of the TMC Campus on the site where the recently demolished Dental Branch building was located. The CSB is to be approximately 750,000 gross square feet, including approximately 10,000 gross square feet of shell space to support future growth. The CSB will include a basement and eleven floors of new construction and a mechanical penthouse.

Key occupants of the CSB will include pathology and laboratory medicine, pharmacy, perioperative services, clinical engineering, and patient transportation. The CSB will also include space for an education and simulation center, patient food and dietary services, materials management, environmental services, and building services and support. A full floor will be included for a translational work environment that will be used to support the institution's strategy for vacating facilities that are to be demolished to create the site for the new inpatient bed tower. Expected to be constructed in 10 years under a future phase, the new bed tower will contribute to the overall strategy for modernizing and expanding inpatient care capacity.

The project also involves the completion of certain enabling work related to the relocation and expansion of bulk medical gas storage tanks and emergency fuel storage tanks and construction of elevated pedestrian walkways that will connect the CSB to the Main Building complex. It is anticipated that the CSB can be directly connected to the Inpatient Bed Tower that is to be constructed in about 10 years.

This proposed 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 Board for approval at a later date. Pursuant to a Memorandum of Understanding effective September 1, 2020, U. T. M. D. Anderson Cancer Center has delegated authority for institutional management of construction projects under the continued oversight of the Office of Capital Projects.

**The University of Texas M. D. Anderson Cancer Center  
Clinical Services Building**

**Project Information**

Project Number	703-1246
CIP Project Type	New Construction
Facility Type	Healthcare Facility, Hospital
Management Type	Institutional Management
Institution's Project Advocate	Rosanna Morris, Chief Operating Officer
Project Delivery Method	Design/Build
Gross Square Feet (GSF)	750,000
Shell Space (GSF)	10,000

**Project Funding**

Hospital Revenues	<u>Proposed</u> <u>\$1,250,000,000</u>
Total Project Cost	\$1,250,000,000

**Project Cost Detail**

	Cost
Building Cost	\$ 617,959,000
Fixed Equipment	36,500,000
Site Development	134,374,300
Furniture and Moveable Equipment	151,000,000
Institutionally Managed Work	73,500,000
Architectural/Design Services	48,576,700
Project Management	12,000,000
Insurance	19,500,000
Other Professional Fees	5,000,000
Project Contingency	150,590,000
Other Costs	1,000,000
<b>Total Project Cost</b>	<b>\$1,250,000,000</b>

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

Clinical Services Building (includes 1% shell space)	\$824
Clinical Services Building (Total Estimated Finish-Out)	\$831
Texas Higher Education Coordinating Board Average – Healthcare Facility, Hospital	\$761
	Low Quartile      Median      High Quartile
Other U. T. System Projects	\$528      \$734      \$853
Other National Projects	\$690      \$908      \$1,356



**The University of Texas M. D. Anderson Cancer Center  
Clinical Services Building**  
(continued)

**Investment Metrics**

- Complete and activate by end of FY 2025 to support strategy for replacing aged inpatient care facilities
- Support strategy for increasing capacity for providing inpatient care within the next 10-15 years

**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	August 2022
Addition to CIP	February 2023
Design Development Approval	August 2023
Construction Notice to Proceed	February 2024
Substantial Completion	November 2027
Final Completion	June 2028

**Basis of Design**

The planned building life expectancy includes the following elements:

Enclosure: 40 years  
Building Systems: 20 years  
Interior Construction: 15 years

7. **U. T. M. D. Anderson Cancer Center: South Campus Research Building 5 - 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 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 recommendation for the South Campus Research Building 5 project at The University of Texas M. D. Anderson Cancer Center as follows:

- a. approve design development plans;
- b. appropriate funds and authorize expenditure of \$668,300,000 with funding of \$556,402,889 from Hospital Revenues, \$69,897,111 from Tuition Revenue Bond (TRB) Proceeds, and \$42,000,000 from Permanent University Fund (PUF) 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. M. D. Anderson Cancer 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 \$69,897,111.

**BACKGROUND INFORMATION**

**Previous Actions**

On January 22, 2020, the Chancellor approved this project for Definition Phase as the TMC3 Translation and Discovery Building. On September 23, 2022, the Assistant Vice Chancellor for Capital Projects approved the project name change to South Campus Research Building 5. On November 17, 2022, the project was included in the CIP with a total project cost of \$668,300,000 with funding of \$556,402,889 from Hospital Revenues, \$69,897,111 from TRB Proceeds and \$42,000,000 from PUF Bond Proceeds.

### Project Description

The proposed project will be a seven-story building with an additional two-level mechanical equipment penthouse. The scope of the project will include site work, which encompasses site-specific utility infrastructure work; the interior finish-out of floors one through four, a central plaza sited between this building and a new Public Health Education and Research Building to be constructed under a concurrent project by U. T. Health Science Center - Houston, and the construction of a pedestrian bridge over Old Spanish Trail enabling connectivity of the South Campus buildings to the TMC Helix Park. Floors five through seven are to be completed under a separate project in approximately ten years.

The project will position the institution to relocate and co-locate researchers that are currently distributed broadly across multiple aging buildings. The researchers will be moved to the southern section of the Texas Medical Center (TMC) Campus. The new facility is being designed with maximum flexibility to meet new and evolving research technologies and is to include wet and dry laboratories, core facilities to support research, conferencing facilities, collaboration spaces, and food and beverage amenities. The building will be designed with a focus on the well-being of the occupants, providing a high-quality place of work with access to natural light and connectivity to enable collaboration.

Pursuant to a Memorandum of Understanding effective September 1, 2020, U. T. M. D. Anderson Cancer Center has delegated authority for institutional management of construction projects under the continued oversight of the Office of Capital Projects.

**The University of Texas M. D. Anderson Cancer Center  
South Campus Research Building 5**

**Project Information**

Project Number	703-1300
CIP Project Type	New Construction
Facility Type	Laboratory, Medical/Healthcare
Management Type	Institutional Management
Institution's Project Advocate	Giulio Draetta, M.D., Ph.D., Senior Vice President and Chief Scientific Officer
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	600,000
Shell Space (GSF)	234,600

**Project Funding**

	<u>Current</u>
Hospital Revenues <sup>1</sup>	\$556,402,889
Tuition Revenue Bond Proceeds	69,897,111
Permanent University Fund Bond Proceeds	<u>42,000,000</u>
Total Project Cost	<u>\$668,300,000</u>

<sup>1</sup> Includes \$19,800,000 from U. T. Health Science Center - Houston for portion of costs for shared plaza and pedestrian bridge to TMC Helix Park

**Project Cost Detail**

	Cost
Building Cost	\$389,700,000
Fixed Equipment	18,300,000
Site Development	79,690,500
Furniture and Moveable Equipment	37,224,900
Institutionally Managed Work	18,316,600
Architectural/Design Services	36,408,300
Project Management	23,100,000
Insurance	9,900,000
Other Professional Fees	7,845,000
Project Contingency	47,474,700
Other Costs	340,000
<b>Total Project Cost</b>	<b>\$668,300,000</b>

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

South Campus Research Building 5 (includes 39% Shell Space)	\$650
South Campus Research Building 5 (Total Estimated Finish-Out)	\$855
Texas Higher Education Coordinating Board Average - Laboratory, Medical/Healthcare	\$683
	Low Quartile      Median      High Quartile
Other U. T. System Projects	\$636      \$710      \$840
Other National Projects	\$717      \$925      \$1,124

**The University of Texas M. D. Anderson Cancer Center  
South Campus Research Building 5**  
(continued)

**Investment Metrics**

- Co-locate 85% of the research enterprise within walking distance of each other across five South Campus Research Buildings by 2030
- Vacate aging and costly buildings allowing for estimated savings of \$1.5M annually by lowering operational costs by 2030

**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 2020
Addition to CIP	November 2022
Design Development Approval	February 2023
Construction Notice to Proceed	July 2023
Substantial Completion	June 2027
Final Completion	September 2027

**Basis of Design**

The planned building life expectancy includes the following elements:

Enclosure: 40 years  
Building Systems: 20 years  
Interior Construction: 15 years

**8. U. T. Tyler: Nursing Addition and Renovation - 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 Health Affairs, the Executive Vice Chancellor for Business Affairs, and the institutional president that the U. T. System Board of Regents approve the recommendation for the Nursing Addition and Renovation project at The University of Texas at Tyler as follows:

- a. approve design development plans; and
- b. appropriate funds and authorize expenditure of \$35,000,000 from Permanent University Fund (PUF) Bond Proceeds.

**BACKGROUND INFORMATION**

**Previous Actions**

On May 5, 2022, the Chancellor approved this project for Definition Phase. On November 14, 2019, the Board approved an allocation of \$35,000,000 in PUF Bond Proceeds for this project. On August 25, 2022, the project was included in the Capital Improvement Program (CIP) with a total project cost of \$35,000,000 with funding from PUF Bond Proceeds.

**Project Description**

The proposed addition will provide state-of-the-art spaces and increase efficiency of the facility to improve operations for the nationally ranked nursing program in one of the most underserved regions of Texas. The two-story addition will include classrooms, clinical training spaces, simulation spaces for ICU, labor and delivery, pediatric training spaces, and nurses' stations, offices, and support space. The 48,162 gross square foot (GSF) addition will include approximately 22,910 GSF of shell space.

The proposed renovation of 9,641 GSF in the existing School of Nursing will provide student commons space, student kitchen, advising offices, and a direct connection between the new addition and the existing building. Future renovations as funds become available and not included under this scope include, additional office space, computer testing labs, large classrooms, and new staff area.

**The University of Texas at Tyler  
Nursing Addition and Renovation**

**Project Information**

Project Number	802-1406
CIP Project Type	New Construction and Repair and Rehabilitation
Facility Type	Classroom, Medical/Healthcare
Management Type	Office of Capital Projects
Institution's Project Advocate	Daniel Deslatte, Senior Vice President - Business Affairs; Chief Operating Officer - Health Affairs Dr. Barbara Haas, Dean, School of Nursing
Project Delivery Method	Construction Manager-at-Risk
New Construction Gross Square Feet (GSF)	48,162
New Construction Shell Space GSF	22,910
Renovation GSF	9,641

**Project Funding**

Permanent University Fund Bond Proceeds	<u>Current</u> <u>\$35,000,000</u>
Total Project Cost	\$35,000,000

**Project Cost Detail**

	Cost
Building Cost	
Nursing Addition	\$19,790,014
Renovation	1,650,000
Site Development	2,609,986
Furniture and Moveable Equipment	1,500,000
Institutionally Managed Work	1,650,000
Architectural/Design Services	2,612,584
Project Management	1,500,000
CIP Support Services	350,000
Insurance	544,925
Other Professional Fees	1,702,503
Project Contingency	1,089,988
Total Project Cost	\$35,000,000

**The University of Texas at Tyler  
Nursing Addition and Renovation**  
(continued)

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

Nursing Addition Only – (with 48% Shell Space)	\$411		
Nursing Addition Only – (total estimated finish-out)	\$539		
Texas Higher Education Coordinating Board Average – Classroom, Medical/Healthcare	\$589		
	Low Quartile	Median	High Quartile
Other U. T. System Projects	\$294	\$465	\$483
Other National Projects	\$351	\$504	\$725

**Investment Metrics**

- Increase nursing program’s undergraduate enrollment from 1,741 to 2,710 students by 2027
- Increase nursing program’s graduate enrollment from 474 to 807 students by 2027

**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 2022
Addition to CIP	August 2022
Design Development Approval	February 2023
Construction Notice to Proceed	April 2023
Substantial Completion	May 2024
Final Completion	June 2024

**Basis of Design**

The planned building life expectancy includes the following elements:

- Enclosure: 40 years
- Building Systems: 20 years
- Interior Construction: 15 years



**9. U. T. Austin: Microelectronics and Engineering Research Center Cleanroom Expansion - Amendment of the current Capital Improvement Program to increase total project cost to include Phases B-1 and B-2 of the project; approval of total project cost; appropriation of funds; and resolution regarding parity debt**

**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 amend the current Capital Improvement Program (CIP) to include Phases B-1 and B-2 of the Microelectronics and Engineering Research Center Cleanroom Expansion Phase project at The University of Texas at Austin as follows:

- a. amend the current CIP to include Phases B-1 and B-2 of the project and increase the total project cost from \$53,062,000 to \$175,294,000;
- b. appropriate funds for Phase B-1 of \$32,700,000 with additional funding from Tuition Revenue Bond (TRB) Proceeds; appropriate funds for Phase B-2 of \$89,532,000 with additional funding of \$26,545,084 from TRB Proceeds, \$42,687,000 from Revenue Financing System (RFS) Bond Proceeds, \$15,000,000 from Available University Fund, \$3,800,000 from Permanent University Fund (PUF) Bond Proceeds, and \$1,500,000 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. 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 \$101,932,084.

**BACKGROUND INFORMATION**

**Debt Service**

The \$42,687,000 in RFS debt will be recovered from institutional funds. Annual debt service on the \$42,687,000 in RFS debt is expected to be \$2.4 million. The institution's Scorecard Rating of 1.6 at fiscal year-end 2022 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 Actions

On August 24, 2022, the Chancellor approved the project for Definition Phase. On August 25, 2022, the Microelectronic and Engineering Research Center (MER) Cleanroom Renovation and Expansion Phase A-1 portion of the project was included in the CIP with a total project cost of \$45,000,000 with funding from TRB Proceeds. On November 17, 2022, Phase A-2 was added to the project in the amount of \$8,062,000 for a total project cost of \$53,062,000 from TRB Proceeds.

### Project Description

In the face of the critical global shortage in microchips and semiconductor systems, U. T. Austin is proposing to lead the Texas Institute for Electronics (TIE), a public-private partnership between the State of Texas, preeminent semiconductor systems and defense electronics companies, national labs, and 14 academic institutions across the state to restore leading-edge semiconductor manufacturing back to United States soil, secure the supply chain, ensure national security, and educate the next generation of industry innovators in Texas.

The TIE initiative will leverage and expand the existing infrastructure and research capabilities of U. T. Austin, which houses the Cockrell School of Engineering and several other internationally recognized U. T. centers and labs that contribute to semiconductor advances, including the Microelectronics Research Center, Texas Advanced Computing Center, Army Futures Command, Applied Research Laboratories, and the NASCENT Nanomanufacturing Systems Center. This effort will also build on centers of excellence at the other 14 Texas-based academic institutions.

The MER Cleanroom Renovation and Expansion Phase B-1 includes additional semiconductor research equipment for the cleanroom expansion. Phase B-2 will renovate existing lab space into 13,750 gross square feet of cleanrooms for semiconductor research, repair HVAC and existing roofs, renovate code-compliant offices, and upgrade fire alarms for MER building. This will complete the heterogeneous integration line for semiconductor research and allow U. T. to submit an advanced, comprehensive, and competitive proposal in 2023 to compete for grants from the CHIPS and Science Act of 2022.

The proposed Phase B-1 and B-2 portions of the project have been approved by U. T. System staff and meet the criteria for inclusion in the CIP. Approval of design development plans and authorization of expenditure of funding for Phases B-1 and B-2 will be presented to the President for approval at a later date. Pursuant to a May 10, 2017 Board of Regents approval, effective September 1, 2017, U. T. Austin has delegated authority for institutional management of construction projects under the continued oversight of the Office of Capital Projects.

**The University of Texas at Austin  
Microelectronics and Engineering Research Center (MER) Cleanroom Expansion  
Phases B-1 and B-2**

**Project Information**

Project Number 102-1400  
 CIP Project Type Renovation and Rehabilitation  
 Facility Type Laboratory, General  
 Management Type Institutional Management  
 Institution's Project Advocate John Ekerdt, Cockrell School of Engineering  
 Associate Dean for Research  
 Project Delivery Method Construction Manager-at-Risk  
 Gross Square Feet (GSF) 13,750

**Project Funding**

	<u>Current</u>	<u>Proposed</u>
Tuition Revenue Bond Proceeds	\$53,062,000	\$112,307,084
Revenue Financing System Bond Proceeds <sup>1</sup>		42,687,000
Permanent University Fund Bond Proceeds		3,800,000
Available University Fund		15,000,000
Designated Funds		<u>1,500,000</u>
Total Project Cost	<u>\$53,062,000</u>	<u>\$175,294,084</u>

<sup>1</sup>RFS Bond Proceeds to be repaid by institutional funds

**Project Cost Detail**

Phase B-1 and B-2	Cost
Building Cost	\$65,063,760
Fixed Equipment	28,000,000
Furniture and Moveable Equipment	456,000
Institutionally Managed Work	1,465,400
Architectural/Design Services	7,037,488
Project Management	4,203,152
Insurance	1,803,105
Other Professional Fees	6,591,095
Project Contingency	6,570,157
Other Costs	1,041,927
<b>Total Project Cost</b>	<b>\$122,232,084</b>

**Project Planning**

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

**The University of Texas at Austin  
Microelectronics and Engineering Research Center (MER) Cleanroom Expansion  
Phases B-1 and B-2**  
(continued)

**Project Milestones – Phases B-1 and B-2**

Definition Phase Approval	August 2022
Addition to CIP	February 2023
Design Development Approval	March 2023
Construction Notice to Proceed	June 2023
Substantial Completion	June 2025
Final Completion	July 2025

**10. U. T. Health Science Center - San Antonio: Inpatient Facility - Amendment of the current Capital Improvement Program to increase total project cost; appropriation of funds and authorization of expenditure; and resolution regarding parity debt**

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 approve the recommendations for the Inpatient Facility project at The University of Texas Health Science Center at San Antonio as follows:

- a. amend the current Capital Improvement Program (CIP) to increase the total project cost from \$426,851,000 to \$471,051,000;
- b. appropriate funds and authorize expenditure of \$44,200,000 with additional funding of \$34,600,000 from Revenue Financing System (RFS) Bond Proceeds and \$9,600,000 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 \$34,600,000.

BACKGROUND INFORMATION

Debt Service

The additional \$34,600,000 in RFS debt will be repaid from Hospital Revenues. Annual debt service on the \$34,600,000 in RFS debt is expected to be \$2.5 million. The institution's Scorecard Rating of 5.3 at fiscal year-end 2022 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 Actions

On September 17, 2019, the Chancellor approved this project for Definition Phase. On November 14, 2019, the Board approved \$80,000,000 in PUF Bond Proceeds for this project. On August 20, 2020, the project was included in the Capital Improvement Program (CIP) with a total project cost of \$398,851,000 with funding of \$268,851,000 from RFS Bond Proceeds,

\$80,000,000 from PUF Bond Proceeds, and \$50,000,000 from Gifts. On November 19, 2020, the Board approved design development plans and authorized expenditure of funds. On June 28, 2021, the Chancellor approved the inclusion of the Mays Cancer Center Renovation project scope and funding for a combined total project cost of \$426,851,000 with funding of \$283,851,000 from RFS Bond Proceeds, \$80,000,000 from PUF Bond Proceeds, \$50,000,000 from Gifts, and \$13,000,000 from Designated Funds and authorized expenditure of the additional funds.

### Project Description

The original project includes an eight-story high-acuity hospital to be comprised of several specialties including cancer, neurosciences, orthopedics, urology, thoracic surgery, and bariatrics. A distinct competitive advantage of the hospital will be the unique leading-edge therapies and early-phase clinical trials in the many disciplines in which the university has expertise, including immunologic and stem cell therapies in oncology. A seven-level, 650-space parking garage is included in the project, as well as the renovation of the Mays Cancer Center.

The proposed increase will finish out space in the new hospital previously planned to be shelled, to include the post anesthesia care unit, prep/recovery rooms, four additional operating rooms, a laboratory, and 48-additional medical/surgical beds on levels 7 and 8. There will be 5,138 gross square feet of shell space for future buildout of clinical areas.

The hospital will be located on 12 acres of land in the South Texas Medical Center gifted to U. T. Health Science Center at San Antonio (UTHSCSA) by the San Antonio Medical Foundation. The proposed hospital's proximity to UTHSCSA's major medical and research facilities provides close physical and intellectual connectivity between the teams in these buildings and will be a key component to the overall success of the hospital by creating programmatic synergy needed to bring laboratory discoveries into the clinic to serve the region's health needs. This location will also allow for a bridge connecting the hospital to the Mays Cancer Center, a National Cancer Institute-Designated facility, to allow for seamless flow of outpatient and inpatient cancer care.

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  
Inpatient Facility**

**Project Information**

Project Number	402-1287
CIP Project Type	New Construction
Facility Type	Healthcare Facility, Hospital
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)	448,146 - Hospital
Renovation GSF	51,500 - Mays Cancer Center
Shell Space GSF	5,138
Parking Garage Spaces	650

**Project Funding**

	<u>Current</u>	<u>Proposed</u>
Revenue Financing System Bond Proceeds <sup>1</sup>	\$283,851,000	\$318,451,000
Permanent University Fund Bond Proceeds	80,000,000	80,000,000
Gifts <sup>2</sup>	50,000,000	50,000,000
Designated Funds	<u>13,000,000</u>	<u>22,600,000</u>
Total Project Cost	<u>\$426,851,000</u>	<u>\$471,051,000</u>

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

<sup>2</sup>Gifts are not fully collected or committed at this time; U. T. System Finance has determined that the institution has sufficient local funds to cover any shortfall.

**Project Cost Detail**

Building Cost	
- Hospital	\$243,206,257
- Parking Garage	12,913,207
- Pedestrian Bridge	10,935,394
- Mays Cancer Center Renovation	17,710,965
Fixed Equipment	8,229,066
Site Development	22,605,413
Furniture and Moveable Equipment	10,202,340
Institutionally Managed Work	82,725,000
Architectural/Design Services	30,844,259
Project Management Fees	3,055,000
CIP Support Services	500,000
Insurance	6,181,173
Other Professional Fees	6,945,183
Project Contingency	12,984,942
Other Costs	<u>2,012,801</u>
Total Project Cost	<u>\$471,051,000</u>

**The University of Texas Health Science Center at San Antonio  
Inpatient Facility**  
(continued)

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

Inpatient Facility (includes 1% Shell Space)	\$1,688,932
Inpatient Facility (Estimated Total Finish-Out)	\$1,709,766
Regional Median Cost per Bed	\$1,386,811

	Low Quartile	Median	High Quartile
Other U. T. System Projects	\$640,596	\$1,257,341	\$2,119,248
Other National Projects	\$1,326,895	\$2,033,554	\$3,626,866

**Investment Metrics**

- Create up to 130 residency training slots by 2027
- Increase the average daily inpatient census by at least 15% by 2026

**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 2019
Addition to CIP	August 2020
Design Development Approval	November 2020
Construction Notice to Proceed	February 2021
Substantial Completion	November 2024

**Basis of Design**

The planned building life expectancy includes the following elements:

- Enclosure: 35 years
- Building Systems: 25 years
- Interior Construction: 20 years



11. **U. T. M. D. Anderson Cancer Center: Replace Uninterruptible Power Supply Systems - Cancer Prevention Building Data Center - Amendment of the current Capital Improvement Program to increase total project cost; and appropriation of funds and authorization of expenditure**

**RECOMMENDATION**

The Chancellor concurs with 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 approve the recommendation for the Replace Uninterruptible Power Supply Systems - Cancer Prevention Building Data Center project at The University of Texas M. D. Anderson Cancer Center as follows:

- a. amend the current Capital Improvement Program (CIP) to increase the total project cost from \$11,000,000 to \$15,400,000; and
- b. appropriate funds and authorize expenditure of \$4,400,000 with additional funding from Hospital Revenues.

**BACKGROUND INFORMATION**

**Previous Actions**

On February 20, 2020, the Chancellor approved this project for Definition Phase. On May 5, 2022, the project was included in the CIP with a total project cost of \$11,000,000 with funding from Hospital Revenues. On January 19, 2023, the president approved design development plans.

**Project Description**

The Cancer Prevention Building (CPB) Data Center, located in the Dan L. Duncan Building, is one of two production data centers for U. T. M. D. Anderson Cancer Center. Together this center and the data center located at the Mid Campus Building 1 provide high availability of systems so that the institution's clinical and administrative users have highly reliable IT service. The project will replace four uninterruptible power supply systems (UPS Systems) that are 16 years old. The project is expected to include modification to the electrical system, the air handling system, and space, as needed, to support the new UPS Systems. Implementation of this project is needed to maximize the amount of power and cooling available for this data center to allow for future growth in the information technology systems and to extend the life of this data center.

The proposed increase is related to changes to the rack cooling technology and utilities to support the cooling equipment. Increased costs due to ongoing volatility in construction labor and material markets and supply chain delivery have also impacted the project cost.

This proposed repair and rehabilitation project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. Pursuant to a Memorandum of Understanding

effective September 1, 2020, U. T. M. D. Anderson Cancer Center has delegated authority for institutional management of construction projects under the continued oversight of the Office of Capital Projects.

**The University of Texas M. D. Anderson Cancer Center  
Replace Uninterruptible Power Supply Systems - Cancer Prevention Building Data Center**

**Project Information**

Project Number 703-1303  
 CIP Project Type Repair and Rehabilitation  
 Facility Type Utilities/Infrastructure  
 Management Type Institutional Management  
 Institution's Project Advocate John Gillman, Director of IT Operations  
 Project Delivery Method Construction Manager at Risk  
 Gross Square Feet (GSF) 3,175

**Project Funding**

	<u>Current</u>	<u>Proposed</u>
Hospital Revenues	<u>\$11,000,000</u>	<u>\$15,400,000</u>
Total Project Cost	<u>\$11,000,000</u>	<u>\$15,400,000</u>

**Project Cost Detail**

	Cost
Building Cost	\$7,600,000
Fixed Equipment	4,100,000
Architectural/Design Services	960,000
Project Management	400,000
Other Professional Fees	300,000
Project Contingency	1,540,000
Other Costs	500,000
Total Project Cost	\$15,400,000

**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	February 2020
Addition to CIP	May 2022
Design Development Approval	January 2023
Construction Notice to Proceed	June 2023
Substantial Completion	May 2024
Final Completion	August 2024