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Committee Meeting: 5/12/2010

Board Meeting: 5/13/2010  
Austin, Texas

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

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<b>Convene</b>	<i>3:30 p.m.</i> <i>Chairman Gary</i>		
<b><u>Additions to the Capital Improvement Program</u></b>			
1. <b>U. T. Dallas: Renovation for the Texas Analog Center of Excellence - 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 decrease the total project cost for the Vivarium and Experimental Space project (Final Board approval)</b>	<i>3:30 p.m.</i> <b>Action</b> <i>Mr. O'Donnell</i>	<b>Action</b>	<b>167</b>
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4. <b>U. T. Austin: Dell Computer Science Hall and Computer Sciences Building - Phase 2 - Amendment of the FY 2010-2015 Capital Improvement Program to combine the two projects and redesignate as the Dell Computer Science Hall/Bill and Melinda Gates Computer Science Complex; approval to revise the total project cost; approval to revise the funding sources; approval of design development; appropriation of funds and authorization of expenditure; approval of evaluation of alternative energy economic feasibility; and resolution regarding parity debt (Final Board approval)</b>	<i>3:54 p.m.</i> <b>Action</b> <i>Mr. O'Donnell</i>	<b>Action</b>	<b>172</b>
5. <b>U. T. Austin: Phase II - Liberal Arts Building - Amendment of the FY 2010-2015 Capital Improvement Program to reduce the total project cost; approval to revise the funding sources; approval of design development; appropriation of funds and authorization of expenditure; approval of evaluation of alternative energy economic feasibility; and resolution regarding parity debt (Final Board approval)</b>	<i>4:00 p.m.</i> <b>Action</b> <i>Mr. O'Donnell</i>	<b>Action</b>	<b>176</b>
6. <b>U. T. Dallas: Arts and Technology Facility - Approval of design development of the Utility Infrastructure Improvements portion of the project; appropriation of funds and authorization of expenditure; approval of evaluation of alternative energy economic feasibility; and resolution regarding parity debt (Final Board approval)</b>	<i>4:06 p.m.</i> <b>Action</b> <i>Mr. O'Donnell</i>	<b>Action</b>	<b>179</b>
7. <b>U. T. Dallas: Campus Services and Bookstore Building - Amendment of the FY 2010-2015 Capital Improvement Program to increase the total project cost; approval to revise the funding sources; approval of design development; appropriation of funds and authorization of expenditure; approval of evaluation of alternative energy economic feasibility; and resolution regarding parity debt (Final Board approval)</b>	<i>4:12 p.m.</i> <b>Action</b> <i>Mr. O'Donnell</i>	<b>Action</b>	<b>181</b>
8. <b>U. T. Dallas: Student Housing Living Learning Center, Phase II - Amendment of the FY 2010-2015 Capital Improvement Program to revise the funding sources; approval of design development; appropriation of funds and authorization of expenditure; approval of evaluation of alternative energy economic feasibility; and resolution regarding parity debt (Final Board approval)</b>	<i>4:18 p.m.</i> <b>Action</b> <i>Mr. O'Donnell</i>	<b>Action</b>	<b>184</b>

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<b><u>Modification to the Capital Improvement Program</u></b>			
9. <b>U. T. Austin: Law School Renovations - Amendment of the FY 2010-2015 Capital Improvement Program to increase the total project cost; approval to revise the funding sources; appropriation and authorization of funds; and resolution regarding parity debt (Final Board approval)</b>	<i>4:24 p.m.</i> <b>Action</b> <i>Mr. O'Donnell</i>	<b>Action</b>	<b>186</b>
<b>Adjourn</b>	<i>4:30 p.m.</i>		

**1. U. T. Dallas: Renovation for the Texas Analog Center of Excellence - 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 decrease the total project cost for the Vivarium and Experimental Space project (Final 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 2010-2015 Capital Improvement Program (CIP) to include the Renovation for the Texas Analog Center of Excellence project at The University of Texas at Dallas as follows:

**Institutionally Managed:** Yes  No   
**Project Delivery Method:** Job Order Contract

**Substantial Completion Date:** August 2010

<b>Total Project Cost for the Vivarium and Experimental Space (Project No. 302-261):</b>	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Permanent University Fund Bond Proceeds	\$ 2,680,000	\$ 680,000
	Tuition Revenue Bond Proceeds	<u>\$12,000,000</u>	<u>\$12,000,000</u>
		\$14,680,000	\$12,680,000

<b>Total Project Cost for the Texas Analog Center (Project No. 302-573):</b>	<u>Source</u>	<u>Proposed</u>
	Permanent University Fund Bond Proceeds	\$ 2,000,000

- a. approve a total project cost of \$2,000,000 and reallocate funding from Permanent University Fund (PUF) Bond Proceeds;
- b. authorize U. T. Dallas to manage the total project budgets, appoint architects, approve facility programs, prepare final plans, and award contracts;
- c. appropriate funds; and
- d. reduce the total project cost of the Vivarium and Experimental Space project from \$14,680,000 to \$12,680,000.

**BACKGROUND INFORMATION**

**Project Description**

The proposed project consists of converting 8,000 gross square feet of mechanical space above the clean room in the North Engineering and Computer Science Building into research laboratories for the new Texas Analog Center of Excellence. The research center will help to create analog and radio frequency technology for both traditional

electronics and emerging applications to address such areas as energy efficiency, health care, and public safety. This project will centralize the research in one location on campus. The funding of \$2,000,000 from PUF Bond Proceeds would be reallocated from the completed Vivarium and Experimental Space project.

The Texas Analog Center of Excellence, created in October 2008 by Governor Rick Perry, is a joint collaboration between U. T. Dallas, U. T. System, the State of Texas, Texas Instruments Inc., and the Semiconductor Research Corporation.

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

**2. U. T. San Antonio: Student Housing Phase III - 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 Student Housing Phase III project at The University of Texas at San Antonio as follows:

<b>Project No.:</b>	401-570	
<b>Project Delivery Method:</b>	Construction Manager at Risk	
<b>Substantial Completion Date:</b>	June 2013	
<b>Total Project Cost:</b>	<u>Source</u>	<u>Proposed</u>
	Revenue Financing System Bond Proceeds	\$37,121,000
	Auxiliary Enterprise Balances	<u>\$ 2,834,000</u>
		\$39,955,000
<b>Investment Metrics:</b>	By 2013	
	<ul style="list-style-type: none"> <li>• Increase on-campus student housing by approximately 11% of the campus goal for housing</li> <li>• Increase campus student housing by 618 beds</li> </ul>	

## BACKGROUND INFORMATION

One of the goals stated in the Campus Master Plan is to provide campus housing for 20% of the student enrollment or approximately 5,300 beds based on the current enrollment. Currently, U. T. San Antonio provides approximately 1,678 beds and a private provider houses 1,965 beds on campus for a combined total of 3,643 beds.

The new student dormitory will contain approximately 168,000 gross square feet to house 618 students and will be located on the Main Campus in close proximity to existing student housing and dining facilities as well as the future campus recreation fields. All current student housing is operating close to 100% occupancy. The addition of another 618 beds would bring the total of on-campus beds to 4,261.

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. Arlington: Special Events Center Parking Garage and Residence Hall - Amendment of the FY 2010-2015 Capital Improvement Program to increase the total project cost; approval to revise the funding sources; approval of design development; approval to redesignate the project as College Park; appropriation of funds and authorization of expenditure; approval of evaluation of alternative energy economic feasibility; 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 Spaniolo that the U. T. System Board of Regents approve the recommendations for the Special Events Center Parking Garage and Residence Hall project at The University of Texas at Arlington as follows:

<b>Project No.:</b>	301-493		
<b>Project Delivery Method:</b>	Construction Manager at Risk		
<b>Substantial Completion Date:</b>	July 2012		
<b>Total Project Cost:</b>	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Revenue Financing System Bond Proceeds	\$67,000,000	\$71,500,000
	Unexpended Plant Funds		<u>\$ 8,500,000</u>
			<u>\$80,000,000</u>
<b>Investment Metrics:</b>	By 2012		
	<ul style="list-style-type: none"><li>• Increase affordable on-campus housing to aid enrollment growth</li><li>• Retail and commercial space will bring needed amenities to campus</li></ul>		

- Increase parking spaces on campus for faculty, staff, students, visitors, and event participants
  - Additional on-campus housing will increase student retention rate from freshman to sophomore year
- a. amend the FY 2010-2015 Capital Improvement Program (CIP) to increase the total project cost from \$67,000,000 to \$80,000,000;
  - b. revise the funding sources from \$67,000,000 from Revenue Financing System Bond Proceeds to \$71,500,000 from Revenue Financing System Bond Proceeds and \$8,500,000 from Unexpended Plant Funds;
  - c. approve design development plans;
  - d. redesignate the project as College Park;
  - e. appropriate funds and authorize expenditure of funds;
  - f. approve the evaluation of alternative energy economic feasibility; and
  - g. 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. Arlington, 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 \$71,500,000.

### BACKGROUND INFORMATION

#### Debt Service

The \$71,500,000 in Revenue Financing System debt will be repaid from payments from the City of Arlington, parking revenue, and housing revenue. Annual debt service

on the \$71,500,000 Revenue Financing System debt is expected to be approximately \$4,651,000. The institution's debt service coverage is expected to be at least 2.0 times and average 3.3 times over FY 2010-2015.

### Previous Board Action

On May 14, 2009, the project was included in the CIP with a total project cost of \$67,000,000 with funding from Revenue Financing System Bond Proceeds.

### Project Description

U. T. Arlington has identified a need for adding apartments to the project that provides housing units for students who desire to live adjacent to campus. The proposed project scope includes a parking structure for approximately 1,800 cars, an apartment complex for 81 units, a campus Welcome Center of approximately 7,500 gross square feet (GSF), shelled space of approximately 8,000 GSF for campus offices or private leasing, shelled retail space of approximately 15,000 GSF, residence halls for 484 beds and 15 resident assistant rooms, and amenities including laundry and vending areas, study rooms, and multiuse common space.

At U. T. Arlington, the current annual occupancy rate for apartments is approximately 91% and approximately 95% for the residence halls. The increase to the total project cost adds 81 apartment units to the original scope of the project, adds approximately 9,000 GSF for retail space, adds 19,000 GSF to the parking garage for better traffic circulation, enhances architectural finishes on building elevations and garages to meet the City of Arlington's request, and creates a new street to connect the main campus with Center Street.

The proposed new project name of College Park reflects the interconnection of the east edge of the U. T. Arlington campus with the City of Arlington's Center Street Pedestrian Trail and Park Projects. The City of Arlington partnered with the University on the project by agreeing to fund \$16,250,000 over 30 years for repayment of the debt. The annual amounts are subject to appropriation by the city.

### Basis of Design

The planned building life expectancy includes the following elements:

- Enclosure: 50-75 years
- Building Systems: 25-40 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 to allow for minor repairs without significant disruption to ongoing



activities. The interior appearance and finish are consistent with existing campus buildings, retail and commercial space, and U. T. System student housing as appropriate.

*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.

4. **U. T. Austin: Dell Computer Science Hall and Computer Sciences Building - Phase 2 - Amendment of the FY 2010-2015 Capital Improvement Program to combine the two projects and redesignate as the Dell Computer Science Hall/Bill and Melinda Gates Computer Science Complex; approval to revise the total project cost; approval to revise the funding sources; approval of design development; appropriation of funds and authorization of expenditure; approval of evaluation of alternative energy economic feasibility; 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 approve the recommendations for the Dell Computer Science Hall project and the Computer Sciences Building - Phase 2 project at The University of Texas at Austin as follows:

**Project No.:** 102-254

**Architecturally or Historically Significant:** Yes  No

**Project Delivery Method:** Construction Manager at Risk

**Substantial Completion Date:** March 2013

<b>Total Project Cost for Dell Computer Science Hall (Project No. 102-254):</b>	<u>Source</u>	<u>Current</u>
	Gifts	\$47,000,000
	Permanent University Fund Bond Proceeds	<u>\$20,000,000</u>
		\$67,000,000

<b>Total Project Cost for Computer Sciences Building - Phase 2 (Project No. 102-386):</b>	<u>Source</u>	<u>Current</u>
	Gifts	\$53,000,000

<b>Total Project Cost for Combined Dell Computer Science Hall/Bill and Melinda Gates Computer Science Complex:</b>	<u>Source</u>	<u>Proposed</u>
	Gifts	\$40,000,000
	Permanent University Fund Bond Proceeds	\$20,000,000
	Revenue Financing System Bond Proceeds	<u>\$38,480,000</u>
		\$98,480,000

**Investment Metrics:**

Combined for DCSH and CS 2 by 2013

- Replace T. U. Taylor Hall with a new building
- Provide three flexible research “pods” and unfinished shell space for two additional flexible research “pods”
- Provide 13 classrooms and provide unfinished shell space for 12 additional classrooms

Combined for DCSH and CS 2 by FY 2016

- Bring all current department resources together
- Increase economic impact the Department of Computer Sciences has on the State of Texas by 20-30%
- Maintain department’s top-10 ranking and improve ranking to top 5
- Provide space to expand tenure-track faculty from 42 to 60
- Increase external research funding by \$10M per year
- Provide 10 flexible research “pods”
- Provide 30 classrooms within the complex
- Increase production of undergraduate BS degrees from 300 in 2004 to 375

- a. amend the FY 2010-2015 Capital Improvement Program (CIP) to combine the Dell Computer Science Hall project and the Computer Sciences Building - Phase 2 project and redesignate the two projects as the Dell Computer Science Hall/Bill and Melinda Gates Computer Science Complex project;
- b. approve to revise and reduce the total project cost from \$120,000,000 to \$98,480,000;
- c. revise the funding sources to \$40,000,000 from Gifts, \$20,000,000 from Permanent University Fund (PUF) Bond Proceeds, and \$38,480,000 from Revenue Financing System Bond Proceeds;
- d. approve design development plans;
- e. appropriate funds and authorize expenditure of funds;
- f. approve the evaluation of alternative energy economic feasibility; and

- g. 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 \$38,480,000.

### BACKGROUND INFORMATION

#### Debt Service

The \$38,480,000 in Revenue Financing System debt will be repaid from institutional funds. Annual debt service on the \$38,480,000 Revenue Financing System debt is expected to be approximately \$2,503,000. The institution's debt service coverage is expected to be at least 1.9 times and average 2.1 times over FY 2010-2015.

Approximately \$1,480,000 of the aggregate \$38,480,000 Revenue Financing System debt proceeds is anticipated to be used for interest expense during construction. The gift funding authorized for expenditure is fully collected or committed at this time, and the institution possesses sufficient local funds to cover any shortfall.

#### Previous Board Actions

**Dell Computer Science Hall** - On May 11, 2006, the project was included in the CIP with a total project cost of \$67,000,000 with funding from Gifts, was named the Dell Computer Science Hall, and was designated as architecturally significant. On November 16, 2006, the Board approved the funding revision to \$47,000,000 from Gifts and \$20,000,000 from PUF Bond Proceeds.

**Computer Sciences Building - Phase 2** - On November 9, 2007, the project was included in the CIP with a total project cost of \$53,000,000 with funding from Gifts. Following Board action on February 11, 2009, the building was named as the Bill and Melinda Gates Computer Science Complex.

## Project Description

The scope of the work for the Dell Computer Science Hall project and the Computer Sciences Building - Phase 2 project will be incorporated into a single project. Decreasing the combined total project cost of the projects will allow construction to proceed with interior shell space that can be finished out as additional gift funds become available.

The Dell Computer Science Hall project will construct a new computer sciences building to replace T. U. Taylor Hall and provide space for faculty, researchers, visitors, postdoctoral assistants, graduate students, research laboratories, instructional laboratories, classrooms, electronic seminar rooms, and lecture halls. The new building containing approximately 130,000 gross square feet (GSF) will be linked to the existing Applied Computational Engineering and Sciences (ACES) Building to the north and the new Computer Sciences Building - Phase 2 to the south.

The Computer Sciences Building - Phase 2 project will replace Chilling Station No. 2 and provide space for faculty, researchers, visitors, postdoctoral assistants, graduate students, and research laboratories. The new building containing approximately 100,000 GSF will be connected to the new Dell Computer Science Hall by a multistory atrium at all five levels.

## Basis of Design

The planned building life expectancy includes the following elements:

- Enclosure: 45-50 years
- Building Systems: 20-25 years
- Interior Construction: 20-30 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.

5. **U. T. Austin: Phase II - Liberal Arts Building - Amendment of the FY 2010-2015 Capital Improvement Program to reduce the total project cost; approval to revise the funding sources; approval of design development; appropriation of funds and authorization of expenditure; approval of evaluation of alternative energy economic feasibility; 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 approve the recommendations for the Phase II - Liberal Arts Building project at The University of Texas at Austin as follows:

**Project No.:** 102-391

**Project Delivery Method:** Construction Manager at Risk

**Substantial Completion Date:** December 2012

<b>Total Project Cost:</b>	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Revenue Financing System Bond Proceeds	\$ 60,000,000	\$59,420,000
	Gifts	<u>\$ 40,000,000</u>	\$ 5,280,000
	Designated Funds		\$17,000,000
	Available University Funds		\$ 2,000,000
	Unexpended Plant Funds		<u>\$12,000,000</u>
		\$100,000,000	\$95,700,000

**Investment Metrics:**

- Centralize student facilities and learning spaces to improve undergraduate student experiences, collaboration, and research
- Increase interdisciplinary research space for faculty to foster further collaboration and research by adding 12 laboratories and 12 collaborative research suites increasing faculty success in getting additional funding
- New teaching labs will allow innovations in curriculum, increasing graduation rates and student learning outcomes

- a. amend the FY 2010-2015 Capital Improvement Program (CIP) to reduce the total project cost from \$100,000,000 to \$95,700,000;
- b. revise the funding sources from \$60,000,000 from Revenue Financing System Bond Proceeds and \$40,000,000 from Gifts to \$59,420,000 from Revenue Financing System Bond Proceeds, \$5,280,000 from Gifts, \$17,000,000 from Designated Funds, \$2,000,000 from Available University Funds, and \$12,000,000 from Unexpended Plant Funds;
- c. approve design development plans;
- d. appropriate funds and authorize expenditure of funds;

- e. approve the evaluation of alternative energy economic feasibility; and
- f. 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 \$59,420,000.

## BACKGROUND INFORMATION

### Debt Service

The \$59,420,000 in aggregate Revenue Financing System debt will be repaid from institutional funds. Annual debt service on the \$59,420,000 Revenue Financing System debt is expected to be \$3,865,000. The institution's debt service coverage is expected to be at least 1.9 times and average 2.1 times over FY 2010-2015. Approximately \$700,000 of the aggregate \$59,420,000 Revenue Financing System debt proceeds is anticipated to be used for interest expense during construction. The gift funding authorized for expenditure is fully collected or committed at this time, and U. T. Austin possesses sufficient local funds to cover any shortfall thereof.

### Previous Board Action

On February 7, 2008, the project was included in the CIP with a total project cost of \$100,000,000 with funding of \$60,000,000 from Revenue Financing System Bond Proceeds and \$40,000,000 from Gifts.

## Project Description

U. T. Austin has identified a severe space shortage for the College of Liberal Arts with both faculty office and laboratory space far short of current needs. The revised total project cost is the result of a better defined scope and a favorable building climate, and will allow construction to commence.

The new building will contain approximately 207,000 gross square feet (GSF) to house various Liberal Arts departments. Placing these currently fragmented departments together will foster cross-disciplinary research among faculty and strengthen efforts to provide support for both research and instruction. The building will also house a student center that will provide critically needed classrooms, study space, facilities, and services to Liberal Arts students.

Location of the project on the East Mall will require the removal of Russell A. Steindam Hall and the ROTC Rifle Range Building to achieve optimal land use.

## Basis of Design

The planned building life expectancy includes the following elements:

- Enclosure: 30-75 years
- Building Systems: 25-40 years
- Interior Construction: 10-20 years

The exterior appearance and finish are consistent with existing campus buildings. 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. Dallas: Arts and Technology Facility - Approval of design development of the Utility Infrastructure Improvements portion of the project; appropriation of funds and authorization of expenditure; approval of evaluation of alternative energy economic feasibility; 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 Daniel that the U. T. System Board of Regents approve the recommendations for the Utility Infrastructure Improvements portion of the Arts and Technology Facility project at The University of Texas at Dallas as follows:

<b>Project No.:</b>	302-392	
<b>Project Delivery Method:</b>	Competitive Sealed Proposals	
<b>Substantial Completion Date for the Utility Infrastructure Improvements portion:</b>	December 2011	
<b>Total Project Cost for the Arts and Technology Facility:</b>	<u>Source</u>	<u>Current</u>
	Permanent University Fund Bond Proceeds	\$45,000,000
	Revenue Financing System Bond Proceeds	<u>\$35,300,000</u>
		\$80,300,000
<b>Total Project Cost for the Utility Infrastructure Improvements portion of the project:</b>	<u>Source</u>	<u>Current</u>
	Permanent University Fund Bond Proceeds	\$10,000,000
	Revenue Financing System Bond Proceeds	<u>\$ 4,300,000</u>
		\$14,300,000
<b>Investment Metric:</b>	By 2017:	
	<ul style="list-style-type: none"> <li>• Add service facility to support Strategic Plan Imperative of adding 5,000 full-time equivalent students</li> </ul>	

- a. approve design development plans for the Utility Infrastructure Improvements portion of the project;
- b. appropriate funds and authorize expenditure of \$10,000,000 from Permanent University Fund (PUF) Bond Proceeds and \$4,300,000 from Revenue Financing System Bond Proceeds;
- c. approve the evaluation of alternative energy economic feasibility; 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. 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 \$4,300,000.

### BACKGROUND INFORMATION

#### Debt Service

The \$4,300,000 in Revenue Financing System debt will be repaid from institutional funds. Annual debt service on the \$4,300,000 Revenue Financing System debt is expected to be approximately \$280,000. The institution's debt service coverage is expected to be at least 1.6 times and average 2.8 times over FY 2010-2015.

#### Previous Board Actions

On August 23, 2007, the Board approved the allocation of \$45,000,000 from PUF Bond Proceeds and \$36,000,000 from Revenue Financing System Bond Proceeds. On February 7, 2008, the project was included in the Capital Improvement Program (CIP) with a total project cost of \$81,000,000 with funding of \$45,000,000 from PUF Bond Proceeds and \$36,000,000 from Revenue Financing System Bond Proceeds. On March 23, 2010, the Chancellor approved reducing the total project cost to \$80,300,000 with funding of \$45,000,000 from PUF Bond Proceeds and \$35,300,000 from Revenue Financing System Bond Proceeds.

#### Project Description

The project consists of five different phases. The primary phase is construction of a new facility which includes a state-of-the-art research and instructional building for emerging media technology, integrating arts, science, computer science, and engineering in multimedia communications and the collation of creativity and technology. The Utility Infrastructure Improvements portion includes construction of a satellite utility plant and upgrade of various campus utility infrastructure systems.

The other four phases of the project will include roadway and parking improvements, renovation of vacated space, general landscaping to the surrounding campus, and reconfiguration of the existing Visual Arts building.

## Basis of Design

The planned building life expectancy includes the following elements:

- Enclosure: 60-75 years
- Building Systems: 25-35 years
- Interior Construction: 60-75 years

The exterior appearance and finish of the utility plant are consistent with existing campus buildings and with the existing Campus Master Plan as they apply to the needs of a satellite utility plant. The mechanical and electrical systems are designed with sufficient flexibility and space for future capacity to allow for changes to the campus infrastructure needs without significant disruption to ongoing activities. The interior appearance and finish are simple and utilitarian as appropriate for a utility plant.

*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.

7. **U. T. Dallas: Campus Services and Bookstore Building - Amendment of the FY 2010-2015 Capital Improvement Program to increase the total project cost; approval to revise the funding sources; approval of design development; appropriation of funds and authorization of expenditure; approval of evaluation of alternative energy economic feasibility; 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 Daniel that the U. T. System Board of Regents approve the recommendations for the Campus Services and Bookstore Building project at The University of Texas at Dallas as follows:

<b>Project No.:</b>	302-485		
<b>Project Delivery Method:</b>	Competitive Sealed Proposals		
<b>Substantial Completion Date:</b>	November 2011		
<b>Total Project Cost:</b>	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Revenue Financing System Bond Proceeds	\$6,250,000	\$8,250,000
	Unexpended Plant Funds	<u>\$3,000,000</u>	<u>\$1,200,000</u>
		\$9,250,000	\$9,450,000

**Investment Metrics:**

By 2011:

- Support the University's Strategic Plan Imperative of adding 5,000 full-time equivalent students
- Strengthen the relationship to the surrounding community by creating another venue that will attract community members to the campus

- a. amend the FY 2010-2015 Capital Improvement Program (CIP) to increase the total project cost from \$9,250,000 to \$9,450,000;
- b. revise the funding from \$6,250,000 from Revenue Financing System Bond Proceeds and \$3,000,000 from Unexpended Plant Funds to \$8,250,000 from Revenue Financing System Bond Proceeds and \$1,200,000 from Unexpended Plant Funds;
- c. approve design development plans;
- d. appropriate funds and authorize expenditure of funds;
- e. approve the evaluation of alternative energy economic feasibility; and
- f. 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. 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 \$8,250,000.

## BACKGROUND INFORMATION

### Debt Service

The \$8,250,000 in aggregate Revenue Financing System debt will be repaid from institutional funds. Annual debt service on the \$8,250,000 Revenue Financing System debt is expected to be \$720,000. The institution's debt service coverage is expected to be at least 1.6 times and average 2.8 times over FY 2010-2015.

### Previous Board Action

On May 14, 2009, the project was included in the CIP with a total project cost of \$9,250,000 with funding of \$6,250,000 from Revenue Financing System Bond Proceeds and \$3,000,000 from Unexpended Plant Funds.

### Project Description

The Campus Services and Bookstore Building will be a two-story structure housing a vendor-operated retail bookstore facility, a campus visitor center, and other campus services, including a copy center, technology store, and coffee shop. Its location, adjacent to the existing Student Activity Center, will be a focal point on University property. The new building will include exterior features such as attractive parking, an outdoor trellis, and a connector road. The site of the new building, in the heart of the campus at the intersection of Drive A and Rufford Avenue, was selected due to the high level of student traffic through the area as well as its accessibility for community visitors. The increase in the total project cost is to complete the shell space for the bookstore.

The \$9,450,000 total project cost includes built-out campus services space, exterior features, a built-out atrium, and shelled bookstore space. The build-out of the shelled bookstore space is expected to be completed by a bookstore operator to be selected through a Request for Proposals process to manage and operate the future bookstore. Unexpended Plant Funds in the amount of \$1,000,000 is expected to be repaid by vendor contract commissions. The current economic environment provides for the issuance of low-cost debt allowing U. T. Dallas to conserve its current cash position.

### Basis of Design

The planned building life expectancy includes the following elements:

- Enclosure: 50-75 years
- Building Systems: 25-30 years
- Interior Construction: 15-20 years

The exterior appearance and finish are consistent with existing campus buildings and aligned with the Campus Master Plan's intent to create an easily identifiable building for campus visitors and students. 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 retail and commercial buildings in similar use.

*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.

**8. U. T. Dallas: Student Housing Living Learning Center, Phase II - Amendment of the FY 2010-2015 Capital Improvement Program to revise the funding sources; approval of design development; appropriation of funds and authorization of expenditure; approval of evaluation of alternative energy economic feasibility; 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 Daniel that the U. T. System Board of Regents approve the recommendations for the Student Housing Living Learning Center, Phase II project at The University of Texas at Dallas as follows:

<b>Project No.:</b>	302-556		
<b>Project Delivery Method:</b>	Construction Manager at Risk		
<b>Substantial Completion Date:</b>	July 2012		
<b>Total Project Cost:</b>	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Revenue Financing System Bond Proceeds	\$31,000,000	\$28,500,000
	Auxiliary Enterprise Balances		\$ <u>2,500,000</u>
			\$31,000,000
<b>Investment Metric:</b>	<ul style="list-style-type: none"> <li>• This Residence Hall will directly support the University's Strategic Plan Imperative of adding 5,000 full-time equivalent students by 2017, creating a total student enrollment of 21,000.</li> </ul>		

- a. amend the FY 2010-2015 Capital Improvement Program (CIP) to revise the funding sources from \$31,000,000 from Revenue Financing System Bond Proceeds to \$28,500,000 from Revenue Financing System Bond Proceeds and \$2,500,000 from Auxiliary Enterprise Balances;
- b. approve design development plans;

- c. appropriate funds and authorize expenditure of funds;
- d. approve the evaluation of alternative energy economic feasibility; and
- e. 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. 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 \$28,500,000.

## BACKGROUND INFORMATION

### Debt Service

The \$28,500,000 in aggregate Revenue Financing System debt will be repaid from housing revenues. Annual debt service on the \$28,500,000 Revenue Financing System debt is expected to be \$1,845,000. The institution's debt service coverage is expected to be at least 1.6 times and average 2.8 times over FY 2010-2015.

### Previous Board Action

On November 12, 2009, the project was included in the CIP with a total project cost of \$31,000,000 with funding from Revenue Financing System Bond Proceeds.

### Project Description

The new student housing will contain approximately 150,000 gross square feet to house 400 students as well as classrooms, gathering spaces, and offices to support living and learning communities. These beds will be reserved for use by incoming freshman students. The project will also include parking, connector roads, and outdoor recreational facilities.

The Student Housing Living/Learning Center, Phase I filled quickly, and all current student housing is operating close to 100% occupancy with 40 students on the waiting list. U. T. Dallas currently has 4,354 beds of which 2,298 are University-owned and 2,056 are private development beds.

### Basis of Design

The planned building life expectancy includes the following elements:

- Enclosure: 50-75 years
- Building Systems: 25-30 years
- Interior Construction: 10-20 years

The exterior appearance and finish are identical to the Student Housing Living/Learning Center, Phase I and consistent with the 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 also identical to Phase I and consistent with other U. T. System student housing.

*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.

9. **U. T. Austin: Law School Renovations - Amendment of the FY 2010-2015 Capital Improvement Program to increase the total project cost; approval to revise the funding sources; appropriation and authorization 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 approve the recommendations for the Law School Renovations project at The University of Texas at Austin as follows:

**Project No.:** 102-408  
**Institutionally Managed:** Yes  No   
**Project Delivery Method:** Construction Manager at Risk  
**Substantial Completion Date:** January 2011

<b>Total Project Cost:</b>	<u>Source</u>	<u>Current</u>	<u>Proposed</u>
	Designated Funds	\$6,100,000	\$ 4,000,000
	Interest on Local Funds	<u>\$1,050,000</u>	
	Revenue Financing System Bond Proceeds		<u>\$ 8,000,000</u>
		\$7,150,000	\$12,000,000

- a. amend the FY 2010-2015 Capital Improvement Program (CIP) to increase the total project cost from \$7,150,000 to \$12,000,000;
- b. revise the funding from \$6,100,000 from Designated Funds and \$1,050,000 from Interest on Local Funds to \$4,000,000 from Designated Funds and \$8,000,000 from Revenue Financing System Bond Proceeds;
- c. appropriate funding and authorize expenditure of \$4,000,000 from Designated Funds and \$8,000,000 from Revenue Financing System Bond Proceeds; 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. 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 \$8,000,000.

### BACKGROUND INFORMATION

#### Debt Service

The \$8,000,000 in Revenue Financing System debt will be repaid from institutional funds. Annual debt service on the \$8,000,000 Revenue Financing System debt is expected to be approximately \$1,036,000. The institution's debt service coverage is expected to be at least 1.9 times and average 2.1 times over FY 2010-2015.



### Previous Board Actions

On August 14, 2008, the project was included in the CIP with a total project cost of \$6,500,000 with funding from Designated Funds and institutional management. On November 13, 2009, the President approved the design development plans and revised the funding sources and authorized expenditure of \$5,450,000 from Designated Funds and \$1,050,000 from Interest on Local Funds. On March 19, 2010, the President approved the increase to the total project cost to \$7,150,000 with funding of \$6,100,000 from Designated Funds and \$1,050,000 from Interest on Local Funds.

### Project Description

The original project scope included converting 12,500 gross square feet (GSF) of current law library reference space into approximately 15 additional faculty offices, conference rooms, and administrative assistant space on one floor of the building. The proposed increase to the total project cost is necessary to revise the project scope to provide for the complete renovation of three floors with approximately 98,000 GSF of space. The work would include the total reconfiguration and alignment of the library stacks and support areas on two floors; the addition of three stairways to improve security and connectivity between departments; the addition of 22 windows on the west face of the building; 10 skylights to improve the quality of the workplace while providing sustainable lighting to floors five and six; and the addition of six classrooms and nine seminar rooms. Also included will be improvements to the infrastructure (heating, ventilation, and air conditioning, electrical and fire alarm/sprinkler) throughout the entire building and replacement of the building roof.