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FOR
FACILITIES PLANNING AND CONSTRUCTION
COMMITTEE**

Committee Meeting: 5/22/2019

Board Meeting: 5/23/2019
Austin, Texas

David J. Beck, Chairman
Christina Melton Crain
R. Steven Hicks
Nolan Perez
Kelcy L. Warren
Rad Weaver

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Convene	<i>2:45 p.m.</i> <i>Chairman Beck</i>		
1. U. T. System Board of Regents: Discussion and appropriate action regarding Consent Agenda items, if any, assigned for Committee consideration	<i>2:45 p.m.</i> Discussion	Action	128
<u>Addition to the CIP</u>			
2. U. T. Austin: Sarah M. and Charles E. Seay Building Addition - Amendment of the current Capital Improvement Program to include project	<i>2:46 p.m.</i> Action <i>President Fennes</i>	Action	129
3. U. T. Southwestern Medical Center: Radiation Therapy Building Phase II - Amendment of the current Capital Improvement Program to include project	<i>2:56 p.m.</i> Action <i>President Podolsky</i>	Action	132
<u>Design Development Approval</u>			
4. U. T. San Antonio: Guadalupe Hall - Approval of design development; appropriation of funds and authorization of expenditure; and resolution regarding parity debt	<i>3:06 p.m.</i> Action <i>President Eighmy</i>	Action	136
Adjourn	<i>3:15 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

The proposed Consent Agenda item assigned to this Committee is [Item 75](#).

2. U. T. Austin: Sarah M. and Charles E. Seay Building Addition - 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 Sarah M. and Charles E. Seay Building Addition project at The University of Texas at Austin.

BACKGROUND INFORMATION

Previous Actions

On August 23, 2018, the Chancellor approved this project for Definition Phase.

Project Description

The proposed project will provide centrally located and consolidated office space for the Department of Psychology's Center for Perceptual Systems (CPS) and research space for its Institute for Mental Health Research (IMHR). The direct connection of the addition to the existing building will provide much-needed departmental adjacencies and collaborative opportunities for research. The space vacated by CPS and IMHR will support additional faculty hiring in Psychology and throughout the College of Liberal Arts.

For the College of Liberal Arts, this building addition will represent a commitment to cutting-edge scientific study. The project includes offices and dry labs for research with human subjects as well as computational research in modeling, simulation, and analysis of data. Testing requires design consideration for mental health patients, families and children, specialized equipment, and careful control of lighting and acoustics. Shell space in the addition will support faculty research recruitment throughout the College of Liberal Arts.

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 Board of Regents approval on May 10, 2017, U. T. Austin has delegated authority for institutional management of construction projects under the continued oversight of the Office of Facilities Planning and Construction.

**The University of Texas at Austin
Sarah M. and Charles E. Seay Building Addition**

Project Information

Project Number	102-1219
CIP Project Type	New Construction
Facility Type	Office, General
Management Type	Institutional Management
Institution's Project Advocate	Joseph Tenbarge, Assistant Dean, Liberal Arts Instructional Technology Service, College of Liberal Arts
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	32,700
Shell Space (GSF)	2,900

Project Funding

Available University Fund	<u>Proposed</u> \$18,000,000
Designated Funds	<u>\$ 2,000,000</u>
Total Project Cost	<u>\$20,000,000</u>

Project Cost Detail

Building Cost	\$12,833,000
Fixed Equipment	200,000
Site Development	500,000
Furniture and Moveable Equipment	350,000
Institutionally Managed Work	1,000,000
Architectural/Design Services	1,500,000
Project Management Fees	580,000
Insurance	325,000
Other Professional Fees	662,000
Project Contingency	2,000,000
Other Costs	<u>50,000</u>
Total Project Cost	<u>\$20,000,000</u>

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

Sarah M. and Charles E. Seay Building Addition (with 9% Shell Space)	\$392
Sarah M. and Charles E. Seay Building Addition (Estimated Total Finish-Out)	\$416
Texas Higher Education Coordinating Board Average - Office, General	\$401
	Low Quartile Median High Quartile
Other U. T. System Projects	\$303 \$400 \$460
Other National Projects	\$490 \$552 \$607

The University of Texas at Austin
Sarah M. and Charles E. Seay Building Addition
(continued)

Investment Metrics

- Provide office and research labs for tenured and tenure-track research faculty by 2021
- Support Department of Psychology's recruitment efforts by 2021

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 2018
Addition to CIP	May 2019
Design Development Approval	August 2019
Construction Notice to Proceed	November 2019
Substantial Completion	August 2021

Basis of Design

The planned building life expectancy includes the following elements:

Enclosure: 75 years
Building Systems: 25 years
Interior Construction: 25 years

3. U. T. Southwestern Medical Center: Radiation Therapy Building Phase II - 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 *ad interim*, 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 Radiation Therapy Building Phase II project at The University of Texas Southwestern Medical Center.

BACKGROUND INFORMATION

Previous Action

On April 25, 2018, the Chancellor approved this project for Definition Phase.

Project Description

U. T. Southwestern Medical Center's Harold C. Simmons Comprehensive Cancer Center is one of the nation's top destinations for cancer treatment. In April 2017, Simmons Cancer Center opened the doors to a new Radiation Oncology facility on the East Campus, which serves as an outpatient clinic of the William P. Clements Jr. University Hospital. The facility houses six conventional linear accelerators and one CyberKnife dedicated to patient care. Future facility expansion was planned at the time of construction, but it was not expected that expansion would be needed for several years. However, volume growth between 2014 and 2018 has far exceeded expectations with a cumulative growth of 38%. Without additional space for expansion, Southwestern will be unable to meet the documented need for additional capacity during a period of dynamic growth, while also sustaining appropriate patient access and achieving maximal operational efficiency.

In addition to this dynamic growth, the existing four linear accelerators currently housed at the Moncrief Radiation Oncology Center (MROC) on the North Campus are over 16 years old and need to be replaced. A feasibility study conducted to renovate the MROC facility concluded that between the required renovation costs, new equipment costs, and the downtime of approximately one year, the potential overall cost of renovation and replacement of the four machines at MROC would be \$48 million. This investment would only support continuation of current levels of service, which are already at maximum capacity.

The proposed Radiation Therapy Building Phase II project will expand the current East Campus facility by approximately 70,000 square feet allowing for seven new conventional linear accelerators for patient care. This expansion will accommodate replacement of the four aging units at MROC and will provide space for three new units, for a total of seven new accelerators by 2021. The expansion also includes three new shelled vaults to meet continued patient growth through 2026 and beyond. Consolidation of all units into one facility will also improve the quality of care and both the patient and provider experience.

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, 2016, U. T. Southwestern Medical Center has delegated authority of institutional management of construction projects under the continued oversight of the Office of Facilities Planning and Construction.

**The University of Texas Southwestern Medical Center
Radiation Therapy Building Phase II**

Project Information

Project Number	303-1183
CIP Project Type	New Construction
Facility Type	Healthcare Facility, Hospital
Management Type	Institutional Management
Institution's Project Advocate	Arnim Dontes, Executive Vice President, Business Affairs
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	70,814
Shell Space (GSF)	4,000

Project Funding

Revenue Financing System Bond Proceeds ¹	<u>Proposed</u> \$54,154,000
Designated Funds	\$15,000,000
Total Project Cost	\$69,154,000

¹ Revenue Financing System (RFS) Bond Proceeds to be repaid from Hospital Revenues

Project Cost Detail

Building Cost	\$ 42,491,400
Fixed Equipment	15,190,800
Site Development	-
Furniture and Moveable Equipment	1,595,000
Institutionally Managed Work	-
Architectural/Design Services	2,651,900
Project Management Fees	1,000,000
Insurance	611,400
Other Professional Fees	-
Project Contingency	4,800,000
Other Costs	813,500
Total Project Cost	\$69,154,000

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

Radiation Therapy Building Phase II (with 6% Shell Space)	\$600
Radiation Therapy Building Phase II (Estimated Total Finish-Out)	\$609
Texas Higher Education Coordinating Board Average - Healthcare Facility, Hospital	\$663
	Low Quartile Median High Quartile
Other U. T. System Projects	\$421 \$500 \$591
Other National Projects	\$499 \$692 \$988

**The University of Texas Southwestern Medical Center
Radiation Therapy Building Phase II**
(continued)

Investment Metrics

- Allow for much needed capacity for future growth to meet patient demand
- Allow for consolidation of patient services at one location, achieving operational efficiency and overall savings of operational expenses

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	April 2018
Addition to CIP	May 2019
Design Development Approval	August 2019
Construction Notice to Proceed	September 2019
Substantial Completion	June 2021

Basis of Design

The planned building life expectancy includes the following elements:

Enclosure: 30 years
Building Systems: 30 years
Interior Construction: 30 years

4. U. T. San Antonio: Guadalupe Hall - 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 Academic 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 Guadalupe Hall project at The University of Texas at San Antonio as follows:

- a. approve design development plans;
- b. appropriate funds and authorize expenditure of \$43,600,000 with funding of \$38,600,000 from Revenue Financing System (RFS) Bond Proceeds and \$5,000,000 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. 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 \$38,600,000.

BACKGROUND INFORMATION

Debt Service

The \$38,600,000 in RFS debt will be repaid from future rental income. Annual debt service on the \$38,600,000 in RFS debt is expected to be \$2.3 million. The debt service coverage for the institution's student housing projects collectively is expected to be at least 1.30 times and average 1.33 times over FY 2019-2024.

Previous Actions

On March 14, 2018, the Chancellor approved this project for Definition Phase. On February 26, 2019, the project was included in the Capital Improvement Program (CIP) with a total project cost of \$43,600,000 with funding of \$38,600,000 from RFS Bond Proceeds and \$5,000,000 from Designated Funds.

Project Description

Planned with student success in mind, this freshman residence hall will offer double-bed units configured in pods adding a total of 372 beds located around shared community spaces, including study and breakout rooms, floor lounges with community kitchen, group study areas, and laundry facilities. The building will have a multipurpose room that can be used for classes, lectures, presentations, social programs, and tutoring services as well as offices for residence services. The project will include a full-service coffee shop that will serve the larger on-campus residential district, and will be in close proximity to dining facilities and the campus academic core.

Designed to facilitate meaningful interactions that build community and foster connections, the new residence hall will expand the residential experience to a greater number of students and drive retention and success through programming that emulates best practices for student engagement.

**The University of Texas at San Antonio
Guadalupe Hall**

Project Information

Project Number	401-1173
CIP Project Type	New Construction
Facility Type	Housing, Dormitory
Management Type	Office of Facilities Planning and Construction
Institution's Project Advocate	Kevin Price, Senior Associate Vice President for Student Affairs
Project Delivery Method	Construction Manager-at-Risk
Gross Square Feet (GSF)	101,351
Beds Added this Project	372

Project Funding

Revenue Financing System Bond Proceeds ¹	<u>Current</u> \$38,600,000
Designated Funds	<u>5,000,000</u>
Total Project Cost	\$43,600,000

¹ RFS to be repaid from future rental income

Project Cost Detail

Building Cost	\$30,892,228
Fixed Equipment	-
Site Development	2,581,457
Furniture and Moveable Equipment	850,000
Institutionally Managed Work	700,000
Architectural/Design Services	2,537,000
Project Management Fees	1,313,960
Insurance	710,792
Other Professional Fees	1,437,500
Project Contingency	2,547,063
Other Costs	<u>30,000</u>
Total Project Cost	\$43,600,000

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

Guadalupe Hall	\$ 83,044		
College Planning and Management National Average, Residence	\$100,929		
	Low Quartile	Median	High Quartile
Other U. T. System Projects	\$77,000	\$95,484	\$120,404
Other National Projects	\$71,904	\$91,232	\$121,050

The University of Texas at San Antonio
Guadalupe Hall
(continued)

Investment Metric

- Increase available student housing by 372 beds in support of achieving goal of 5,300 beds by 2021

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	March 2018
Addition to CIP	February 2019
Design Development Approval	May 2019
Construction Notice to Proceed	September 2019
Substantial Completion	June 2021

Student Housing Statistics

Waiting list for on-campus housing last semester	521
Total number of beds added in this project	372
Units to be demolished in this project	0
Total number of beds on campus after completion	4,508

Basis of Design

The planned building life expectancy includes the following elements:

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