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Committee Meeting: 5/3/2023

Board Meeting: 5/4/2023
Austin, Texas

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

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Adjourn	<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

The Board will be asked to approve the Consent Agenda beginning on [Page 109](#).

2. U. T. Austin: Erwin Center Demolition - 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 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 Erwin Center Demolition project at The University of Texas at Austin as follows:

- a. amend the current CIP and approve a total project cost of \$25,000,000; and
- b. appropriate funds of \$25,000,000 from the Available University Fund (AUF).

BACKGROUND INFORMATION

Previous Action

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

Project Description

The proposed project consists of demolition of the Frank C. Erwin Jr. Center (ERC) and the Denton A. Cooley Pavilion (DCP) to make room for the expansion of the Dell Medical School. The existing ERC is a 500,000 square foot, six-story multi-purpose arena built in 1977, and the adjacent DCP is a 44,000 square foot, three-story basketball training facility built in 2003. The project site is located at the southeast end of U. T. Austin's campus and is bounded by East Interstate 35 to the east, Red River Street to the west, the Dell Medical School Health Learning Building to the south, and the Little Campus to the north.

The project consists of demolition and complete abatement of hazardous materials of the ERC and the DCP and will begin with vacating both facilities by mid-2023. The debris will be sorted, and steel will be recycled and hauled off site to appropriate facilities. All utilities will be cut and capped at the limits of construction, and all utilities within the limits of demolition will be removed. Site drainage will include an area inlet at the center point of the hole, grading the hole to drain towards the area inlet, and will connect to existing drainage infrastructure. Tree protection will be provided and hydro mulch seeding installed to help stabilization of the bottom of the site and to prevent sediment runoff.

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 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
Erwin Center Demolition**

Project Information

Project Number 102-1458
 CIP Project Type Repair and Rehabilitation
 Facility Type Athletic
 Management Type Institutional Management
 Institution’s Project Advocate Glenn Deaver, Executive Director of Facility Management and Operations, Dell Medical School
 Project Delivery Method Design-Build
 Gross Square Feet (GSF) 544,000

Project Funding

Available University Fund	<u>Proposed</u> <u>\$25,000,000</u>
Total Project Cost	\$25,000,000

Project Cost Detail

	Cost
Building Cost	\$18,195,320
Institutionally Managed Work	661,732
Architectural/Design Services	2,043,825
Project Management	625,000
Insurance	794,223
Other Professional Fees	733,900
Project Contingency	1,275,000
Other Costs	671,000
Total Project Cost	\$25,000,000

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	January 2023
Addition to CIP	May 2023
Design Development Approval	June 2023
Construction Notice to Proceed	June 2023
Substantial Completion	September 2024
Final Completion	October 2024

3. U. T. Austin: Engineering Discovery Building - Amendment of the current Capital Improvement Program to increase total project cost; 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 Business Affairs, and the institutional president that the U. T. System Board of Regents approve the recommendation for the Engineering Discovery Building project at The University of Texas at Austin as follows:

- a. amend the current Capital Improvement Program (CIP) to increase the total project cost from \$316,000,000 to \$332,000,000;
- b. approve design development plans; and
- c. appropriate funds and authorize expenditure of \$332,000,000 with funding of \$122,000,000 from Available University Fund (AUF), \$120,000,000 from Permanent University Fund (PUF) Bond Proceeds, \$85,000,000 from Gifts, and \$5,000,000 from Unexpended Plant Funds.

BACKGROUND INFORMATION

Previous Actions

On November 14, 2019, the Board approved \$120,000,000 in PUF Bond Proceeds for the Chemical and Petroleum Engineering Replacement Building project. On March 5, 2021, the Chancellor approved the project for Definition Phase. On May 3, 2021, the Assistant Vice Chancellor for Capital Projects approved the non-honorary renaming of the project to Engineering Discovery Building. On August 25, 2022, the project was included in the CIP with a total project cost of \$316,000,000 with funding of \$106,000,000 from AUF, \$120,000,000 from PUF Bond Proceeds, \$85,000,000 from Gifts and \$5,000,000 from Unexpended Plant Funds.

Project Description

The Engineering Discovery Building (EDB) will replace the existing Chemical and Petroleum Engineering (CPE) building. Originally built in 1986, the CPE has significant deficiencies including inadequate and end-of-life mechanical and electrical systems needed to support current research needs, as well as inefficient and inconsistent use of space for offices and lab modules. As recommended in both the 2014 Cockrell School of Engineering Strategic Master Plan Update and the 2021 New Engineering Building Formation Study, the proposed construction site is the location of the existing Service Building. The site is adjacent to the Engineering Education Research Building and the Gary L. Thomas Building. The Service Building will be vacated and demolished as part of this project.

The proposed increase in total project cost is for the addition of the Facilities Complex Building 4. This enabling project will house the Utilities and Energy Management, Electrical and Mechanical Distribution, Insulator Shop, Machine Shop, Information Technology Services (ITS)

Cabling and Construction Team and the ITS Warehouse departments being relocated from the current Service Building.

The seven-story EDB will support research within the Cockrell School of Engineering and will be the home for the Hildebrand Department of Petroleum and Geosystems Engineering and the McKetta Department of Chemical Engineering. Incorporating flexible and reconfigurable research labs, integrated teaching labs and classrooms, and collaborative areas for students and faculty, this project will further support student and faculty recruitment, development, and retention by providing the facilities necessary to keep programs competitive with peers.

**The University of Texas at Austin
Engineering Discovery Building**

Project Information

Project Number 102-1347
 CIP Project Type New Construction
 Facility Type Laboratory, General
 Management Type Institutional Management
 Institution’s Project Advocate John Ekerdt, Associate Dean for Research,
 Cockrell School of Engineering
 Project Delivery Method Construction Manager-at-Risk
 Gross Square Feet (GSF) 207,094 – Engineering Discovery Building
 24,000 – Facilities Complex Building 4

Project Funding

	<u>Current</u>	<u>Proposed</u>
Permanent University Fund Bond Proceeds	\$120,000,000	\$120,000,000
Available University Fund	106,000,000	122,000,000
Gifts ¹	85,000,000	85,000,000
Unexpended Plant Funds	<u>5,000,000</u>	<u>5,000,000</u>
Total Project Cost	<u>\$316,000,000</u>	<u>\$332,000,000</u>

¹ Gifts are not fully collected at this time however, U. T. Austin has the operating reserves to cover any shortfall.

Project Cost Detail

	Cost
Building Cost	
Engineering Discovery Building	\$200,935,068
FC4 Renovation and Expansion	13,629,105
Fixed Equipment	11,588,825
Site Development	19,252,616
Furniture and Moveable Equipment	8,789,860
Institutionally Managed Work	15,456,100
Architectural/Design Services	23,832,049
Project Management	6,010,000
Insurance	6,981,439
Other Professional Fees	8,721,853
Project Contingency	16,189,022
Other Costs	614,063
Total Project Cost	<u>\$332,000,000</u>

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

Engineering Discovery Building	\$970		
Texas Higher Education Coordinating Board Average – Laboratory, General	\$768		
	Low Quartile	Median	High Quartile
Other U. T. System Projects	\$620	\$676	\$762
Other National Projects	\$594	\$749	\$1,015

**The University of Texas at Austin
Engineering Discovery Building**
(continued)

Facilities Complex Building 4	\$568		
Texas Higher Education Coordinating Board Average – Other	\$910		
	Low Quartile	Median	High Quartile
Other U. T. System Projects	\$170	\$256	\$417
Other National Projects	\$414	\$668	\$805

Investment Metrics

- Provide state-of-the-art classrooms and laboratories fulfilling promise of 2014 Cockrell School of Engineering Strategic Master Plan Update and the 2021 New Engineering Building Formation Study by 2026
- Consolidate program footprint into a more cohesive precinct of buildings allowing closer coordination of programs and sharing of facilities 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	March 2021
Addition to CIP	August 2022
Design Development Approval	May 2023
Construction Notice to Proceed	December 2023
Substantial Completion	April 2026
Final Completion	June 2026

Basis of Design

The planned building life expectancy includes the following elements:

- Enclosure: 50 years
- Building Systems: 20 years
- Interior Construction: 20 years

4. U. T. Austin: Library Storage Facility Phase IV - 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 Business Affairs, and the institutional president that the U. T. System Board of Regents approve the recommendation for the Library Storage Facility Phase IV project at The University of Texas at Austin as follows:

- a. approve design development plans; and
- b. appropriate funds and authorize expenditure of \$47,000,000 from Available University Fund (AUF).

BACKGROUND INFORMATION

Previous Actions

On September 2, 2021, the Chancellor approved the project for Definition Phase. On February 23, 2023, the project was included in the CIP with a total project cost of \$47,000,000 with funding from AUF.

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.

The gross square footage (GSF) has increased from 39,640 GSF to 44,393 GSF to allow for wider rows between high bay racks to accommodate retrieval equipment. 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.

**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)	44,393

Project Funding

Available University Fund	<u>Current</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	989,000
Architectural/Design Services	2,756,000
Project Management	1,175,000
Insurance	910,000
Other Professional Fees	1,000,000
Project Contingency	2,820,000
Other Costs	1,165,000
Total Project Cost	\$47,000,000

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

Library Storage Facility Phase IV	\$586
Texas Higher Education Coordinating Board Average – Library/Study Facilities	\$554
	Low Quartile Median High Quartile
Other National Projects	\$521 \$627 \$886

**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

5. U. T. San Antonio: Blanco Hall - Amendment of the current Capital Improvement Program to increase total project cost; 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 Blanco Hall project at The University of Texas at San Antonio as follows:

- a. amend the current Capital Improvement Program (CIP) to increase the total project cost from \$87,000,000 to \$89,500,000;
- b. approve design development plan;
- c. appropriate funds and authorize expenditure of \$89,500,000 with funding of \$85,000,000 from Revenue Financing System (RFS) Bond Proceeds and \$4,500,000 from Designated Funds; and
- d. resolve in accordance with Section 5 of the Amended and Restated Master Resolution Establishing The University of Texas System Revenue Financing System that parity debt shall be issued to pay the project's cost, including any costs prior to the issuance of such parity debt; sufficient funds will be available to meet the financial obligations of the U. T. System, including sufficient Pledged Revenues as defined in the Master Resolution to satisfy the Annual Debt Service Requirements of the Financing System, and to meet all financial obligations of the U. T. System Board of Regents relating to the Financing System; and U. T. 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 \$85,000,000.

BACKGROUND INFORMATION

Debt Service

The \$85,000,000 in RFS debt will be repaid from rental income. Annual debt service on the \$85,000,000 in RFS debt is expected to be \$4.73 million. The institution's Scorecard Rating of 3.2 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 4, 2022, the Chancellor approved this project for Definition Phase. On February 23, 2023, the Student Housing Phase IV project was included in the CIP with a total project cost of \$87,000,000 with funding of \$82,500,000 from RFS Bond Proceeds and

\$4,500,000 from Designated Funds. On March 15, 2023, the Assistant Vice Chancellor for Capital Projects approved the project name change to Blanco Hall.

Project Description

The proposed project will construct a new dormitory-style residence hall to house 594 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. The project will include open vending space with indoor and outdoor seating area, multiple spaces for individual and group studying, and outdoor public space connecting to the Roadrunner Cafe.

The proposed increase in the total project cost will provide for a Dietetics Kitchen which is a shared nutrition, research and practice laboratory for utilization by the campus community for a health, community and policy-coordinated program in dietetics and for cooking classes. The Dietetics Kitchen will also utilize a multipurpose room as an Education and Training Center and will engage students in meaningful research related to chronic disease prevention.

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 96% of the 2025 projected housing demand of 5,440 beds.

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

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)	155,510
Beds Added this Project	594

Project Funding

	<u>Current</u>	<u>Proposed</u>
Revenue Financing System Bond Proceeds ¹	\$82,500,000	\$85,000,000
Designated Funds	<u>4,500,000</u>	<u>4,500,000</u>
Total Project Cost	\$87,000,000	\$89,500,000

¹ RFS to be repaid from future rental income

Project Cost Detail

	Cost
Building Cost	\$70,426,020
Site Development	2,000,000
Furniture and Moveable Equipment	2,138,342
Institutionally Managed Work	651,034
Architectural/Design Services	4,051,927
Project Management	3,527,266
CIP Support Services	500,000
Insurance	1,293,902
Other Professional Fees	2,171,514
Project Contingency	2,739,995
Total Project Cost	\$89,500,000

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

Blanco Hall	\$118,562		
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	\$94,749	\$126,313	\$160,101

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

Investment Metrics

- Increase on-campus student housing capacity by 594, from 4,610 to 5,204 by 2025
- Increase on-campus student housing capacity to 96% of goal of 5,440 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	August 2023
Substantial Completion	March 2025
Final Completion	April 2025

Student Housing Statistics

Waiting list for on-campus housing last semester	382
Total number of beds added in this project	594
Units to be demolished in this project	0
Total number of beds on campus after completion	5,204

Basis of Design

The planned building life expectancy includes the following elements:

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

6. U. T. Health Science Center - Houston: Public Health Education and Research Building - Amendment of the current Capital Improvement Program to decrease total project cost; 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 recommendations for the Public Health Education and Research Building project at The University of Texas Health Science Center at Houston as follows:

- a. amend the current Capital Improvement Program (CIP) to decrease the total project cost from \$329,991,854 to \$320,615,578;
- b. approve design development plans;
- c. appropriate funds and authorize expenditure of \$320,615,578 with funding of \$170,595,000 from Revenue Financing System (RFS) Bond Proceeds; \$69,897,111 from Tuition Revenue Bond (TRB) Proceeds; \$60,123,467 from Permanent University Fund (PUF) Bond Proceeds, and \$20,000,000 from Designated Funds; and
- d. resolve in accordance with Section 5 of the Amended and Restated Master Resolution Establishing The University of Texas System Revenue Financing System that parity debt shall be issued to pay the project's cost, including any costs prior to the issuance of such parity debt; sufficient funds will be available to meet the financial obligations of the U. T. System, including sufficient Pledged Revenues as defined in the Master Resolution to satisfy the Annual Debt Service Requirements of the Financing System, and to meet all financial obligations of the U. T. System Board of Regents relating to the Financing System; and U. T. Health Science Center - Houston, 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 \$240,492,111.

BACKGROUND INFORMATION

Debt Service

The \$170,595,000 in RFS debt will be repaid from institutional funds. Annual debt service on the \$170,595,000 in RFS debt is expected to be \$9.5 million. The institution's Scorecard Rating of 3.2 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 July 14, 2021, the Chancellor approved this project for Definition Phase. On November 17, 2022, the project was included in the CIP with a total project cost of \$329,991,854 with funding of \$179,971,000 from RFS Bond Proceeds, \$69,897,111 from TRB Funds, \$60,123,467 from PUF Bond Proceeds, and \$20,000,276 from Designated Funds.

Project Description

The Public Health Education and Research Building (PHERB) will consolidate the School of Public Health's faculty, staff, students, and residents from multiple locations into one 10-story, modernized building. Facility programs will include an auditorium, computational labs, and multi-purpose classrooms, as well as faculty and staff offices, wet research lab space, IT data center, teaching kitchen, simulation space, and an exterior garden.

The project will accommodate the future space needs of the Medical School, the School of Nursing, and other education and research programs. Located adjacent to U. T. M. D. Anderson's South Campus Research Building 5 concurrent project, the PHERB project includes support of a pedestrian bridge and a central plaza.

The proposed decrease in the total project cost is a result of value engineering opportunities to use alternate materials and simplify design concepts. Partial savings were also realized from revised insurance rates.

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

**The University of Texas Health Science Center at Houston
Public Health Education and Research Building**

Project Information

Project Number	701-1357
CIP Project Type	New Construction
Facility Type	Classroom, Medical/Healthcare
Management Type	Institutional Management
Institution's Project Advocate	Eric Boerwinkle, Dean, School of Public Health
Project Delivery Method	Construction Manager-at-Risk
GSF	350,000

Project Funding

	<u>Current</u>	<u>Proposed</u>
Revenue Financing System Bond Proceeds ¹	\$179,971,000	\$170,595,000
Tuition Revenue Bond Proceeds	69,897,111	69,897,111
Permanent University Fund Bond Proceeds	60,123,467	60,123,467
Designated Funds	<u>20,000,276</u>	<u>20,000,000</u>
Total Project Cost	\$329,991,854	\$320,615,578

¹ Revenue Financing System (RFS) Bond Proceeds to be repaid from institutional funds

Project Cost Detail

	Cost
Building Cost	\$232,481,253
TMC3 Sky Bridge Easement and Construction (50%)	20,022,814
Shared Plaza (33%)	1,700,000
Fixed Equipment	1,162,406
Site Development	1,000,000
Furniture and Moveable Equipment	11,972,785
Institutionally Managed Work	1,162,406
Architectural/Design Services	18,598,500
Project Management	5,484,266
CIP Support Services	500,000
Insurance	3,835,941
Other Professional Fees	2,500,000
Project Contingency	19,194,930
Other Costs	1,000,277
Total Project Cost	\$320,615,578

**The University of Texas Health Science Center at Houston
Public Health Education and Research Building**
(continued)

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

Public Health Education and Research Building	\$664		
Texas Higher Education Coordinating Board Average – Classroom, Medical/Healthcare	\$643		
	Low Quartile	Median	High Quartile
Other U. T. System Projects	\$488	\$541	\$633
Other National Projects	\$445	\$632	\$872

Investment Metrics

- Add labs and classrooms to support 30% enrollment increase by 2025
- Continue trend of increasing grants due to increase in faculty, staff, and students 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	November 2022
Design Development Approval	May 2023
Construction Notice to Proceed	July 2023
Substantial Completion	June 2026
Final Completion	August 2026

Basis of Design

The planned building life expectancy includes the following elements:

- Enclosure: 30 years
- Building Systems: 30 years
- Interior Construction: 20 years

7. **U. T. M. D. Anderson Cancer Center: Renovate Acute Cancer Care Center - 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 Renovate Acute Cancer Care Center project at The University of Texas M. D. Anderson Cancer Center as follows:

- a. amend the current CIP and approve a total project cost of \$21,000,000; and
- b. appropriate funds of \$21,000,000 from Hospital Revenues.

BACKGROUND INFORMATION

Previous Action

On February 10, 2022, the Chancellor approved this project for Definition Phase.

Project Description

The proposed project involves the renovation of the Acute Cancer Care Center that is located on Floors 1 and 2 of the institution's Main Building, which is located in the Texas Medical Center. The project includes light renovations on Floor 2 and extensive renovation of clinical space on Floor 1 to expand the current number of exam and triage rooms. Additional modifications will be made to the existing mechanical, electrical, plumbing, and information technology infrastructure systems that serve these areas, as well as architectural renovations and finish updates.

The renovation aligns with the institution's strategic goal to enhance the patient experience and is needed to improve the physical conditions and address capacity challenges of the existing space to meet hospital standards and ongoing growth volumes. The proposed improvements are aimed to enhance patient privacy, safety, and operational efficiency.

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. 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
Renovate Acute Cancer Care Center**

Project Information

Project Number 703-1397
 CIP Project Type Repair and Rehabilitation
 Facility Type Healthcare Facility, Hospital
 Management Type Institutional Management
 Institution’s Project Advocate Martha Salas, Vice President for Inpatient
 Operations and Infrastructure
 Project Delivery Method Construction Manager-at-Risk
 Gross Square Feet (GSF) 30,400

Project Funding

Hospital Revenues	<u>Proposed</u> <u>\$21,000,000</u>
Total Project Cost	\$21,000,000

Project Cost Detail

	Cost
Building Cost	\$11,100,000
Fixed Equipment	600,000
Furniture and Moveable Equipment	2,500,000
Institutionally Managed Work	1,200,000
Architectural/Design Services	1,600,000
Project Management	1,400,000
Insurance	300,000
Other Professional Fees	260,000
Project Contingency	2,000,000
Other Costs	40,000
Total Project Cost	\$21,000,000

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 2022
Addition to CIP	May 2023
Design Development Approval	June 2023
Construction Notice to Proceed	February 2024
Substantial Completion	March 2026
Final Completion	April 2026

8. **U. T. M. D. Anderson Cancer Center: Replace Uninterruptible Power Supply Systems - 1 Mid Campus Data Center - Amendment of the current Capital Improvement Program to include project; approval of total project cost; approval of design development; 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 amend the current Capital Improvement Program (CIP) to include the Replace Uninterruptible Power Supply Systems - 1 Mid Campus Data Center project and approve the recommendation for the project at The University of Texas M. D. Anderson Cancer Center as follows:

- a. amend the current CIP and approve a total project cost of \$12,100,000;
- b. approve design development plans; and
- c. appropriate funds and authorize expenditure of \$12,100,000 from Hospital Revenues.

BACKGROUND INFORMATION

Previous Action

On March 9, 2023, the Chancellor approved this project for Definition Phase.

Project Description

The proposed project will replace the uninterruptible power supply systems (UPS Systems) that serve U. T. M. D. Anderson's 1 Mid Campus (1MC) Data Center, which is located within the institution's 1MC building. The scope of the project includes replacing the six existing 675 kilowatt (kW) UPS Systems that were activated in 2011 with eight 750 kW UPS Systems yielding a combined capacity of 6,000 kW. The new UPS Systems have been sized to allow for stabilization of the facility to meet lifecycle and business operation demands on the current server load and accommodate projected growth in the data center demand for uninterruptible power. The project includes modifications to increase the emergency power capacity from 1.8 to 2.4 megawatts, the procurement and installation of active rear door heat exchangers for server racks and modifications to the electrical system, the air handling system, the chilled water system, and the surrounding space, as needed, to support the installation of the new UPS Systems and cooling equipment.

The institution is finalizing a long-term strategy for its data center operations. That strategy currently calls for the construction of a new data center and the reconfiguring of the existing data centers over the next several years. The modifications to be completed under this project are aligned with that long-term strategy and are 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.

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 - 1 Mid Campus Data Center**

Project Information

Project Number 703-1462
 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) 41,100

Project Funding

Hospital Revenues	<u>Proposed</u> <u>\$12,100,000</u>
Total Project Cost	\$12,100,000

Project Cost Detail

	Cost
Building Cost	\$3,000,000
Fixed Equipment	6,400,000
Architectural/Design Services	820,000
Project Management	190,000
Other Professional Fees	230,000
Project Contingency	940,000
Other Costs	520,000
Total Project Cost	\$12,100,000

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	March 2023
Addition to CIP	May 2023
Design Development Approval	May 2023
Construction Notice to Proceed	September 2023
Substantial Completion	December 2024
Final Completion	January 2025

9. U. T. M. D. Anderson Cancer Center: Replace Uninterruptible Power Supply Systems - Guhn Road Data Center - Amendment of the current Capital Improvement Program to include project; approval of total project cost; approval of design development; 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 amend the current Capital Improvement Program (CIP) to include the Replace Uninterruptible Power Supply Systems - Guhn Road Data Center project and approve the recommendation for the project at The University of Texas M. D. Anderson Cancer Center as follows:

- a. amend the current CIP and approve a total project cost of \$11,430,000;
- b. approve design development plans; and
- c. appropriate funds and authorize expenditure of \$11,430,000 from Hospital Revenues.

BACKGROUND INFORMATION

Previous Action

On March 9, 2023, the Chancellor approved this project for Definition Phase.

Project Description

The proposed project will replace the uninterruptible power supply systems (UPS Systems) that serve U. T. M. D. Anderson's Guhn Road Data Center, which is located approximately 19 miles northwest of the institution's Texas Medical Center campus. The scope of the project includes replacing the four existing 400 kilowatt (kW) UPS Systems that were activated in 2008 through 2011 with four 750 kW UPS Systems yielding a combined capacity of 3,000 kW. The new UPS Systems have been sized to allow for stabilization of the facility to meet lifecycle and business operation demands on the current server load and accommodate projected growth in the data center demand for uninterruptible power. The project also includes modifications to increase the emergency power capacity from 0.8 to 1.2 megawatts, the procurement and installation of active rear door heat exchangers for server racks and modifications to the electrical system, the air handling system, the chilled water system, and the surrounding space, as needed, to support the installation of the new UPS Systems and cooling equipment.

The institution is finalizing a long-term strategy for its data center operations. That strategy currently calls for the construction of a new data center and the reconfiguring of the existing data centers over the next several years. The modifications to be completed under this project are aligned with that long-term strategy and are 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.

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 - Guhn Road Data Center**

Project Information

Project Number 703-1463
 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) 16,260

Project Funding

Hospital Revenues	<u>Proposed</u> <u>\$11,430,000</u>
Total Project Cost	\$11,430,000

Project Cost Detail

	Cost
Building Cost	\$ 3,900,000
Fixed Equipment	5,000,000
Architectural/Design Services	800,000
Project Management	180,000
Other Professional Fees	200,000
Project Contingency	950,000
Other Costs	400,000
Total Project Cost	\$11,430,000

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	March 2023
Addition to CIP	May 2023
Design Development Approval	May 2023
Construction Notice to Proceed	September 2023
Substantial Completion	December 2024
Final Completion	January 2025

10. **U. T. M. D. Anderson Cancer Center: Modular Vivarium - Amendment of the current Capital Improvement Program to increase total project cost; 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 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 Modular Vivarium 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 \$11,100,000 to \$22,000,000;
- b. approve design development plans; and
- c. appropriate funds and authorize expenditure of \$22,000,000 from Hospital Revenues.

BACKGROUND INFORMATION

Previous Actions

On July 5, 2021, the Chancellor approved this project for Definition Phase. On August 25, 2022, the project was included on the CIP with a total project cost of \$11,100,000 with funding from Hospital Revenues.

Project Description

The project involves the acquisition and installation of a single-level vivarium facility, comprised of modular units that meet standards and accreditation and life safety code requirements. The modular vivarium will be installed at grade level on an existing parking area and will connect to the rear of the institution's Smith Research Building (SRB) adjacent to the existing vivarium on the South Campus for ease of access. The modular vivarium will incorporate individually ventilated caging, drinking water, and environmental control systems similar to the institution's existing vivaria. The installation of the modular vivarium will require the relocation of trash dumpsters, liquid nitrogen tanks, a receiving dock office, housekeeping, and maintenance storage areas.

The proposed increase to the total project cost includes increased gross square feet (GSF) from 7,000 GSF to 9,300 GSF that will accommodate 9,680 cages up from 7,000 cages initially proposed and previously funded outside the project. Additional modifications to existing mechanical, electrical, plumbing, and fire protection utility systems are required to interconnect the modular vivarium to the SRB. This modular vivarium will provide a bridging solution to fulfill the need for animal housing until completion and finish out of the South Campus Vivarium project, currently scheduled to conclude within the next five to ten years.

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
Modular Vivarium**

Project Information

Project Number 703-1356
 CIP Project Type Repair and Rehabilitation
 Facility Type Laboratory, General
 Management Type Institutional Management
 Institution’s Project Advocate Vanessa Jensen, Chair for Veterinary Medicine and Surgery
 Project Delivery Method Construction Manager-at-Risk
 Gross Square Feet (GSF) 9,300

Project Funding

	<u>Current</u>	<u>Proposed</u>
Hospital Revenues	\$11,100,000	\$22,000,000
Total Project Cost	\$11,100,000	\$22,000,000

Project Cost Detail

	Cost
Building Cost	\$ 9,635,000
Fixed Equipment	4,200,000
Site Development	4,205,000
Furniture and Moveable Equipment	50,000
Architectural/Design Services	750,000
Project Management	420,000
Other Professional Fees	440,000
Project Contingency	2,200,000
Other Costs	100,000
Total Project Cost	\$22,000,000

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	July 2021
Addition to CIP	August 2022
Design Development Approval	May 2023
Construction Notice to Proceed	August 2023
Substantial Completion	August 2024
Final Completion	September 2024