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# FOR
# FACILITIES PLANNING AND CONSTRUCTION COMMITTEE

**Committee Meeting:** 8/9/2006

**Board Meeting:** 8/10/2006
Arlington, Texas

*John W. Barnhill, Jr., Chairman*
*H. Scott Caven, Jr.*
*Rita C. Clements*
*Robert A. Estrada*
*Colleen McHugh*

**1. U. T. System: Discussion of basis of design guidelines for inclusion in requests to approve design development**

REPORT

The U. T. System Office of Facilities Planning and Construction design guidelines and processes provide for flexibility in building lifespan, performance, and appearance consistent with institution business drivers, master plans, and programs. Interim Associate Vice Chancellor Dixon will report on additional information now being provided to the Facilities Planning and Construction Committee for Design Development approvals to better describe each project's basis of design.

**2. U. T. System: Consideration of possible designation of projects as architecturally or historically significant and selection of architects for the Hogg Auditorium Renovation project and Student Activity Center project at U. T. Austin**

- **U. T. Arlington Engineering Research Building Expansion**
- **U. T. Austin Robert A. Welch Hall**
- **U. T. Brownsville Science and Technology Learning Center**
- **U. T. Dallas Math, Science, and Engineering Teaching-Learning Center**
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- **U. T. M. D. Anderson Cancer Center - Administrative Support Building Phase I**
- **U. T. M. D. Anderson Cancer Center - Center for Targeted Therapy Research Building**

RECOMMENDATIONS

a. It is recommended that the Facilities Planning and Construction Committee and the Board of Regents review the following projects scheduled for architectural selection to determine if any should be designated as architecturally or historically significant. Regents' *Rules and Regulations*, Series 80302, requires that proposed projects be reviewed to determine if any are of special interest because of proposed

building site, historical or cultural significance, proposed use, or other unique characteristics. For projects of special interest, the Facilities Planning and Construction Committee will select the architect. All of the projects listed below are included in Item 2, Table 2 on Pages 227 - 240. The Administrative Support Building Phase I project and the Center for Targeted Therapy Research Building project at U. T. M. D. Anderson Cancer Center were added to the FY 2006-2011 Capital Improvement Program in August 2005.

**U. T. Arlington**
Engineering Research Building Expansion
Proposed Project Cost: $30,000,000
Anticipated Project Delivery: Construction Manager at Risk

**U. T. Austin**
Robert A. Welch Hall
Proposed Project Cost: $60,000,000
Anticipated Project Delivery: Construction Manager at Risk

**U. T. Brownsville**
Science and Technology Learning Center
Proposed Project Cost: $33,800,000
Anticipated Project Delivery: Construction Manager at Risk

**U. T. Dallas**
Math, Science, and Engineering Teaching-Learning Center
Proposed Project Cost: $27,000,000
Anticipated Project Delivery: Competitive Sealed Proposals

**U. T. El Paso**
Physical Sciences / Engineering Core Facility
Proposed Project Cost: $49,745,000
Anticipated Project Delivery: Construction Manager at Risk

Science and Engineering Core Facilities Upgrade
Proposed Project Cost: $39,000,000
Anticipated Project Delivery: Construction Manager at Risk

**U. T. San Antonio**
Combined Science Facility Renovations - 1604 Campus
Proposed Project Cost: $22,500,000
Anticipated Project Delivery: Competitive Sealed Proposals

**U. T. Tyler**
Braithwaite Building Addition
Proposed Project Cost: $2,400,000
Anticipated Project Delivery: Competitive Sealed Proposals

**U. T. Southwestern Medical Center - Dallas**
North Campus Phase 5
Proposed Project Cost: $156,000,000
Anticipated Project Delivery: Construction Manager at Risk

**U. T. Health Science Center - Houston**
Biomedical Research and Education Facility
Proposed Project Cost: $62,000,000
Anticipated Project Delivery: Construction Manager at Risk

Dental Branch Replacement Building
Proposed Project Cost: $80,000,000
Anticipated Project Delivery: Construction Manager at Risk

**U. T. Health Science Center - San Antonio**
South Texas Research Facility
Proposed Project Cost: $150,000,000
Anticipated Project Delivery: Construction Manager at Risk

**U. T. M. D. Anderson Cancer Center**
Administrative Support Building Phase I
Proposed Project Cost: $60,000,000
Anticipated Delivery Method: Construction Manager at Risk

Center for Targeted Therapy Research Building
(formerly known as U. T. Research Park Building 4)
Proposed Project Cost: $70,000,000
Anticipated Delivery Method: Construction Manager at Risk

b. It is further recommended that the Committee approve the selection of architects from those listed below for the following architecturally significant projects:

**U. T. Austin**
Hogg Auditorium (designated architecturally significant on February 8, 2006)

- Barnes Gromatzky Kosarek Architects with Michael Dennis, Austin, Texas, and Boston, Massachusetts
- Booziotis & Company Architects, Dallas, Texas
- Parsons - 3D/I, Austin, Texas

Student Activity Center (designated architecturally significant on May 10, 2006)

- Overland Partners Architects, San Antonio, Texas
- Pelli Clarke Pelli Architects, New Haven, Connecticut

**Engineering Research Building Expansion**
**U. T. Arlington**

**Project Description.** This project is to expand the proposed new Engineering Research Building (ERB) with an addition of approximately 60,000 to 80,000 gross square feet for a College of Science wing. This wing would provide the College of Science with additional space for research labs and offices. It is anticipated this addition will occur during the initial construction phase of the Engineering Research Building and be completed along with the ERB project. The actual number of labs and offices will be established during the Facilities Programming Phase of this project.

**Proposed Site.** This building will be located on the same site as the ERB, and two proposed sites are being considered for the new ERB. One will be finalized during the facility-programming phase weighing the advantages and disadvantages of both sites. One of the sites is north of the Engineering Lab Building on what is now Parking Lot F-13. The other site is north of the NanoFab Building, west of Cooper Street, and south of UTA Boulevard.

**Age.** New (to be constructed)

**Current/Past Use of the Building, and Compliance with the Campus Master Plan.** Recommendations in the Campus Master Plan will guide the architectural features, appearance and height of the new facility as well as the context of surrounding buildings.

Office of Facilities Planning and Construction
August 2006

**Robert A. Welch Hall**
**U. T. Austin**

**Project Description**. Robert A. Welch Hall is being requested for addition to the FY 2006-2011 Capital Improvement Program at a total project cost of $60,000,000. Robert A. Welch Hall requires extensive renovation because the building suffers from a long list of problems including outdated mechanical, electrical, and plumbing systems in most of the building, aging equipment, inefficient lab layouts, inflexible lab and building services, lack of separation between classroom and research spaces, integrity failures of various exterior wall and roof surfaces, and life safety and security concerns. The poor environmental and lab conditions limit recruiting ability.

Scientific technology has bypassed Welch Hall's ability to provide a suitable foundation for research. Renovating the building into a state-of-the-art facility is an important component in maintaining the Department of Chemistry and Biochemistry as a nationally competitive chemistry department.

**Proposed Site**. Robert A. Welch Hall is located at 105 East 24th Street.

**Age**. The building was constructed in three phases: the original 29 Building, built in 1931, the West Wing built in 1961, and the 78 Addition.

**Current/Past Use of the Building, and Compliance with the Campus Master Plan**. Robert A. Welch Hall occupies a prominent place on campus at the northeast corner of the 40 Acres, in the heart of campus. Renovation will be carefully handled to assure compliance with the architectural principles established in the 1996 Campus Master Plan.

**Other Relevant Information.** None.

Office of Facilities Planning and Construction
August 2006

**Science and Technology Learning Center**
**U. T. Brownsville**

**Project Description.** The Science and Technology Learning Center is being requested for addition to the FY 2006-2011 Capital Improvement Program at a total project cost of $33,800,000. This project will construct a new building of approximately 102,000 gross square feet.

**Proposed Site.** The Science and Technology Learning Center is planned to be constructed in the Life Science and Research Zone in accordance with the recently updated 2020 Master Plan. The Master Plan established the east edge of the campus as the Life Science and Research Zone. The Science and Technology Learning Center would enhance the educational, science, and research efforts already in progress in other campus facilities.

**Age.** The proposed building is a new facility.

**Current/Past Use of the Building, and Compliance with the Campus Master Plan.** The proposed building is a new facility. The 2020 Campus Master Plan update established the east edge of the campus as the Life Science and Research Zone. This facility is planned to be located within this zone and will be compliant with the architectural principles established in the Master Plan.

**Other Relevant Information.** This building is important to meet the needs of the campus' growing enrollment. There is a great need for classrooms and laboratories equipped with modern teaching technologies. This building would help address that current need.

Office of Facilities Planning and Construction
August 2006

**Math, Science, and Engineering Teaching-Learning Center**
**U. T. Dallas**

**Project Description.** The Math, Science, and Engineering Teaching-Learning Center project is being requested for addition to the FY 2006-2011 Capital Improvement Program at a total project cost of $27,000,000. This facility will be equipped to serve concurrently as a major laboratory for research on effective teaching and learning techniques in these fields, both at the college level and through a full range from kindergarten through 12th grade. The facility will include lecture halls, recitation areas, instructional laboratories, offices for faculty, and tutors.

**Proposed Site.** The project site is to be determined.

**Age.** The proposed building will be a new facility.

**Current/Past Use of the Building, and Compliance with the Campus Master Plan.** The project site is to be determined; it is not presently included in the existing Master Plan but will complement surrounding facilities and be in compliance with the architectural principles established in the Master Plan.

**Other Relevant Information.** This specially designed teaching facility will improve learning in key "gateway" courses, thereby increasing graduation rates and decreasing time to graduation. Success for students in these gateway courses will also increase the percentage of students deciding to major in the science and engineering disciplines.

Office of Facilities Planning and Construction
August 2006

**Physical Sciences / Engineering Core Facility**
**U. T. El Paso**

**Project Description.** The Physical Sciences / Engineering Core Facility project is being requested for addition to the FY 2006-2011 Capital Improvement Program at a total project cost of $85,000,000. This project will construct a new state-of-the-art undergraduate laboratory and teaching facility for the Natural Sciences. This facility will double the existing outdated laboratory, teaching and undergraduate research space currently housed in a 40-year-old Physical Sciences Building.

**Proposed Site.** The project will be constructed in the vicinity of the existing Engineering / Science Complex. In addition to the construction of this building, this project will also include the renovation of the current facility, the completion of shell space in the Engineering Annex Building, and construction of a small addition to the facility to house a clean room. This project will also include an expansion of the thermal energy plant.

**Age.** The proposed building will be a new facility. In addition, this project will renovate the current facility built in the mid 1960s, complete a floor of shell space in the Engineering Annex built in 2004, construct a small addition to the core engineering facility to house a clean room, and expand the thermal energy plant.

**Current/Past Use of the Building, and Compliance with the Campus Master Plan.** The University's Master Plan has identified three potential building sites on the main campus. During the Facility Programming Stage of the project, these three sites will be considered and a recommendation/site selection for the new building will take place.

**Other Relevant Information.** Modern methods of teaching and learning in the physical and chemical sciences have changed dramatically since the current facility was built 40 years ago. The nature of these changes make it physically and financially impractical to update the University's old Physical Sciences Building for science instruction. The existing facility has insufficient floor-to-floor heights, insufficient electrical supply, insufficient redundancy for safety, insufficient light and glare control, and outdated heating ventilation and air conditioning systems.

Office of Facilities Planning and Construction
August 2006

**Science and Engineering Core Facilities Upgrade**
**U. T. El Paso**

**Project Description.** The Science and Engineering Core Facilities Upgrade project is being requested for addition to the FY 2006-2011 Capital Improvement Program at a total project cost of $39,000,000. This project will renovate the existing Physical Sciences Building. There will be renovation to a portion of the existing Engineering Science Complex and finish out of the remaining shelled portions of the existing Biosciences Research Building.

**Proposed Site.** This project includes renovation and finish out work in several existing buildings.

**Age.** The Physical Sciences Building was built in 1967, the Engineering Science Complex was built in 1976, and the Biosciences Research Building was built in 2003.

**Current/Past Use of the Building, and Compliance with the Campus Master Plan.** The different stages of this project will include work in several existing structures. Therefore, the existing building locations comply with the University's Master Plan.

**Other Relevant Information.** The buildings that are proposed for renovation will receive critically needed upgrades to classrooms, instructional laboratories, and research facilities. This project will enhance and upgrade U. T. El Paso's engineering and science instructional and research core facilities. The finish out of the existing Biosciences Research Building will include the construction of a second Bio-Safety Level 3 (BSL-3) Laboratory on the first level. In addition, it will include the completion of the remaining shell space on the second level and of the entire third level of the building. The remaining finish out of the second and third levels of the Biosciences Research Building will contain research laboratories and offices for the faculty members and their support staff. The finish out of these areas has already been designed and U. T. El Paso will request for direct appointment of the Architect/Engineer team that designed the building and prepared the construction documents so that they will administer the consultants involved with the finish out and the construction phase of the project.

Office of Facilities Planning and Construction
August 2006

**Combined Science Facility Renovations - 1604 Campus**
**U. T. San Antonio**

**Project Description**. This project consists of a comprehensive renovation to science facilities at U. T. San Antonio's 1604 Campus. Facilities included in this proposed renovation package consist of the Science Building, Physical Science Laboratory, Earth and Life Science Laboratory, and the Small Animal Laboratory.

**Proposed Site**. The project site will include the existing Science Building, Physical Science Laboratory, Earth and Life Science Laboratory, and the Small Animal Laboratory located at U. T. San Antonio's 1604 Campus.

**Age**. The four buildings included in this project were built in 1975.

**Current/Past Use of the Building, and Compliance with the Campus Master Plan**. This project will renovate and upgrade the outdated, 31-year-old science facilities providing state-of-the-art laboratory space while retiring accumulated deferred maintenance with the replacement and upgrade of building and life safety systems. Any renovation, addition, or replacement will be carefully handled to assure compliance with the architectural principles established in the 2004 Campus Master Plan.

**Other Relevant Information.** None.

Office of Facilities Planning and Construction
August 2006

**Braithwaite Building Addition**
**U. T. Tyler**

**Project Description.** The Braithwaite Building Addition is being requested for addition to the FY 2006-2011 Capital Improvement Program at a total project cost of $2,400,000. The Braithwaite Building Addition will support the continued growth of the College of Nursing, including the new Ph.D. in Nursing and additional research/graduate teaching endeavors. The building will contain state-of-the-art classrooms and associated support spaces. The facility will also contain multipurpose conference rooms and office space.

**Proposed Site.** The Braithwaite Building Addition will be located adjacent to the existing Braithwaite Building on the U. T. Tyler campus.

**Age.** The proposed addition is a new facility.

**Current/Past Use of the Building, and Compliance with the Campus Master Plan.** The Braithwaite Building Addition will be designed and constructed using the U. T. Tyler Master Plan as a guide. The U. T. Tyler Master Plan has been developed to establish guidelines for site development and the architectural character of the buildings built on campus.

**Other Relevant Information.** None.

Office of Facilities Planning and Construction
August 2006

**North Campus Phase 5**
**U. T. Southwestern Medical Center - Dallas**

**Project Description.** The North Campus Phase 5 project is being requested for addition to the FY 2006-2011 Capital Improvement Program at a total project cost of $156,000,000. This project will construct an eight story 238,026 gross square feet (GSF) biomedical research building with 88,933 square feet of underground parking. The project also includes a 24,780 GSF Thermal Energy Plant.

**Proposed Site.** The North Campus Phase 5 project will be constructed in a portion of the 90-acre site identified as U. T. Southwestern's Medical Center North Campus which is located in the vicinity of Inwood Road and Harry Hines Boulevard.

**Age.** The proposed building is a new facility.

**Current/Past Use of the Building, and Compliance with the Campus Master Plan.** The location of this project complies with the Master Plan for U. T. Southwestern's North Campus. The North Campus is comprised mostly of research space, radiation oncology, and outpatient clinics.

**Other Relevant Information.** The land where the North Campus is located was purchased by U. T. Southwestern Medical Center - Dallas in 1988 and the Master Plan for the 90-acre site was completed soon after the purchase of the land.

Office of Facilities Planning and Construction
August 2006

**Dental Branch Replacement Building**
**U. T. Health Science Center - Houston**

**Project Description.** The Dental Branch Replacement Building is being requested for addition to the FY 2006-2011 Capital Improvement Program at a total project cost of $80,000,000. The Dental Branch Replacement Building will replace the existing 50 year old Dental Branch Building. The existing facility no longer meets the needs of students, educators, and patients in the delivery of contemporary dental education. The facility will contain state-of-the-art pre-clinical and clinical laboratories, treatment operatories, classrooms, multipurpose conference rooms, research laboratories, and office space.

**Proposed Site.** The Dental Branch Replacement Building will be located in the U. T. Research Park. The U. T. Research Park is being developed jointly by U. T. Health Science Center - Houston and U. T. M. D. Anderson Cancer Center.

**Age.** This is a new facility.

**Current/Past Use of the Building, Compliance with the Campus Master Plan.** The Dental Branch Replacement Building will be designed and constructed using The University of Texas Research Park Master Plan as a guide. The U. T. Research Park Master Plan has been developed jointly by U. T. Health Science Center - Houston and U. T. M. D. Anderson Cancer Center to set up development guidelines for the architectural character of the facilities built in the Research Park. These guidelines assure that the facilities will have a similar appearance, which will help identify the facilities as part of the Research Park.

**Other Relevant Information.** None.

Office of Facilities Planning and Construction
August 2006

**Biomedical Research and Education Facility**
**U. T. Health Science Center - Houston**

**Project Description.** The Biomedical Research and Education Facility is being requested for addition to the FY 2006-2011 Capital Improvement Program at a total project cost of $62,000,000. The Biomedical Research and Education Facility will be the primary home for adult stem cell research and education. The facility will contain state-of-the-art laboratories and associated support spaces such as cold rooms. The facility will also contain multipurpose conference rooms and office space.

**Proposed Site.** The Biomedical Research and Education Facility will be located in the U. T. Research Park. The U. T. Research Park, in the Texas Medical Center, is being developed jointly by U. T. Health Science Center - Houston and U. T. M. D. Anderson Cancer Center.

**Age.** This is a new facility.

**Current/Past Use of the Building, and Compliance with the Campus Master Plan.** The Biomedical Research and Education Facility will be designed and constructed using the U. T. Research Park Master Plan as a guide. The U. T. Research Park Master Plan has been developed jointly by U. T. Health Science Center - Houston and U. T. M. D. Anderson Cancer Center to set up development guidelines for the architectural character of the facilities built in the Research Park. These guidelines assure that the facilities will have a similar appearance, which will help identify the facilities as part of the Research Park.

**Other Relevant Information.** None.

Office of Facilities Planning and Construction
August 2006

**South Texas Research Facility**
**U. T. Health Science Center - San Antonio**

**Project Description.** This project is being requested for addition to the FY 2006-2011 Capital Improvement Program at a total project cost of $150,000,000. This project will construct a new research space of approximately 200,000 gross square feet with structured parking.

**Proposed Site.** The facility will be located on the north campus adjacent to the existing Children's Cancer Research Institute and Medical Arts and Research Center which will begin construction in Fall 2006.

**Age.** This is a new facility.

**Current/Past Use of the Building, and Compliance with the Campus Master Plan.** This project is in keeping with U. T. Health Science Center's Master Plan for the north campus and will share a similar architectural appearance with the Children's Cancer Research Institute and Medical Arts and Research Center to create an image of one campus. The structured parking will minimize site coverage.

**Other Relevant Information.** The U. T. Health Science Center - San Antonio will use the Construction Manager at Risk delivery method for this project.

Office of Facilities Planning and Construction
August 2006

**Administrative Support Building Phase I**
**U. T. M. D. Anderson Cancer Center**

**Project Description**. The Administrative Support Building Phase I project is shown on the FY 2006-2011 Capital Improvement Program at a preliminary project cost of $60,000,000. The Administrative Support Building Phase I will provide space for staff located on the Main Campus and at various lease sites. The facility will be designed as a typical office building.

**Proposed Site**. The Administrative Support Building Phase I will be constructed on U. T. M. D. Anderson Cancer Center's mid-campus property located in Houston, Harris County, Texas.

**Age**. This is a new building.

**Current/Past Use of the Building, and Compliance with the Campus Master Plan**. This project complies with U. T. M. D. Anderson Cancer Center's Master Plan for this site, and is a continuation of the development of this site.

**Other Relevant Information**. The building will be designed to be consistent with the Campus Master Plan.

Office of Facilities Planning and Construction
August 2006

**Center for Targeted Therapy Research Building**
**(formerly known as U. T. Research Park Building 4)**
**U. T. M. D. Anderson Cancer Center**

**Project Description**. The Center for Targeted Therapy Research Building project is shown on the FY 2006-2011 Capital Improvement Program at a preliminary project cost of $70,000,000. The project will construct a new research facility at U. T. Research Park on South Campus for the Center for Targeted Therapy.

**Proposed Site**. The Center for Targeted Therapy Research Building will be located on U. T. M. D. Anderson Cancer Center's South Campus. This site selection is in accordance with the May 20, 2004 approval date of the South Campus Master Plan, and is located in close proximity to the recently completed South Campus Research Building 1, South Campus Research Building 2, and the Proton Therapy Center building.

**Age**. This is a new facility.

**Current/Past Use of the Building, and Compliance with the Campus Master Plan**. The proposed facility is a new research building of approximately 165,000 gross square feet located on the U. T. Research Park in Houston, Texas. It will be similar in size and appearance to other buildings on the property, consistent with U. T. M. D. Anderson Cancer Center's Master Plan for the development of its south campus area. The proposed facility will provide space for the expanding experimental and molecular therapy research programs that will enable the discovery and development of novel drugs that block genetic and molecular changes to treat and prevent cancers.

**Other Relevant Information**. The exterior will blend with the exterior of the recently completed South Campus Research Building 1, South Campus Research Building 2, and Proton Therapy Center building. This project complies with U. T. M. D. Anderson Cancer Center's Master Plan for this site, and is a continuation of the development of this site. The Legislature approved $40,000,000 of Tuition Revenue Bonds for this project.

Office of Facilities Planning and Construction
August 2006

**3. U. T. Austin: Dell Pediatric Research Institute - Request for approval of design development; approval of evaluation of alternative energy economic feasibility; appropriation of funds and authorization of expenditure; and resolution regarding parity debt**

RECOMMENDATION

The Chancellor concurs with the Interim 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 Pediatric Research Institute project at The University of Texas at Austin as follows:

**Project No:** 102-257

**Project Delivery Method:** Design/Build

**Substantial Completion Date:** November 2008

**Total Project Cost:**

| Source | Current |
|---|---|
| Gifts | $38,000,000 |
| Grants | $38,000,000 |
| Revenue Financing System Bond Proceeds | $21,000,000 |
| | $97,000,000 |

a. approve design development plans;

b. approval of evaluation of alternative energy economic feasibility;

c. appropriate funds and authorize expenditure of 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. 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 $21,000,000.

## BACKGROUND INFORMATION

### Debt Service

The $21,000,000 in Revenue Financing System debt will be repaid from indirect cost recovery resulting from new research activity at the Dell Pediatric Research Institute as well as parking and retail revenues attributable to the garage and stores. Average annual debt service on the project is estimated at $1.53 million. Once fully occupied, the project's debt service coverage ratio is expected to be at least 2.9 times.

### Previous Board Action

On June 20, 2006, the project was included in the Capital Improvement Program (CIP) with a preliminary project cost of $97,000,000 with funding of $38,000,000 from Gifts, $38,000,000 from Grants, and $21,000,000 from Revenue Financing System Bond Proceeds.

### Project Description

This project will establish a pediatric health research institute in Austin. Combining U. T. Austin's core expertise in life sciences with the new Dell Children's Medical Center will establish Austin as a center of excellence for children's health and biomedical research.

The Dell Pediatric Research Institute is to be constructed on the former Robert Mueller Airport site, adjacent to the new Dell Children's Medical Center of Central Texas. It is anticipated the Dell Pediatric Research Institute will comply with the guidelines of the Master Plan established for the development of the former Robert Mueller Airport site. U. T. Austin will provide funding if gift funding is not available.

### Basis of Design

The planned building life expectancy includes the following elements:

- Enclosure: 25-40 years
- Building Systems: 15-20 years
- Interior Construction: 10-20 years

The exterior appearance and finish will be consistent with high-end commercial research facilities. This facility is the first University of Texas building in the Mueller Master Redevelopment, and will comply with Mueller Design Guidelines.

The mechanical and electrical building systems will be designed with sufficient flexibility and space for future capacity, to allow for programmatic changes without significant disruption to ongoing research.

The interior appearance and finish include open, flexible generic lab space with central lab utilities and support space.

*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.

The economic impact of the project will be reported to the U. T. System Board of Regents as part of the design development presentation.

**4. U. T. Permian Basin: Student Housing Phase IV - Request for approval of design development; approval of evaluation of alternative energy economic feasibility; appropriation of funds and authorization of expenditure; and resolution regarding parity debt**

RECOMMENDATION

The Chancellor concurs with the Interim Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Watts that the U. T. System Board of Regents approve the recommendations for the Student Housing Phase IV project at The University of Texas of the Permian Basin as follows:

**Project No.:** 501-264

**Architecturally or Historically Significant:** Yes ☐ No ☒

**Project Delivery Method:** Competitive Sealed Proposals

**Substantial Completion Date:** July 2007

**Total Project Cost:**

| Source | Current |
|---|---|
| Revenue Financing System Bond Proceeds | $5,600,000 |

a. approve design development plans;

b. approval of evaluation of alternative energy economic feasibility;

c. appropriate funds and authorize expenditure of 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. Permian Basin, 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 $5,600,000.

## BACKGROUND INFORMATION

### Debt Service

The $5,600,000 of Revenue Financing System (RFS) debt will be repaid from net revenues generated from occupancy rates and pledged revenues (Unexpended Balances and Designated Tuition). Average annual debt service on the $5,600,000 in RFS debt is estimated at approximately $364,000. Debt service coverage on the entire housing project RFS (including RFS from prior phases) is expected to be at least 1.3 times and average 1.3 times over FY 2008 - FY 2011.

### Previous Board Action

On June 20, 2006, the project was included in the Capital Improvement Program (CIP) with a preliminary project cost of $5,600,000 with funding from Revenue Financing System Bond Proceeds.

### Project Description

This proposed project includes construction of four new apartment style student housing units based on previously approved designs providing 76 beds on the main campus.

Basis of Design

The planned building life expectancy is as follows:

- Enclosure: 25-30 years
- Building Systems: 7-10 years
- Interior Construction: 7-10 years

The exterior appearance and finish is a "site adaptation" of existing student housing on the campus. It is consistent with nearby private-sector apartment complexes and student needs.

The mechanical and electrical building systems are consistent with private sector apartment complexes.

The interior appearance and finish is a "site adaptation" of existing student housing on the campus. It is consistent with nearby private-sector apartment complexes and student needs.

*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.

The economic impact of the project will be reported to the U. T. System Board of Regents as part of the design development presentation.

**5. U. T. Medical Branch - Galveston: Specialty Care Center at Victory Lakes - Amendment to the FY 2006-2011 Capital Improvement Program and the FY 2006-2007 Capital Budget to increase total project cost; approval of design development; approval of evaluation of alternative energy economic feasibility; approval to revise funding sources; appropriation of funds and authorization of expenditure; and resolution regarding parity debt**

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and President Stobo that the U. T.

System Board of Regents approve the recommendations for the Specialty Care Center at Victory Lakes project at The University of Texas Medical Branch at Galveston as follows:

**Project Number:** 601-241

**Architecturally or Historically Significant:** Yes ☐ No ☒

**Project Delivery Method:** Competitive Sealed Proposals

**Substantial Completion Date:** May 2009

| **Total Project Cost:** | Source | Current | Proposed |
|---|---|---|---|
| | Revenue Financing System Bond Proceeds | $30,000,000 | $ 4,500,000 |
| | Permanent University Fund Bonds | | $30,500,000 |
| | | | $35,000,000 |

a. increase total project cost;

b. approve design development plans;

c. approval of evaluation of alternative energy economic feasibility;

d. revise funding sources;

e. appropriate funds and authorize expenditure of funds; 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. Medical Branch - Galveston, 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 $4,500,000.

## BACKGROUND INFORMATION

### Debt Service

The $4,500,000 in Revenue Financing System debt will be repaid from revenues generated from clinic operations. Average annual debt service on the project is estimated at $292,732. The institution's debt service coverage with the inclusion of this project is expected to be at least 1.9 times and average 2.3 times over FY 2007 – FY 2012.

### Previous Board Action

On August 11, 2005, the project was included in the Capital Improvement Program (CIP) with a preliminary project cost of $30,000,000 with funding from Revenue Financing System Bond Proceeds.

### Project Description

The project consists of approximately 100,000 gross square feet of outpatient clinic space located in League City, Texas, to serve U. T. Medical Branch - Galveston patients in North Galveston County.

### Basis of Design

The planned building life expectancy includes the following elements:

- Enclosure: 25-40 years
- Building Systems: 15-20 years
- Interior Construction: 10-20 years

The exterior appearance and finish is consistent with high-end commercial clinical facilities.

The mechanical and electrical building systems are designed with sufficient flexibility and space for future capacity to allow for treatment and technological changes without significant disruption to clinic operations.

The interior appearance and finish are consistent with high-end commercial clinical facilities.

*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.

The economic impact of the project will be reported to the U. T. System Board of Regents as part of the design development presentation.

**6. U. T. M. D. Anderson Cancer Center: Center for Advanced Biomedical Imaging Research - Request for approval of design development; approval of evaluation of alternative energy economic feasibility; revision of funding sources; and appropriation of funds and authorization of expenditure**

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, and President Mendelsohn that the U. T. System Board of Regents approve the recommendations for the Center for Advanced Biomedical Imaging Research project at The University of Texas M. D. Anderson Cancer Center as follows:

**Institutionally Managed:** Yes ☒ No ☐

**Architecturally or Historically Significant:** Yes ☐ No ☒

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

**Substantial Completion Date:** February 2008

**Total Project Cost:**

| Source | Current | Proposed |
|---|---|---|
| Grants | $42,500,000 | $30,000,000 |
| Gifts | $12,500,000 | $25,000,000 |
| | $55,000,000 | $55,000,000 |

a. approve design development plans;

b. approval of evaluation of alternative energy economic feasibility; and

c. revise funding sources; and

d. appropriate funds and authorize expenditure of funds.

## BACKGROUND INFORMATION

### Previous Board Action

On August 7, 2003, the project was included in the Capital Improvement Program (CIP) with a preliminary project cost of $55,000,000 with funding of $42,500,000 from Grants and $12,500,000 from Gifts.

### Project Description

Pursuant to a Memorandum of Understanding effective August 26, 2004, U. T. M. D. Anderson Cancer Center has delegated authority for institutional management of construction projects under the continued oversight of the Office of Facilities Planning and Construction. The institutionally managed projects are subject to review by the Board of Regents for design development.

The Center for Advanced Biomedical Imaging Research will be approximately 172,000 gross square feet. This project will build-out approximately 96,000 gross square feet with the remainder shelled for build-out during future phases. The new research facility is to be located at the U. T. Research Park on the South Campus in close proximity to the other research facility. The four-story building will house laboratories dedicated to the development and validation of Positron Emission Tomography (PET) as well as magnetic resonance imaging (MRI) and optical imaging tracers.

This project involves multiple funding sources including support from the Texas Enterprise Fund. In addition, GE Healthcare will contribute sophisticated technology and instrumentation, including a cyclotron to produce radionuclides. The research will focus on both preclinical and clinical investigations using PET scanning to detect and monitor cardiovascular disease and cancer. Scientist will utilize sophisticated probes to seek out cancer cells with specific molecular abnormalities and image them with scanning and other technologies. New advances will enable physicians to select appropriate treatments and determine within hours or days instead of months the effectiveness of cancer therapy. The Center for Advanced Biomedical Imaging Research will be a unique program that brings together the expertise of GE Healthcare and researchers to create new ways of diagnosing cancer and cardiac disease and selecting appropriate therapy.

### Basis of Design

The planned building life expectancy includes the following elements:

- Enclosure: 25-40 years
- Building Systems: 15-20 years
- Interior Construction: 10-20 years

The exterior appearance and finish are consistent with high-end commercial research facilities 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 research programmatic changes without significant disruption to on-going research.

The interior appearance and finish are consistent with high-end commercial biomedical research facility.

*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 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.

The economic impact of the project will be reported to the U. T. System Board of Regents as part of the design development presentation.

## 7. U. T. San Antonio: University Center Expansion Phase III - Amendment of the FY 2006-2011 Capital Improvement Program and the FY 2006-2007 Capital Budget to increase the total project cost; appropriation of funds and authorization of expenditure; and resolution regarding parity debt

RECOMMENDATION

The Chancellor concurs with the Interim Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Romo that the U. T. System Board of Regents approve the recommendations for the University Center Expansion Phase III project at The University of Texas at San Antonio as follows:

**Project Number:** 401-174

**Architecturally or Historically Significant:** Yes ☐ No ☒

**Project Delivery Method:** Competitive Sealed Proposals

**Substantial Completion Date:** June 2008

**Total Project Cost:**

| Source | Current | Proposed |
|---|---|---|
| Revenue Financing System Bond Proceeds | $25,000,000 | $31,225,000 |
| Auxiliary Enterprise Balances | $ 200,000 | $ 2,075,000 |
| | $25,200,000 | $33,300,000 |

a. amend the FY 2006-2011 Capital Improvement Program and the FY 2006-2007 Capital Budget to increase the total project cost from $25,200,000 to $33,300,000;

b. appropriate additional funds and authorize expenditure of funds of $6,225,000 from Revenue Financing System Bond Proceeds and $1,875,000 from Auxiliary Enterprise Balances; 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 $6,225,000.

## BACKGROUND INFORMATION

### Debt Service

The $6,225,000 in Revenue Financing System debt will be repaid from University Center fees and other operating revenues. With the inclusion of the $6,225,000 in incremental debt, total annual debt service on the project is estimated at $2,270,000. Upon completion, the project is expected to achieve debt service coverage of at least 1.30 times.

### Previous Board Actions

On August 7, 2003, the project was included in the CIP with a preliminary project cost of $32,200,000 with funding from Revenue Financing System Bond Proceeds. On May 12, 2005, the Board approved the design development plans, decreased the total project cost to $25,200,000, and appropriated funding of $25,000,000 from Revenue Financing System Bond Proceeds and $200,000 from Auxiliary Enterprise Balances.

Project Description

The project will consist of facilities to include meeting rooms, food services and dining facilities, student advising and administrative offices, program and reception space for student organizations including a large function venue, student lounges, study spaces, art gallery, and storage/support areas. A critical element of this project will include a series of life and safety upgrades to bring the facility up to current code requirements. The increase in total project cost is to provide for increased proposal costs as a result of conditions created by a saturated construction market in San Antonio.