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FOR
FACILITIES PLANNING AND CONSTRUCTION COMMITTEE

Committee Meeting: 8/21/2013

Board Meeting: 8/22/2013
Austin, Texas

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6.	**U. T. Austin: Renovate Moore-Hill Dormitory - Amendment of the FY 2014-2019 Capital Improvement Program to include project; approval of total project cost; appropriation of funds; and authorization of institutional management (Final Board approval)**	*1:30 p.m.* **Action** *Mr. O'Donnell*	**Action**	**198**
7.	**U. T. Dallas: Student Services Building Addition - Amendment of the FY 2014-2019 Capital Improvement Program to include project (Preliminary Board approval)**	*1:35 p.m.* **Action** *President Daniel*	**Action**	**200**
8.	**U. T. Tyler: New Pharmacy School Building - Amendment of the FY 2014-2019 Capital Improvement Program to include project (Preliminary Board approval)**	*1:40 p.m.* **Action** *President Mabry*	**Action**	**201**
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9.	**U. T. Dallas: Bioengineering and Sciences Building - Approval of design development; appropriation of funds and authorization of expenditure; and resolution regarding parity debt (Final Board approval)**	*1:45 p.m.* **Action** *Mr. O'Donnell*	**Action**	**202**
	Modifications to the CIP			
10.	**U. T. Austin: Geography Building Renovation and Expansion - Amendment of the FY 2014-2019 Capital Improvement Program to increase total project cost and appropriation of funds and authorization of expenditure (Final Board approval)**	*1:50 p.m.* **Action** *Mr. O'Donnell*	**Action**	**205**
11.	**U. T. Austin: Norman Hackerman Building - Vivarium Phase 1 - Robert A. Welch Hall - Amendment of the FY 2014-2019 Capital Improvement Program to increase total project cost; approval to revise funding sources; and appropriation of funds and authorization of expenditure (Final Board approval)**	*1:58 p.m.* **Action** *Mr. O'Donnell*	**Action**	**206**
Adjourn		*2:00 p.m.*		

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

The proposed Consent Agenda is located at the back of the book.

2. U. T. System Board of Regents: Approval to issue a Request for Qualifications for development of a Campus Master Plan for the new university in the Rio Grande Valley

RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Chancellor for Academic Affairs, the Executive Vice Chancellor for Health Affairs, the Executive Vice Chancellor for Business Affairs, President García (U. T. Brownsville), President Nelsen (U. T. Pan American), and President Henrich (U. T. Health Science Center - San Antonio) that the U. T. System Board of Regents approve a Request for Qualifications (RFQ) for development of a Campus Master Plan for the new university in the Rio Grande Valley.

BACKGROUND INFORMATION

The 83rd Texas Legislature approved the creation of a new university in South Texas. On July 10, 2013, the Board approved the guiding principles for the new University of Texas in the Rio Grande Valley that will provide an outstanding education to the students of South Texas. This RFQ will begin the groundwork for the development of the University.

3. U. T. Arlington: Baseball and Softball Facility Improvements - Amendment of the FY 2014-2019 Capital Improvement Program to include project (Preliminary Board approval)

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Karbhari that the U. T. System Board of Regents amend the FY 2014-2019 Capital Improvement Program (CIP) to include the Baseball and Softball Facility Improvements project at U. T. Arlington as follows:

Project No.:	301-780	
Institutionally Managed:	Yes	
Project Delivery Method:	Competitive Sealed Proposals	
Substantial Completion Date:	January 2015	
Total Project Cost:	Source	Proposed
	Revenue Financing System Bond Proceeds[1]	$5,500,000
Funding Note:	[1] Revenue Financing System debt proposed to be repaid from existing student fees	
Investment Metrics:	By 2015 • Enhance student athlete programs in baseball and softball • Provide locker rooms and restrooms at both facilities	

BACKGROUND INFORMATION

This proposed project will construct field houses for the Men's Baseball and Women's Softball programs and will include minor improvements to both the Clay Gould Ballpark and Allan Saxe Softball Field. The baseball field modifications will include partial replacement of bleachers, press box modifications, new dugouts, flagpoles, and miscellaneous stadium work. The softball field modifications will include new dugouts, field irrigation system replacement, bleacher improvements, a new sound system, branding and painting, netting, and miscellaneous small repairs and enhancements.

Currently, the baseball and softball locker rooms are housed off-site from the fields. The proposed field houses will provide on-site locker room and restroom facilities for the players, coaches, and umpires. Improvements will allow U. T. Arlington to recruit high-quality student athletes and coaches with first-class facilities that will pass Title IX expectations.

This proposed project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. Design development plans and authorization of expenditure of funding will be presented to the Board for approval at a later date. It has been determined that this project would best be managed by the U. T. Arlington Facility Management personnel who have the experience and capability to manage all aspects of the work.

4. U. T. Arlington: E. H. Hereford University Center Repurposing Renovations - Amendment of the FY 2014-2019 Capital Improvement Program to include project; approval of total project cost; appropriation of funds; authorization of institutional management; and resolution regarding parity debt (Final Board approval)

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Karbhari that the U. T. System Board of Regents amend the FY 2014-2019 Capital Improvement Program (CIP) to include the E. H. Hereford University Center Repurposing Renovations project at U. T. Arlington as follows:

Project No.:	301-781	
Institutionally Managed:	Yes	
Project Delivery Method:	Design-Build	
Substantial Completion Date:	August 2014	
Total Project Cost:	Source	Proposed
	Revenue Financing System Bond Proceeds[1]	$2,500,000
	Unexpended Plant Funds[2]	$1,400,000
		$3,900,000
Funding Notes:	[1] Revenue Financing System debt proposed to be from Designated Tuition [2] Unexpended Plant Funds proposed to be from Designated Tuition	

a. approve a total project cost of $3,900,000 with funding of $2,500,000 from Revenue Financing System Bond Proceeds and $1,400,000 from Unexpended Plant Funds;

b. appropriate funds;

c. authorize U. T. Arlington to manage the project budgets, appoint architects, approve facility programs, prepare final plans, and award contracts; 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. Arlington, which is a "Member" as such term is used in the Master Resolution, possesses the financial capacity to satisfy its direct obligation as defined in the Master Resolution relating to the issuance by the U. T. System Board of Regents of tax-exempt parity debt in the aggregate amount of $2,500,000.

BACKGROUND INFORMATION

Debt Service

The $2,500,000 in Revenue Financing System (RFS) debt will be repaid from Designated Tuition. Annual debt service on the $2,500,000 RFS debt is expected to be $196,376. The institution's debt service coverage is expected to be at least 2.2 times and average 2.8 times over FY 2014-2019. This project is below the Capital Improvement cost threshold but is being added to the CIP due to the use of debt financing.

Project Description

This project will renovate approximately 26,000 gross square feet (GSF) in the existing E. H. Hereford University Center. Work will include typical office and small conference room construction, mechanical and electrical upgrades incorporating energy efficiency improvements, finishes, information technology, audiovisual, and telecommunications. Significant fire alarm and sprinkler modifications and emergency egress lighting will be enhanced in spaces within this project. The project includes an allowance to add a small emergency generator to support vital services.

The renovation will allow for expansion and relocation of key programs and services that will attract students, promote a sense of community, prepare students for engagement and involvement in leadership, and assist students with career development internships and job placement, giving students abundant opportunities to develop their intellects, leadership abilities, careers, and civic engagement.

This proposed repair and rehabilitation project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. Design development plans and authorization of expenditure of funding will be approved by the President at a later date. It has been determined that this project would best be managed by the U. T. Arlington Facility Management personnel who have the experience and capability to manage all aspects of the work.

5. U. T. Austin: Medical District Utility System Infrastructure - Amendment of the FY 2014-2019 Capital Improvement Program to include project; appropriation and authorization of expenditure of partial funding for equipment; authorization of partial institutional management; and resolution regarding parity debt (Preliminary Board approval)

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Powers that the U. T. System Board of Regents amend the FY 2014-2019 Capital Improvement Program (CIP) to include the Medical District Utility System Infrastructure project at U. T. Austin as follows:

Project No.:	102-783	
Institutionally Managed:	Partial	
Project Delivery Method:	Design-Build	
Substantial Completion Date:	July 2016	
Total Project Cost:	Source	Proposed
	Revenue Financing System Bond Proceeds[1]	$96,000,000
Funding Note:	[1] Revenue Financing System debt proposed to be repaid from incremental revenues from utilities being charged to the Medical District	
Investment Metric:	Install systems necessary to power, heat, and cool the Medical District	

a. appropriate and authorize expenditure of partial funding in the amount of $24,000,000 from Revenue Financing System (RFS) Bond Proceeds for equipment relating to the project;

b. authorize partial institutional management to U. T. Austin to manage the project budgets, appoint architects, approve facility programs, prepare final plans, and award contracts; and

c. resolve in accordance with Section 5 of the Amended and Restated Master Resolution Establishing The University of Texas System Revenue Financing System that

- parity debt shall be issued to pay the project's cost, including any costs prior to the issuance of such parity debt;
- sufficient funds will be available to meet the financial obligations of the U. T. System, including sufficient Pledged Revenues as defined in the Master Resolution to satisfy the Annual Debt Service Requirements of the Financing System, and to meet all financial obligations of the U. T. System Board of Regents relating to the Financing System; and

- U. T. Austin, which is a "Member" as such term is used in the Master Resolution, possesses the financial capacity to satisfy its direct obligation as defined in the Master Resolution relating to the issuance by the U. T. System Board of Regents of tax-exempt parity debt in the aggregate amount of $24,000,000.

BACKGROUND INFORMATION

Debt Service

The $24,000,000 in aggregate Revenue Financing System debt will be repaid from utility rates. Annual debt service on the $24,000,000 Revenue Financing System debt is expected to be $1,560,000. The debt service coverage for the institution is expected to be at least 1.7 times and average 1.9 times over FY 2014-2019.

Project Description

U. T. Austin seeks to construct a new thermal utility plant to support the new U. T. Austin Medical District. To meet the added load on existing systems, the project proposes to construct a new chilling station, a new thermal energy storage system, and a high temperature hot water system. Additionally, the University will make improvements to the existing distribution system to deliver thermal energy and electrical power to the Medical District. The project will add a 60 MMBTU (Million British Thermal Units) hot water heating system, a 4,000,000 gallon chilled water thermal energy storage tank, a pumping station, and a 15,000 ton chilled water plant, with reserve space for future Medical District expansion.

U. T. Austin is requesting approval of appropriation and authorization to expend $24,000,000 from RFS Bond Proceeds due to the long lead time for the purchase of necessary equipment.

This proposed project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. Design development plans and authorization of expenditure of remaining funding will be presented to the Board for approval at a later date. It has been determined that portions of this project would best be managed by U. T. Austin Facility Management personnel who have the experience and capability to manage certain aspects of the work, and the U. T. System Office of Facilities Planning and Construction will manage other elements and the distribution system portion of the project.

6. U. T. Austin: Renovate Moore-Hill Dormitory - Amendment of the FY 2014-2019 Capital Improvement Program to include project; approval of total project cost; appropriation of funds; and authorization of institutional management (Final Board approval)

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Powers that the U. T. System Board of Regents amend the FY 2014-2019 Capital Improvement Program (CIP) to include the Renovate Moore-Hill Dormitory project at U. T. Austin as follows:

Project No.:	102-777	
Institutionally Managed:	Yes	
Project Delivery Method:	Competitive Sealed Proposals	
Substantial Completion Date:	August 2014	
Total Project Cost:	Source	Proposed
	Auxiliary Enterprises Balances[1]	$8,000,000
Funding Note:	[1] Auxiliary Enterprises Balances will be funded by revenues collected from students living in the main campus dormitories.	

a. approve a total project cost of $8,000,000 with funding from Auxiliary Enterprises Balances;

b. appropriate funds; and

c. authorize U. T. Austin to manage the project budgets, appoint architects, approve facility programs, prepare final plans, and award contracts.

BACKGROUND INFORMATION

This project will renovate Moore-Hill Dormitory including many of the building systems original to the building complex, portions of which date from 1930 and 1956. The mechanical system upgrades in the building will include replacement of induction units in 209 student rooms and replacement of two air handlers. Select portions of the electrical and plumbing systems will be replaced and upgraded. On the interior, existing built-in furnishings in the student rooms will be removed and new room finishes will be provided.

Moore-Hill Dormitory's infrastructure is increasingly difficult to maintain due to age. Replacement of the existing systems will ensure that student occupants experience a long-term safe, healthy, and comfortable living environment. Upgrading and maintaining the facilities is necessary to remain competitive in the student housing market and provide quality on-campus housing.

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. It has been determined that this project would best be managed by U. T. Austin Facility Management personnel, who have the experience and capability to manage all aspects of the work, as the project requires extensive coordination with the building occupants.

7. U. T. Dallas: Student Services Building Addition - Amendment of the FY 2014-2019 Capital Improvement Program to include project (Preliminary Board approval)

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Daniel that the U. T. System Board of Regents amend the FY 2014-2019 Capital Improvement Program (CIP) to include the Student Services Building Addition project at U. T. Dallas as follows:

Project No.: 302-784

Project Delivery Method: Competitive Sealed Proposals

Substantial Completion Date: July 2016

Total Project Cost:

Source	Proposed
Revenue Financing System Bond Proceeds[1]	$17,000,000
Auxiliary Enterprises Balances[2]	$ 9,000,000
	$26,000,000

Funding Notes: [1] Revenue Financing System debt proposed to be repaid from existing student fees
[2] Auxiliary Enterprises Balances from existing student fees

Investment Metric: Directly supports the University's Strategic Plan Imperative of adding 5,000 full-time equivalent students, creating a total student population of 21,000

BACKGROUND INFORMATION

This project will add a new expansion of approximately 61,000 gross square feet (GSF) to the existing Student Services Building. The proposed space will include office space for student services and support staff, individual and group study space, meeting rooms, a 300-seat multi-use lecture hall, and flexible programming space for student services to include an international student services office, new student programs, and the career center.

The requested space is critical for U. T. Dallas' ability to provide additional service support to address its very rapid enrollment growth and to meet the needs of new and existing student services and organizations. These activities improve graduation rates and student success as stated in the Framework for Advancing Excellence. Without the requested space, the ability of U. T. Dallas to accomplish these objectives will be significantly impaired.

This proposed project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. Approval of design development plans and authorization of expenditure of funding will be presented to the Board for approval at a later date.

8. U. T. Tyler: New Pharmacy School Building - Amendment of the FY 2014-2019 Capital Improvement Program to include project (Preliminary Board approval)

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Mabry that the U. T. System Board of Regents amend the FY 2014-2019 Capital Improvement Program (CIP) to include the New Pharmacy School Building project at U. T. Tyler as follows:

Project No.: 802-779

Project Delivery Method: Construction Manager-at-Risk

Substantial Completion Date: June 2015

Total Project Cost:

Source	Proposed
Revenue Financing System Bond Proceeds[1]	$22,500,000

Funding Note: [1] Revenue Financing System debt proposed to be repaid from Designated Tuition

Investment Metrics:

- Enroll 100 pharmacy students by 2015
- Enroll 348 pharmacy students by 2019
- Graduate first class and attain full accreditation by 2019

BACKGROUND INFORMATION

This project will construct a pharmacy school building in close proximity to the chemistry, biochemistry, biology, nursing, and engineering departments at U. T. Tyler. In accordance with the Campus Master Plan, the location will enable close working relationships between pharmacy faculty and students and other graduate and undergraduate faculty and students. The approximately 41,000 gross square foot (GSF) building will accommodate lecture halls, seminar rooms, classrooms, pharmacy practice areas, faculty offices, associated support areas, and parking.

A joint U. T. Tyler and U. T. Health Science Center - Tyler self-supporting College of Pharmacy would build upon highly successful nursing, health, and medical programs offered by the two institutions and strengthen their capacity to offer additional health care degrees and to conduct sophisticated sponsored research in the future. The proposed College of Pharmacy supports U. T. Tyler's goals listed in the Framework for Advancing Excellence and strongly supports U. T. Tyler's increased enrollment and retention targets and additional high demand professional programs to fill demonstrated regional workforce needs and pharmaceutical research capabilities.

This proposed project has been approved by U. T. System staff and meets the criteria for inclusion in the CIP. Design development plans and authorization of expenditure of funding will be presented to the Board for approval at a later date.

(See Item 3 on Page 163 of the Academic Affairs Committee related to the creation of the U. T. Tyler College of Pharmacy.)

9. U. T. Dallas: Bioengineering and Sciences Building - Approval of design development; appropriation of funds and authorization of expenditure; and resolution regarding parity debt (Final Board approval)

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Daniel that the U. T. System Board of Regents approve the recommendations for the Bioengineering and Sciences Building project at U. T. Dallas as follows:

Project No.: 302-679

Project Delivery Method: Construction Manager-at-Risk

Substantial Completion Date: September 2015

Total Project Cost:

Source	Current
Permanent University Fund Bond Proceeds	$ 77,250,000
Revenue Financing System Bond Proceeds[1]	$ 26,750,000
Unexpended Plant Funds[2]	$ 4,000,000
	$108,000,000

Funding Notes:

[1] Revenue Financing System debt proposed to be repaid from indirect cost recovery

[2] Unexpended Plant Funds from Designated Tuition

Investment Metrics:

- Add 2,220 new students in science, technology, engineering, and mathematics (STEM) fields with emphasis on life sciences, neurosciences, and bioengineering
- Accommodate 70 new tenure and tenure-track faculty members
- Generate $17.5 million per year in externally funded research support
- Create significant new technology transfer opportunities from new discoveries and trained entrepreneurs

a. approve design development plans;

b. appropriate funds and authorize expenditure of $108,000,000 with funding of $77,250,000 from Permanent University Fund (PUF) Bond Proceeds, $26,750,000 from Revenue Financing System (RFS) Bond Proceeds, and $4,000,000 from Unexpended Plant Funds; and

c. resolve in accordance with Section 5 of the Amended and Restated Master Resolution Establishing The University of Texas System Revenue Financing System that

- parity debt shall be issued to pay the project's cost, including any costs prior to the issuance of such parity debt;
- sufficient funds will be available to meet the financial obligations of the U. T. System, including sufficient Pledged Revenues as defined in the Master

Resolution to satisfy the Annual Debt Service Requirements of the Financing System, and to meet all financial obligations of the U. T. System Board of Regents relating to the Financing System; and

- U. T. Dallas, which is a "Member" as such term is used in the Master Resolution, possesses the financial capacity to satisfy its direct obligation as defined in the Master Resolution relating to the issuance by the U. T. System Board of Regents of tax-exempt parity debt in the aggregate amount of $26,750,000.

BACKGROUND INFORMATION

Debt Service

The $26,750,000 in aggregate Revenue Financing System debt will be repaid from indirect cost recovery. Annual debt service on the $26,750,000 Revenue Financing System debt is expected to be $1.74 million. The project's debt service coverage is expected to be at least 1.3 times and average 1.3 times over FY 2017-2022.

Previous Board Actions

On February 9, 2012, the Bioengineering and Sciences Building project was included in the Capital Improvement Program (CIP) with a total project cost of $85,000,000 with funding of $72,250,000 from PUF Bond Proceeds, $8,750,000 from RFS Bond Proceeds, and $4,000,000 from Unexpended Plant Funds. On August 23, 2012, the Board approved an increase in total project cost to $108,000,000 with funding of $77,250,000 from PUF, $26,750,000 from RSF, and $4,000,000 from Unexpended Plant Funds. On August 23, 2012, the Board also approved the removal of the NSF Engineering Research Center project from the CIP.

Project Description

The project will provide a 220,000 gross square foot building to house research laboratories, instructional laboratories, faculty and teaching assistant offices, computational infrastructure, and core research space. The project will also incorporate space for the Texas Biomedical Device Center launched in partnership with U. T. Southwestern Medical Center to advance research and education related to biomedical devices such as health monitoring, biomedical devices, and research devices. Learning and work performed in the proposed building will focus on functions of the brain, the nervous system, cells, genes, and the disciplines of engineering as they relate to electronic sensing devices and controls to improve human function.

The proposed building will be located directly south of the current Natural Science and Engineering Research Laboratory (NSERL) and all laboratory floors will connect directly via a bridge, except for Level 1 that will connect to the existing facility by a covered walkway. The building is designed to incorporate the latest trends in research laboratory flexibility and science/engineering teaching pedagogies. Also included in this project as additive alternates are a flexible, 275-seat Lecture Hall to be located north of the building and the build-out of three conference rooms located under the canopy of the existing NSERL building.

Basis of Design

The planned building life expectancy includes the following elements:

- Enclosure: 45-50 years
- Building Systems: 25-30 years
- Interior Construction: 10-20 years

The exterior appearance and finish are consistent with existing campus buildings and with the existing Campus Master Plan. The mechanical and electrical building systems are designed with sufficient flexibility and space for future capacity to allow for changes without significant disruption to ongoing activities. The interior appearance and finish will also be consistent with existing campus buildings.

10. U. T. Austin: Geography Building Renovation and Expansion - Amendment of the FY 2014-2019 Capital Improvement Program to increase total project cost and appropriation of funds and authorization of expenditure (Final Board approval)

RECOMMENDATION

The Chancellor concurs with the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Powers that the U. T. System Board of Regents approve the recommendations for the Geography Building Renovation and Expansion project at U. T. Austin as follows:

Project No.:	102-630		
Project Delivery Method:	Construction Manager-at-Risk		
Substantial Completion Date:	March 2015		
Total Project Cost:	Source	Current	Proposed
	Designated Funds[1]	$11,500,000	$15,500,000
Funding Note:	[1] Designated Funds from Designated Tuition		

a. amend the FY 2014-2019 Capital Improvement Program (CIP) to increase the total project cost from $11,500,000 to $15,500,000; and

b. appropriate and authorize expenditure of an additional $4,000,000 from Designated Funds.

BACKGROUND INFORMATION

Previous Board Actions

On May 12, 2011, the project was included in the Capital Improvement Program (CIP) with a total project cost of $11,500,000 with funding from Unexpended Plant Funds. On October 18, 2012, the Chancellor approved a revision in funding from Unexpended Plant Funds to Designated Funds and approved design development plans.

Project Description

The original project provided approximately 19,500 net assignable square feet to increase programmable space and efficiencies of the Geography Building; upgrade the mechanical, electrical, and plumbing systems to meet accessibility, egress, and code requirements; create better internal circulation; and improve exterior entries to extend the useful life of the building for another 25 years. The proposed total project cost increase will fund the expansion of the building by an additional 4,700 gross square feet and the addition of space to the Center for Mexican American Studies for the proposed Department of Mexican American and Latina/o Studies and the Borderlands Research Institute. Combining this additional scope of work into the existing project will allow the departments to efficiently and expeditiously meet objectives.

11. U. T. Austin: Norman Hackerman Building - Vivarium Phase 1 - Robert A. Welch Hall - Amendment of the FY 2014-2019 Capital Improvement Program to increase total project cost; approval to revise funding sources; and appropriation of funds and authorization of expenditure (Final Board approval)

RECOMMENDATION

The Chancellor concurs with recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Powers that the U. T. System Board of Regents approve the recommendations for the Norman Hackerman Building - Vivarium Phase 1 - Robert A. Welch Hall project at U. T. Austin as follows:

Project No.: 102-259

Project Delivery Method: Construction Manager-at-Risk

Substantial Completion Date: November 2014

Total Project Cost:

Source	Current	Proposed
Tuition Revenue Bond Proceeds	$ 105,000,000	$105,000,000
Permanent University Fund Bond Proceeds	$ 55,955,000	$ 55,955,000
Revenue Financing System Bond Proceeds[1]	$ 15,000,000	$ 15,000,000
Available University Funds	$ 19,075,000	$ 27,075,000
Grants	$ 3,841,038	$ 3,841,038
Gifts	$ 300,000	$ 300,000
Unexpended Plant Funds[2]	$ 88,962	$ 88,962
Designated Funds[3]	$ 0	$ 12,000,000
	$ 199,260,000	$219,260,000

Funding Notes:

[1] Revenue Financing System debt proposed to be repaid from indirect cost recovery
[2] Unexpended Plant Funds from cash balances contributed by the College of Natural Sciences
[3] Designated Funds from Designated Tuition

a. amend the FY 2014-2019 Capital Improvement Program (CIP) to increase the total project cost from $199,260,000 to $219,260,000;

b. revise funding sources to include Designated Funds; and

c. appropriate and authorize expenditure of an additional $8,000,000 from Available University Funds (AUF) and $12,000,000 from Designated Funds.

BACKGROUND INFORMATION

Previous Board Actions

On February 8, 2007, this project was designated as the Experimental Science Building/ Vivarium/Phase I - Robert A. Welch Hall with a total project cost of $175,000,000 with funding of $55,000,000 from Permanent University Fund (PUF) Bond Proceeds, $105,000,000 from Tuition Revenue Bond (TRB) Proceeds, and $15,000,000 from Revenue Financing System (RFS) Bond Proceeds.

On February 7, 2008, the Board approved design development plans. On November 13, 2008, the Board approved the honorific naming of the Experimental Science Building as the Norman Hackerman Building. On March 3, 2010, the Board approved an increase in total project cost to $190,000,000 with additional funding of $15,000,000 from PUF. On July 14, 2010, the Chancellor approved an increase in total project cost to $195,000,000 and revised funding to $70,255,000 from PUF, $105,000,000 from TRB, $15,000,000 from RFS, $300,000 from Gifts, $515,000 from AUF, $88,962 from Unexpended Plant Funds, and $3,841,038 from Grants.

On May 19, 2011, the Chancellor approved an increase in total project cost to $199,260,000 with additional funding of $700,000 in PUF and $3,560,000 from AUF. On February 1, 2013, the Chancellor approved a total project cost of $199,260,000 and revised funding to $55,955,000 from PUF, $105,000,000 from TRB, $15,000,000 from RFS, $19,075,000 from AUF, $3,841,038 from Grants, $300,000 from Gifts, and $88,962 from Unexpended Plant Funds.

Project Description

The original project constructed a six-level facility of approximately 290,000 gross square feet (GSF) with teaching and research laboratories, classrooms, and offices for neuroscience, computational biology, environmental sciences, pharmacy, and molecular and cellular biology disciplines. The project also included an approximately 20,000 GSF vivarium to support research in the Norman Hackerman Building and renovations to approximately 50,000 GSF in Robert A. Welch Hall for use as a modern chemistry teaching and research laboratory building.

The proposed increase in total project cost will allow for the finish-out of up to 47,500 GSF of shell space, including the entire fourth floor of the building for scientific research.