



UNIVERSITY OF
NORTH TEXAS
SYSTEM

Board Briefing

Committee: Facilities

Date Filed February 2, 2009

Title: Authorize an Increase in the Project Budget for the UNT Health Science Center Public Health Education Building

Background:

The UNT Health Science Center Campus Master Plan provides for a new facility, the Public Health Education Building, at the site of the former Osteopathic Medical Center of Texas. In May 2007, Carter Burgess, Inc. in association with Polshek Partnership Architects was selected by the Board of Regents as the architect for the design of the building. Austin Commercial, LP was selected by the Board to be the Construction Manager at Risk in September 2007.

The original project budget was \$28,971,341. In August 2008, the Board of Regents authorized the early purchase of steel and an increase in the project budget to \$30,554,000. At that meeting, the Board was advised that this budget would permit finish-out of the first two floors and shelling of the upper three floors. Based on those approvals, construction was authorized and is underway. The project is within the approved budget.

The University of North Texas System and the UNT Health Science Center have involved the community in the Master Plan development as well as the building design. The exterior design is planned to be predominantly glass, concrete and metal. Members of the business and cultural community have asked that stone be incorporated into the project. It is estimated that the cost of stone enhancements desired by the community will cost an additional \$850,000. The current budget does not have any significant contingency funds for an expense such as this. The community has pledged \$600,000 to pay for these improvements and additional community funds are being sought. If this Board Order is approved, the budget will increase by \$850,000 to cover the cost of the stone funded through community contributions. In the event additional funds are not raised to cover the cost of the additional work, UNT Health Science Center funds will be made available.

Financial Analysis/History:

\$30,554,000 in Tuition Revenue Bonds and Higher Education Assistance Funds (HEAF) were previously approved for this construction project. This Board Order would raise the project budget to \$31,404,000 with the additional \$850,000 funded through gifts, and to the extent necessary, additional UNT Health Science Center funds.

**Andrew
M. Harris**
Digitally signed by Andrew M. Harris
DN: cn=Andrew M. Harris, o=UNT
System, ou=Vice Chancellor for
Finance, email=aharris@unt.edu, c=US
Date: 2009.02.03 17:34:32 -0600

Vice Chancellor for Finance

Legal Review:

This board item has been reviewed by the Office of General Counsel.

**Nancy
Footer**
Digitally signed by Nancy Footer
DN: cn=Nancy Footer, o=Office of
General Counsel, ou=UNT System,
email=nfooter@unt.edu, c=US
Date: 2009.02.03 17:38:42 -0600

Vice Chancellor/General Counsel

Schedule:

Construction Substantially Completed: December 2009

Recommendation:

It is recommended that the Board of Regents authorize and approve the following Board Order.

Recommended By: Richard Escalante, Vice Chancellor for Administrative Services

Name and Title

**Richard
Escalante**
Digitally signed by Richard Escalante
DN: cn=Richard Escalante, o=UNT
System, ou=Office of Vice Chancellor
for Administrative Services Office,
email=rescalante@unt.edu, c=US
Date: 2009.02.03 17:33:49 -0600

Vice Chancellor
for Administrative Services

Lee Jackson
Digitally signed by Lee Jackson
DN: cn=Lee Jackson, o=UNT System,
ou=Office of the Chancellor,
email=chancellor@unt.edu, c=US
Date: 2009.02.04 16:57:53 -0600

Chancellor



UNIVERSITY OF NORTH TEXAS SYSTEM

Board Order

Title: Authorize an Increase in the Project Budget for the UNT Health Science Center Public Health Education Building

Board of Regents Order 2009-17

At an official meeting of the Board of Regents of the University of North Texas System properly posted and held on February 12 and 13, 2009, pursuant to a motion made by Regent Nickell and seconded by Regent Buchholz, the Board approved the motion presented below:

Whereas, construction of a Public Health Education Building is consistent with the UNT Health Science Center Campus Master Plan, and

Whereas, the Board of Regents has approved the Public Health Education Building at the UNT Health Science Center with a budget of \$30,554,000, and

Whereas, the addition of stone to the building facade will enhance the project and at least \$600,000 in gift funds is available,

Now, Therefore, The Board of Regents authorizes and approves the following:

- 1. The increase of the budget by \$850,000 to \$31,404,000.
2. The use of up to \$250,000 in UNT Health Science Center funds to supplement at least \$600,000 in gift funds.
3. Submission of an application amendment to the Texas Higher Education Coordinating Board.

VOTE: 6 ayes 0 nays 0 abstentions

BOARD ACTION:

Attested By:

[Signature of Nancy S. Footer]
Nancy S. Footer, Interim Secretary
Board of Regents

Approved By:

[Signature of Gayle W. Strange]
Gayle W. Strange, Chairman
Board of Regents