



## TABLE OF CONTENTS FOR ACADEMIC AFFAIRS COMMITTEE

Committee Meeting: 8/22/2007

Board Meeting: 8/23/2007  
Edinburg, Texas

Cyndi Taylor Krier, *Chairman*  
John W. Barnhill, Jr.  
H. Scott Caven, Jr.  
Judith L. Craven, *M.D.*  
Robert A. Estrada  
Colleen McHugh

	<b>Committee Meeting</b>	<b>Board Meeting</b>	<b>Page</b>
<b>Convene</b>	4:20 p.m. <i>Chairman Krier</i>		
1. <b>U. T. Arlington: Authorization to establish a Doctor of Nursing Practice (DNP) degree in the School of Nursing</b>	4:20 p.m. <b>Action</b> <i>President Spaniolo Dr. Prior</i>	<b>Action</b>	<b>176</b>
2. <b>U. T. Dallas: Honorific naming of the NanoTech Institute as the Alan G. MacDiarmid NanoTech Institute</b>	4:25 p.m. <b>Action</b> <i>President Daniel Dr. Prior</i>	<b>Action</b>	<b>178</b>
3. <b>U. T. Dallas: Center for BrainHealth - Request for approval of acceptance of gifts of outdoor works of art</b>	4:30 p.m. <b>Action</b> <i>President Daniel Dr. Safady</i>	<b>Action</b>	<b>180</b>
4. <b>U. T. Permian Basin: Authorization to accept a \$2 million gift from the Helen Greathouse Charitable Trust and to name the multiuse recital hall in The Wagner Noël Performing Arts Center as the Helen Greathouse Hall</b>	4:35 p.m. <b>Action</b> <i>President Watts Dr. Safady</i>	<b>Action</b>	<b>181</b>
5. <b>U. T. San Antonio: Honorific naming of an outdoor area adjacent to the Biotechnology, Sciences and Engineering Building as the Robert J. Kleberg, Jr. and Helen C. Kleberg Commons (Kleberg Commons)</b>	4:39 p.m. <b>Action</b> <i>President Romo Dr. Safady</i>	<b>Action</b>	<b>182</b>
6. <b>U. T. Arlington: Authorization to purchase approximately 2.58 acres and improvements located at 700 and 808 South Center Street, Arlington, Tarrant County, Texas, from the Hong Family Trust for a purchase price of \$2.9 million for initial use as open space and for future programmed development of campus expansion</b>	4:43 p.m. <b>Action</b> <i>President Spaniolo Ms. Mayne</i>	<b>Action</b>	<b>183</b>

	<b>Committee Meeting</b>	<b>Board Meeting</b>	<b>Page</b>
7. <b>U. T. Dallas: Authorization to ground lease approximately 13.8 acres located on Waterview Parkway, south of the Dallas Area Rapid Transit right-of-way, consisting of approximately 12.8 acres out of U. T. D. Synergy Park - Phase I plus approximately one acre at the rear of 17919 Waterview Parkway, Dallas, Collin County, Texas, to the Dallas International School, a Texas nonprofit corporation, for a term not to exceed 75 years plus an initial construction period not to exceed 30 months, for construction and operation of a prekindergarten through secondary private school</b>	4:47 p.m. <b>Action</b> <i>President Daniel Ms. Mayne</i>	<b>Action</b>	<b>186</b>
8. <b>U. T. San Antonio: Authorization to purchase approximately 2.70 acres and improvements located at 402 West Nueva Street, San Antonio, Bexar County, Texas, from Mr. and Mrs. Bob W. Coleman at a purchase price not to exceed fair market value as determined by independent appraisals for use as an academic facility</b>	4:51 p.m. <b>Action</b> <i>President Romo Ms. Mayne</i>	<b>Action</b>	<b>190</b>
9. <b>U. T. System: Reports from academic presidents, Executive Vice Chancellor Prior, and Academic Affairs Committee members</b>	4:55 p.m. <b>Report</b> <i>Presidents Dr. Prior</i>	Not on agenda	<b>192a</b>
<b>Adjourn</b>	5:15 p.m.		

1. **U. T. Arlington: Authorization to establish a Doctor of Nursing Practice (DNP) degree in the School of Nursing**

**RECOMMENDATION**

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs and President Spaniolo that authorization, pursuant to the Regents' *Rules and Regulations*, Series 40307, related to academic program approval standards, be granted to

- a. establish a Doctor of Nursing Practice (DNP) degree in the School of Nursing at U. T. Arlington; and
- b. submit the proposal to the Texas Higher Education Coordinating Board for review and appropriate action.

**BACKGROUND INFORMATION**

**Program Description**

U. T. Arlington proposes a DNP degree that will build on the Master of Science in Nursing (MSN) preparation as a nurse practitioner (NP). This proposed DNP degree will provide NPs with advanced content and clinical experiences designed to prepare the graduates to assume expert leadership, clinical, and educator roles. The outcomes for this DNP program are to (1) implement evidence-based healthcare in selected populations, (2) demonstrate leadership in promoting quality improvement in healthcare systems, (3) conduct clinical research to evaluate care and promote evidence-based practice, (4) apply the healthcare policy process in the promotion of evidence-based practice, and (5) coordinate interdisciplinary care of selected populations.

The proposed DNP program includes 36 semester credit hours that will be designed to expand the students' expertise in health policy, leadership, information systems, epidemiology, clinical research, and a clinical area of specialization. The clinically-focused research experience provides students the opportunity to evaluate current evidence-based practice to develop a clinical-focused research project that will address important practice issues in the students' areas of expertise. The DNP program also includes a clinical residency that will expand the students' leadership and clinical expertise in an area of choice. The expertise of the DNP graduate will be documented in a detailed clinical portfolio that will include the leadership, policy, informatics, and expert clinical learning experiences and projects the students complete during their residencies.

The proposed DNP program meets the essential criteria identified by the American Association of Colleges of Nursing (AACN) (2006) for the DNP degree. AACN believes that the DNP preparation is beyond the current MSN preparation of an NP and the

graduates will provide unique contributions to healthcare and the nursing profession. In Fall 2006, AACN membership voted to mandate the DNP degree for nurses obtaining preparation as NPs by 2015. This DNP degree is proposed to address the mandate of AACN and to provide the nurses of Texas with an opportunity to obtain the DNP education.

### Need and Student Demand

U. T. Arlington proposes to enroll 15 new DNP students each year. The first year of the program is part time and the second year is full time so students might complete the program in two years. The number of graduates is anticipated to be about 10-12 each year. The enrollment projections were based on surveys conducted at state and national NP conferences that indicated 157 NPs were interested in obtaining a DNP at U. T. Arlington. In addition, U. T. Arlington has a large MSN program of 357 students and 251 of these students are seeking preparation as NPs. The School of Nursing has provided NP education since 1975 and currently graduates about 50-60 NPs a year with a 98.2% pass rate on national certification exams over the last 10 years. The U. T. Arlington NP graduates and other NPs have expressed an interest in obtaining a DNP degree at U. T. Arlington. Currently, Texas has only one DNP program, which enrolled 16 students in Fall 2006. Thus, there is a need for an additional DNP program in Texas so NPs do not leave the state to obtain this degree.

Graduates of DNP programs will be qualified to assume roles as expert leaders, clinicians, and educators. The increasing complexity of healthcare, the continued rapid growth of knowledge of illness, disease, and therapies, and the explosion of technology to treat illness and support the delivery of healthcare are constant changes addressed by current MSN programs that prepare NPs. In response to the increased need for knowledge and skills, MSN NP programs have grown to 50-60 semester credit hours in length. The intent of the DNP is to not only meet the NP's need for additional knowledge to practice at a higher level, but also to provide the credentials congruent with the length and educational demands of the current MSN programs. In healthcare systems, there is a shortage of expert leaders and this DNP curriculum promotes the development of leadership skills. The U.S. and Texas are faced with a severe nursing faculty shortage, and the DNP will provide the terminal degree for nurses to teach in Bachelor of Science in Nursing (BSN) and MSN programs and, ultimately, in DNP programs. The graduates of DNP programs will have the knowledge and skills to make significant contributions to the health of consumers through their leadership and clinician roles in healthcare systems and in their roles as educators in a variety of nursing degree programs. Approximately 20 letters of support were obtained for the DNP program indicating the need for, and the willingness to hire, DNP graduates.

### Program Quality

The U. T. Arlington School of Nursing currently has 10 expert, tenured, tenure-track, associate, and full clinical professors to provide the instruction needed for the DNP program. These faculty members are conducting research, are publishing, and are

currently involved in clinical practice. The School of Nursing has over \$2,800,000 in external funding for the 2006-07 academic year. A total of five new faculty positions will be created over the first five years of the DNP (one new faculty member each year) to cover the instruction required in the BSN and MSN programs as faculty are reassigned to teach in the DNP program. A six-story, 154,000 square foot building houses nursing and provides classrooms and office space for the faculty. In addition, a room has been designated for Ph.D. and DNP students. In Summer 2007, 13,000 square feet of additional space will be opened that includes a state-of-the-art clinical learning facility for BSN, MSN, and DNP students. Thus, the School of Nursing has adequate existing facilities to accommodate the DNP program faculty, students, and classes.

### Program Cost

The cost for operating the DNP program over five years is approximately \$1,633,648. This includes \$1,215,900 (\$960,000 for fall and spring and \$255,900 for summer) for faculty salaries, \$132,000 for program administration, \$89,748 for graduate assistants' support, and \$196,000 for staff support. The projected revenues to be generated total \$1,945,876, with \$1,110,596 from formula funding, \$812,430 from other State funding, and \$22,850 from a School of Nursing fund. These funds are expected to be sufficient to fully fund the program.

## **2. U. T. Dallas: Honorific naming of the NanoTech Institute as the Alan G. MacDiarmid NanoTech Institute**

### RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Vice Chancellor for External Relations, and President Daniel that the U. T. System Board of Regents approve the honorific naming of the NanoTech Institute at U. T. Dallas as the Alan G. MacDiarmid NanoTech Institute.

### BACKGROUND INFORMATION

Nobel Prize Laureate, Dr. Alan G. MacDiarmid (1927-2007), joined U. T. Dallas in August 2002 when he filled the newly created James Von Ehr Distinguished Chair in Science and Technology. He was affiliated with the University a year earlier as a distinguished scholar-in-residence. Dr. MacDiarmid shared the 2000 Nobel Prize in chemistry with Dr. Alan Heeger and Dr. Hideki Shirakawa for their discoveries that plastics can be made electrically conductive, thus creating the field of conducting polymers, also known as "synthetic metals." Some of the practical applications of his research include rechargeable batteries, gas sensors, and light-emitting devices. In recent years, Dr. MacDiarmid pioneered research in the field of nanoelectronics and became a champion of the emerging field of renewable energy. He was a member of

the National Academy of Sciences and the National Academy of Engineering. Dr. MacDiarmid graduated with a chemistry degree from the Victoria University in Wellington in 1951. He received a Master of Science in 1952 and a doctoral degree in 1953 from the University of Wisconsin. In 1955, he received a second Ph.D. from Cambridge University.

The NanoTech Institute brings together researchers with diverse backgrounds to focus on the application of nanotechnology to energy harvesting, conversion, and storage; on the synthesis and properties of photonic crystals, carbon nanotubes, bio-assembled materials, solar cells, organic light emitting diodes, and artificial muscles; and on the creation of materials with extreme properties. NanoTech Institute researchers have produced the toughest known fiber, the first electronic textiles based on nanotubes, a new technology for thermal energy harvesting, the first twist-spun nanotube yarns, the fabrication of strong nanotube sheets at industrially-useful rates, electrically powered and fuel-driven artificial muscles that generate a hundred times higher forces than natural muscles with comparable actuation strokes, and experimental and theoretical insights into the structure and properties of nanostructured materials.

The NanoTech Institute reaches out to inspire scientists of all ages. Each summer, local area high school students join researchers at the NanoTech Institute and become NanoExplorers who work in the labs as interns on real projects. The NanoInventors program provides a place for retired scientists and engineers to invent and share in potential royalties.

Since 2002, researchers at the NanoTech Institute have published well over 100 research articles in journals like *Science*, *Nature*, and *Nature Materials* and have received coverage in *The Wall Street Journal*, *Business Week*, *USA Today*, *The New York Times*, *Discover Magazine*, *National Geographic*, *Readers Digest*, and various other publications found on news stands and television news shows around the world. Their advances were listed by *Discover Magazine* as eighth in the hundred most important news stories of 2005. In 2006, Solarno, Inc., became the first start-up company spun off from research at the NanoTech Institute. Solarno, Inc., recently awarded \$240,000 by the Houston Advanced Research Center, will develop new types of nanostructured solar cells and organic light emitting diodes that are based on NanoTech's carbon nanotube technology.

The proposed naming is consistent with the Regents' *Rules and Regulations*, Series 80307, relating to the honorific naming of facilities.

3. **U. T. Dallas: Center for BrainHealth - Request for approval of acceptance of gifts of outdoor works of art**

**RECOMMENDATION**

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Vice Chancellor for External Relations, and President Daniel that the U. T. System Board of Regents approve the acceptance of three outdoor works of art, specifically the "Lincoln Centre Eagle" by Mr. Ken Ullberg, an untitled sculpture by Mr. Robert Russin, and the "Fan" by Mr. David Lee Brown, for display at U. T. Dallas' Center for BrainHealth, located at 2200 West Mockingbird Lane, Dallas. The request is in accordance with Regents' *Rules and Regulations*, Series 60101, Section 3.1 regarding outdoor works of art.

**Supplemental Materials: Photos of the sculptures on Pages 105 - 107 of Volume 2.**

**BACKGROUND INFORMATION**

Late Winter 2007, Dr. Sandra B. Chapman, Director of the Center for BrainHealth, became aware that the owner of the artworks was seeking an appropriate charity to receive a gift of the three sculptures. Dr. Chapman was familiar with the artwork from a prior connection with the Lincoln Centre in Dallas, where the sculptures were previously displayed. Dr. Chapman and the Center's advisory board vice chairman, Mr. Bob Wilbur, researched the opportunity and entered into discussions with the donor. The donor, a corporate entity that wishes to remain anonymous, was particularly interested in making the gift to the Center for BrainHealth (CBH) because of the donor's affinity for research and clinical programs. The donor and U. T. Dallas have entered into a Charitable Contribution Agreement that has been signed by President Daniel and is pending, to be effective if the gift is approved by the Board of Regents.

For this project, the CBH followed U. T. Dallas' Policy and Procedures for Public Art. The Outdoor Art Committee, chaired by Dean Dennis Kratz, met on May 17, 2007, to consider the gift of artworks. The Committee approved the gift of artworks and provided its recommendation to President Daniel.

The Lincoln Centre Eagle was created by Ken Ullberg. He has won numerous gold medals for his sculptures, and his works are displayed worldwide. The untitled sculpture, made of pink marble and brass, was created by Robert Russin. His work is displayed nationally. The Fan was created by David Lee Brown. He has works on display in Japan, New York, the U.S., and Saudi Arabia.

All installation, lighting, storage, and transportation charges for these artworks will be covered by funds donated to the CBH as part of the recent gift of \$5 million from the T. Boone Pickens Foundation of which \$1 million has been allocated to exterior work at the CBH including concrete interlocking pavers for the parking lot, exterior tree lighting, and landscaping.

Proposed placement of these outdoor works of art is consistent with U. T. Dallas' Campus Master Plan.

4. **U. T. Permian Basin: Authorization to accept a \$2 million gift from the Helen Greathouse Charitable Trust and to name the multiuse recital hall in The Wagner Noël Performing Arts Center as the Helen Greathouse Hall**

**RECOMMENDATION**

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Vice Chancellor for External Relations, and President Watts that the U. T. System Board of Regents authorize acceptance of a \$2 million gift from the Helen Greathouse Charitable Trust for construction costs for the performing arts center and to approve the naming of the multiuse recital hall in The Wagner Noël Performing Arts Center at U. T. Permian Basin as the Helen Greathouse Hall.

**BACKGROUND INFORMATION**

The Helen Greathouse Charitable Trust was created by Mrs. Helen Greathouse in 1997 to carry on the philanthropic endeavors that she and her late husband, Barney, pursued during their lifetimes.

Mr. Barney Greathouse, a pharmacist, married Helen Lee Maddox in 1929, and they moved to Midland, Texas. In 1933, they bought the inventory of a failed drugstore and opened one of their own in downtown Midland. They worked side by side for 37 years, as their store in Midland expanded and a new one was established in Odessa. In 1970, they sold to the Walgreen Company, and their former Midland store became known as "Texas' Largest Drug Store."

Mr. Greathouse was quite involved in the community. He had a wonderful reputation for offering free medicine to children whose families could not afford it. He was a Director of First National Bank, served on the Board of the Texas Methodist Foundation, and was a Director of the Midland Chamber of Commerce. Along with former President George H. W. Bush and two other prominent citizens, Mr. Greathouse chartered the Commercial Bank & Trust, now Chase Bank, in Midland.



Mr. Greathouse's untimely death in 1973 did not allow him to see the full fruits of his work and giving spirit, which were shared by his wife. She saw that their efforts and legacy were carried out when she created the Helen Greathouse Charitable Trust, which became her source of giving back to the community. Mrs. Greathouse passed away in 2001.

Since 1999, the Helen Greathouse Charitable Trust has given U. T. Permian Basin a total of \$365,000 for projects such as the student recreation building renovation, the Helen Greathouse Scholarship, the Midland County Scholarship, and the U. T. Permian Basin Music Program.

The proposed naming is consistent with the Regents' *Rules and Regulations*, Series 80307, relating to the naming of facilities.

5. **U. T. San Antonio: Honorific naming of an outdoor area adjacent to the Biotechnology, Sciences and Engineering Building as the Robert J. Kleberg, Jr. and Helen C. Kleberg Commons (Kleberg Commons)**

**RECOMMENDATION**

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Vice Chancellor for External Relations, and President Romo that the U. T. System Board of Regents approve the honorific naming of an outdoor area adjacent to the Biotechnology, Sciences and Engineering Building as the Robert J. Kleberg, Jr. and Helen C. Kleberg Commons (Kleberg Commons).

**BACKGROUND INFORMATION**

The area recommended for honorific naming is a beautiful and convenient outdoor gathering and dining space for U. T. San Antonio students, faculty, and staff, especially those of the nearby College of Sciences and College of Engineering.

Located at ground level on the northeast side of the new Biotechnology, Sciences and Engineering (BSE) Building, the 5,500 square foot area provides a quiet retreat from the rigorous and intense academic environments within the BSE Building and other surrounding science and engineering teaching and research facilities.

The naming of this popular gathering place will celebrate the past generosity of the Robert J. Kleberg, Jr. and Helen C. Kleberg Foundation of San Antonio and its ongoing commitment to helping U. T. San Antonio move ever closer to premier research university status.

Mr. Kleberg, the grandson of Captain Richard King of the King Ranch in South Texas, received honorary doctorates in agricultural science from Texas A&M in 1941 and in science from the University of Wisconsin in 1967, where he had completed his undergraduate work. Ms. Helen Campbell attended the Villa Maria Convent in Montreal, Quebec, Canada, and the National Cathedral School in Washington, D.C. Mr. and Mrs. Kleberg were married on March 2, 1926. He died on October 13, 1974 and she died on June 12, 1963.

A major donor to U. T. San Antonio at a critical time in the development of the University's bioscience efforts, the Kleberg Foundation has provided \$1,825,300 in gifts to support a comprehensive bioscience initiative and to help purchase equipment for two important research facilities for the College of Sciences.

The proposed naming is consistent with the Regents' *Rules and Regulations*, Series 80307, relating to the honorific naming of facilities because of the significant history of contributions and support evidenced by the Robert J. Kleberg, Jr. and Helen C. Kleberg Foundation.

6. **U. T. Arlington: Authorization to purchase approximately 2.58 acres and improvements located at 700 and 808 South Center Street, Arlington, Tarrant County, Texas, from the Hong Family Trust for a purchase price of \$2.9 million for initial use as open space and for future programmed development of campus expansion**

#### RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Spaniolo that authorization be granted by the U. T. System Board of Regents, on behalf of U. T. Arlington, to

- a. purchase approximately 2.58 acres and improvements located at 700 and 808 South Center Street, Arlington, Tarrant County, Texas, from the Hong Family Trust for a purchase price of \$2.9 million, plus all due diligence expenses, closing costs, and other costs and expenses to complete the acquisition of the property as deemed necessary or advisable by the Executive Director of Real Estate, for initial use as open space and for future programmed development of campus expansion; and
- b. authorize the Executive Director of Real Estate to execute all documents, instruments, and other agreements, subject to approval of all such documents as to legal form by the Office of General Counsel, and to take all further actions deemed necessary or advisable to carry out the purpose and intent of the foregoing recommendation.

## BACKGROUND INFORMATION

The subject 2.58-acre property consists of two tracts located on the west side of South Center Street, between West Third Street and West Mitchell Street in Arlington, Texas. The tracts are contiguous with the campus boundaries. Purchase of the subject property will complete U. T. Arlington's assembly of the block in which the parcels are located. The property lies within the boundaries of the institution's Campus Master Plan approved by the Board on May 11, 2000, and the institution's 2007 Campus Master Plan that was provided to the Board on May 9, 2007. The property is also in U. T. Arlington's legislatively-approved acquisition zone.

The property is improved with multifamily residential complexes known as the Coronado Apartments and Hamilton House Apartments. The complexes contain a total of 102 units, comprising approximately 53,739 gross square feet. U. T. Arlington proposes to demolish the improvements and landscape the property, which is adjacent to a tributary of Johnson Creek, as open space for its campus. The property will be held for future programmed development of campus expansion.

Institutional funds from operations will be used to fund the purchase, the terms and conditions of which are reflected in the summary of the transaction below:

### Transaction Summary

Institution:	U. T. Arlington
Type of Transaction:	Purchase
Total Area:	Approximately 2.58 acres
Improvements:	Two multifamily residential complexes, totaling 53,739 gross square feet
Location:	700 and 808 South Center Street, Arlington, Tarrant County, Texas; see attached map
Seller:	Hong Family Trust
Purchase Price:	\$2.9 million
Appraised Value:	\$2.9 million (James Hanes, MAI, Hanes Appraisal Company, May 18, 2007)
Source of Funds:	Institutional funds from operations
Intended Use:	Open space initially; future programmed development of campus expansion



7. **U. T. Dallas: Authorization to ground lease approximately 13.8 acres located on Waterview Parkway, south of the Dallas Area Rapid Transit right-of-way, consisting of approximately 12.8 acres out of U. T. D. Synergy Park - Phase I plus approximately one acre at the rear of 17919 Waterview Parkway, Dallas, Collin County, Texas, to the Dallas International School, a Texas nonprofit corporation, for a term not to exceed 75 years plus an initial construction period not to exceed 30 months, for construction and operation of a prekindergarten through secondary private school**

#### RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Daniel that authorization be granted by the U. T. System Board of Regents, on behalf of U. T. Dallas, to

- a. ground lease approximately 13.8 acres located on Waterview Parkway, south of the Dallas Area Rapid Transit right-of-way, consisting of approximately 12.8 acres out of U. T. D. Synergy Park - Phase I plus approximately one acre at the rear of 17919 Waterview Parkway, Dallas, Collin County, Texas, to the Dallas International School, a Texas nonprofit corporation, for a term not to exceed 75 years plus an initial construction period not to exceed 30 months on the terms stated below, for construction and operation of a prekindergarten through secondary private school; and
- b. authorize the Executive Director of Real Estate to execute all documents, instruments, and other agreements, subject to approval of all such documents as to legal form by the Office of General Counsel, and to take all further actions deemed necessary or advisable to carry out the purpose and intent of the foregoing recommendation.

#### BACKGROUND INFORMATION

The Dallas International School desires to lease the subject property, which is vacant and is located on a site across Waterview Parkway from U. T. Dallas's main campus, to construct and operate a private prekindergarten through secondary school. U. T. Dallas proposes to lease the subject property at a market rental based on the fair market value of the property as determined by an independent appraisal. Rent will grow through annual escalations and periodic reappraisals.

The Dallas International School is a private, coeducational school currently offering a rigorous prekindergarten through middle school curricula featuring an international perspective and extensive instruction in French, English, and Spanish. Relocation of the Dallas International School from its current Dallas location will allow it to extend its curricula to include high school. The Dallas International School is affiliated with the Mission Laique, a French nonprofit corporation that promotes French-speaking schools worldwide. U. T. Dallas selected the Dallas International School through direct negotiations on the basis of the unique attributes of that school, including its pedagogy, extensive foreign language instruction, and international outlook. Locating the Dallas International School adjacent to its campus will offer U. T. Dallas faculty and staff more convenient educational options for their children, and will create the opportunity for shared programs that benefit both institutions.

Dallas International School will construct and operate its school facilities at its own expense. The Mission Laique will provide a guaranty of the lease until the construction of the improvements is complete. The lease will give U. T. Dallas the right to approve the plans and specifications of the proposed improvements and will limit the use of the property to a school offering prekindergarten through secondary education. The ground lease will also contain provisions in which the tenant indemnifies the landlord for all matters arising from the tenant's use or occupancy of or activities on the premises and acknowledges and agrees that the landlord will not be liable for the acts or omissions of the tenant.

The property consists of a 12.82-acre main tract that is vacant and an additional one-acre tract that is at the rear of a U. T. Dallas facility and that the tenant may opt to include in the ground lease. The latter parcel was initially intended for expansion of the existing facility, but U. T. Dallas has determined that no such expansion is required.

The terms and conditions of the proposed ground lease are specified in the transaction summary below:

#### Transaction Summary

Institution:	U. T. Dallas
Tenant:	Dallas International School, a Texas nonprofit corporation
Type of Transaction:	Lease
Total Area:	Approximately 13.8 acres
Improvements:	School facilities for prekindergarten through secondary education

Location: Approximately 12.8 acres on Waterview Parkway, south of the Dallas Area Rapid Transit right-of-way, consisting of the remainder of U. T. D. Synergy Park - Phase I plus approximately one acre at the rear of 17919 Waterview Parkway, Dallas, Collin County, Texas; see attached map

Rent: Initial rent will be a market rental based on the fair market value of the property as determined by an independent appraisal; rent will increase annually and will be subject to periodic adjustments based on current appraisals

Appraised Value: For the 12.82-acre main tract: \$2,900,000 (\$5.17 per square foot) (James Underhill, MAI, Appraisal Lynx, June 21, 2007); the same per square foot value is assumed for the additional one-acre adjacent parcel

Lease Term: 40 years plus a construction period not to exceed 30 months and one 20-year and one 15-year renewal option

Uses: Prekindergarten, primary, and secondary school





8. **U. T. San Antonio: Authorization to purchase approximately 2.70 acres and improvements located at 402 West Nueva Street, San Antonio, Bexar County, Texas, from Mr. and Mrs. Bob W. Coleman at a purchase price not to exceed fair market value as determined by independent appraisals for use as an academic facility**

### RECOMMENDATION

The Chancellor concurs in the recommendation of the Executive Vice Chancellor for Academic Affairs, the Executive Vice Chancellor for Business Affairs, and President Romo that authorization be granted by the U. T. System Board of Regents, on behalf of U. T. San Antonio, to

- a. purchase approximately 2.70 acres and improvements located at 402 West Nueva Street, San Antonio, Bexar County, Texas, from Mr. and Mrs. Bob W. Coleman for a purchase price not to exceed fair market value as determined by independent appraisals, plus all due diligence expenses, closing costs, and other costs and expenses to complete the acquisition of the property as deemed necessary or advisable by the Executive Director of Real Estate, for use as an academic facility; and
- b. authorize the Executive Director of Real Estate to execute all documents, instruments, and other agreements, subject to approval of all such documents as to legal form by the Office of General Counsel, and to take all further actions deemed necessary or advisable to carry out the purpose and intent of the foregoing recommendation.

### BACKGROUND INFORMATION

The subject property is located directly across the elevated Interstate Highway 35 from the U. T. San Antonio Downtown Campus. The University has a long-term lease with the Texas Department of Transportation for parking beneath the highway. The site is improved with a 49,725 square foot vacant light manufacturing building and associated paved parking for approximately 150 vehicles.

U. T. San Antonio desires to acquire and renovate the facility to relocate one or more academic units from its 1604 Campus in order to maximize the availability of square footage in the core of the 1604 Campus for additional classrooms and faculty offices. U. T. San Antonio currently has the largest space deficit of any public institution of higher education in the State. The institution is considering relocating a significant portion of the Art Department to the subject property, providing it adjacency to U. T. San Antonio's College of Architecture and proximity to many of the city's growing

downtown art venues and museums. Relocation of the Art Department will make available approximately 35,000 square feet of academic space located in the core of the 1604 Campus.

The acquisition of additional land and improvements at the Downtown Campus is in accordance with the University's 2007-2016 Strategic Plan, recently forwarded to U. T. System Administration for review and approval.

During the feasibility period for acquisition of the property, the institution will evaluate the improvements to estimate renovation costs. It is anticipated, however, that total cost after renovations will be significantly less than the cost of new construction. No approval of or funding for renovations is being requested at this time.

Institutional funds will be used to fund the purchase, the terms and conditions of which are reflected in the summary of the transaction below:

#### Transaction Summary

Institution:	U. T. San Antonio
Type of Transaction:	Purchase
Total Area:	Approximately 2.70 acres
Improvements:	49,725 square foot vacant light manufacturing building built in 1970 with a subsequent addition, and associated paved parking for approximately 150 vehicles
Location:	402 West Nueva Street, San Antonio, Bexar County, Texas; see attached map
Seller:	Mr. and Mrs. Bob W. Coleman
Purchase Price:	Not to exceed fair market value as determined by independent appraisals
Appraised Values:	\$2,965,000 (Martyn Glen, MAI, CRE, Integra Realty Resources, February 16, 2007) \$2,260,000 (Blair Stouffer, MAI, SRA, Stouffer & Associates, February 13, 2007)
Source of Funds:	Institutional funds from operations
Intended Use:	Academic facility



9. **U. T. System Board of Regents: Reports from academic presidents, Executive Vice Chancellor Prior, and Academic Affairs Committee members**

REPORT

The academic presidents and Executive Vice Chancellor Prior will report on areas such as new research grants, graduation rates, significant collaborations with external agencies, or other topics deemed to be important. This is a quarterly update to the Academic Affairs Committee of the U. T. System Board of Regents.

Committee members may also report on topics of importance.