

REVISED
Agenda Item No. 3.9

AGENDA ITEM BRIEFING

Submitted by: Susan Ballabina, Ph.D., Executive Vice Chancellor
The Texas A&M University System

Subject: Approval to Appropriate Funding for Pre-Construction Services for the Research & Innovation Building A Project for The Texas A&M University System in Fort Worth, Texas

Proposed Board Action:

Appropriate up to \$30,000,000 for Pre-Construction Services for the Research & Innovation Building A Project for The Texas A&M University System (A&M System).

Funding /Planning Amount:

<u>Funding Source</u>	<u>Planning Amount</u>	<u>Average Estimated Annual Debt Service</u>	<u>Debt Service Source Available</u>
Permanent University Fund Debt Proceeds	\$30,000,000	\$2,329,478	University Fund (AUF)
Total Project Cost	<u><u>\$30,000,000</u></u>		

Project Justification:

Texas A&M-Fort Worth (A&M-Fort Worth) is a multi-phase campus development on the southeast side of downtown Fort Worth. The urban campus will bring together multiple members of the A&M System in a new model of higher education, creating an environment for multidisciplinary interaction between academic programs, innovative research, state agencies, and industry partners. The shared vision of this urban campus is to create a hub for collaboration between key Fort Worth industries and top research, education, and workforce training assets of the A&M System. The shared goal is to spur business and job growth in one of the nation's fastest-growing cities and throughout North Texas.

The first phase of the campus development, the Law & Education Building Project, is nearing completion. The second phase, the Research and Innovation Building A (RIB-A) Project, will further enhance opportunities for collaboration with industry partners and A&M System members conducting research in similar fields of study.

The RIB-A was previously planned as a public-private partnership with the Research and Innovation Local Government Corporation in Fort Worth, Texas.

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Scope:

This building, when designed, will function as the central hub for public and private research and development activities on the A&M-Fort Worth campus.

The appropriated amount includes up to \$20 million for purchase of the architectural drawings and plans from the Local Government Corporation (LGC).

Other Major Fiscal Impacts:

None.

Strategic Plan Imperative(s) this Item Advances:

The Texas A&M-Fort Worth Research and Innovation Building A Project supports Strategic Plan Imperatives 4 and 5.

4) The A&M System will increase its prominence by building a robust and targeted research portfolio. We will continue to encourage cross-institution and cross-discipline collaboration, and we will support our member institutions in their research pursuits, including obtaining emerging research status.

5) The A&M System will provide services that respond to the needs of the people of Texas and contribute to the strength of the state's economy.

Texas A&M-Fort Worth, and specifically the RIB-A, is poised to transform the southeast quadrant of downtown Fort Worth into an innovation district, fulfilling its land grant mission to serve the state of Texas.

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THE TEXAS A&M UNIVERSITY SYSTEM
Office of the Executive Vice Chancellor
November 12, 2025

Members, Board of Regents
The Texas A&M University System

Subject: Approval to Appropriate Funding for Pre-Construction Services for the Research & Innovation Building A Project for The Texas A&M University System in Fort Worth, Texas

I recommend adoption of the following minute order:

“The request to appropriate funding for Pre-Construction Services for the Research & Innovation Building A Project for The Texas A&M University System is approved.

The amount of \$30,000,000 is appropriated from Account No. 01-084900, Permanent University Fund Debt Proceeds (AUF), for Pre-Construction Services.

The Board of Regents of The Texas A&M University System (Board) reasonably expects to incur debt in one or more obligations for this project, and all or a portion of the proceeds received from the sale of such obligations is reasonably expected to be used to reimburse the account(s) for amounts previously appropriated and/or expended from such account(s).”

Respectfully submitted,

Susan Ballabina, Ph.D.
Executive Vice Chancellor

Approval Recommended:

Glenn Hegar
Chancellor

Approved for Legal Sufficiency:

R. Brooks Moore
General Counsel

Phillip Ray
Vice Chancellor for Business Affairs

Ryan C. Griffin
Vice Chancellor and Chief Financial Officer



Research & Innovation Building A Project

Texas A&M-Fort Worth

**THE TEXAS A&M UNIVERSITY SYSTEM
PERMANENT UNIVERSITY FUND
Research & Innovation Building A
Available University Fund**

Dates	Outstanding Principal	Principal Amount	Interest Amount	Annual Total
BONDS	30,300,000.00			
YEAR 1	29,335,000.00	965,000.00	1,363,500.00	2,328,500.00
YEAR 2	28,325,000.00	1,010,000.00	1,320,075.00	2,330,075.00
YEAR 3	27,270,000.00	1,055,000.00	1,274,625.00	2,329,625.00
YEAR 4	26,170,000.00	1,100,000.00	1,227,150.00	2,327,150.00
YEAR 5	25,020,000.00	1,150,000.00	1,177,650.00	2,327,650.00
YEAR 6	23,815,000.00	1,205,000.00	1,125,900.00	2,330,900.00
YEAR 7	22,560,000.00	1,255,000.00	1,071,675.00	2,326,675.00
YEAR 8	21,245,000.00	1,315,000.00	1,015,200.00	2,330,200.00
YEAR 9	19,870,000.00	1,375,000.00	956,025.00	2,331,025.00
YEAR 10	18,435,000.00	1,435,000.00	894,150.00	2,329,150.00
YEAR 11	16,935,000.00	1,500,000.00	829,575.00	2,329,575.00
YEAR 12	15,370,000.00	1,565,000.00	762,075.00	2,327,075.00
YEAR 13	13,730,000.00	1,640,000.00	691,650.00	2,331,650.00
YEAR 14	12,020,000.00	1,710,000.00	617,850.00	2,327,850.00
YEAR 15	10,230,000.00	1,790,000.00	540,900.00	2,330,900.00
YEAR 16	8,360,000.00	1,870,000.00	460,350.00	2,330,350.00
YEAR 17	6,405,000.00	1,955,000.00	376,200.00	2,331,200.00
YEAR 18	4,365,000.00	2,040,000.00	288,225.00	2,328,225.00
YEAR 19	2,230,000.00	2,135,000.00	196,425.00	2,331,425.00
YEAR 20	-	2,230,000.00	100,350.00	2,330,350.00
		<u>\$ 30,300,000.00</u>	<u>\$ 16,289,550.00</u>	<u>\$ 46,589,550.00</u>

Estimated Issuance Costs and Rounding of \$300,000.00 are included in this schedule.

Long-term rates are assumed to be 4.50%. Rates are subject to market change.

Prepared by the Office of the Treasurer - Treasury Services 11/13/2025

Rates are subject to market change. Amounts are preliminary estimates that will be revised at the time bonds are issued.