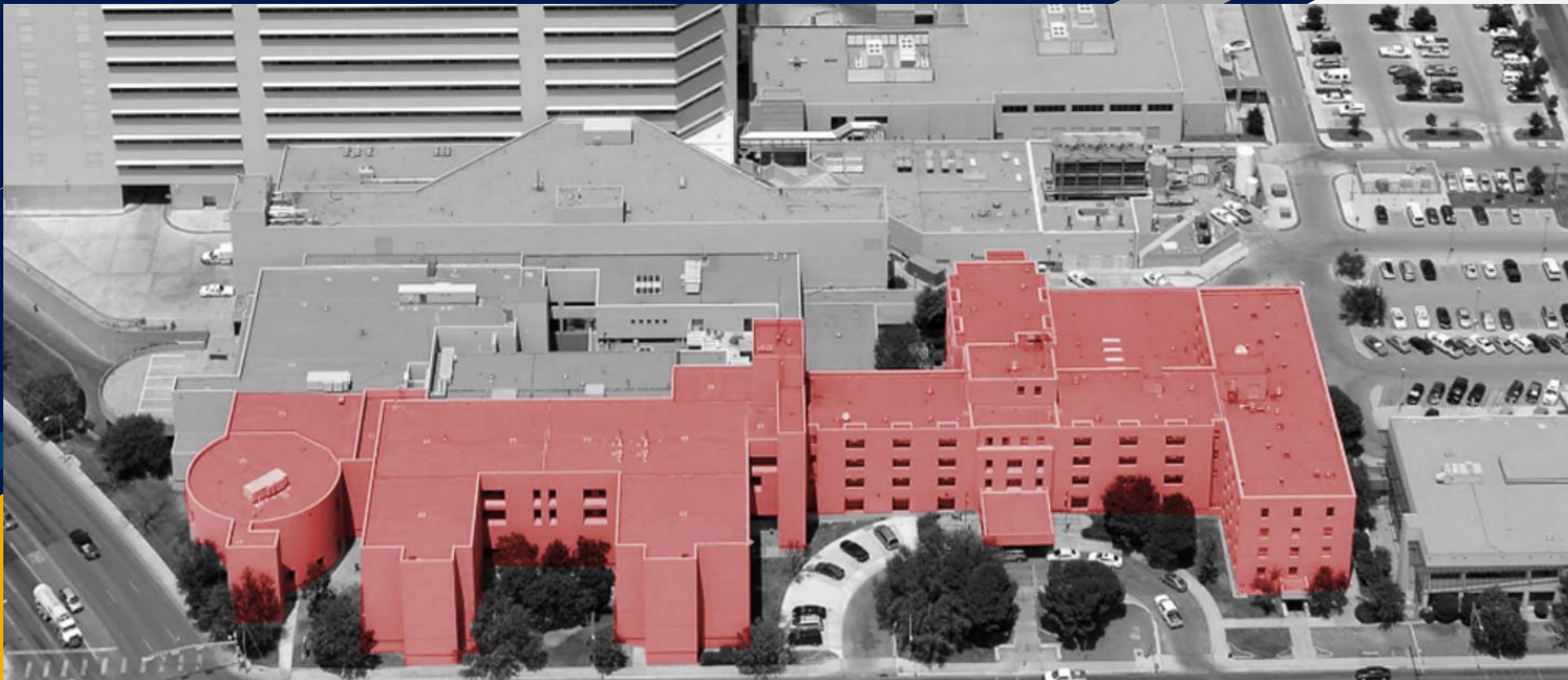




# FACILITY MASTER PLAN

2024



# Cutline

2200 W. ILLINOIS AVE

Total Current Main Campus ft<sup>2</sup>: **746,535 ft<sup>2</sup>**  
Total Cutline Square ft<sup>2</sup>: - **238,680 ft<sup>2</sup>**  
Total Infill Square ft<sup>2</sup>: + **13,808 ft<sup>2</sup>**  
Total New Square ft<sup>2</sup>: = **521,633 ft<sup>2</sup>**





# South Tower Front Illinois View

MASTER PLANNING



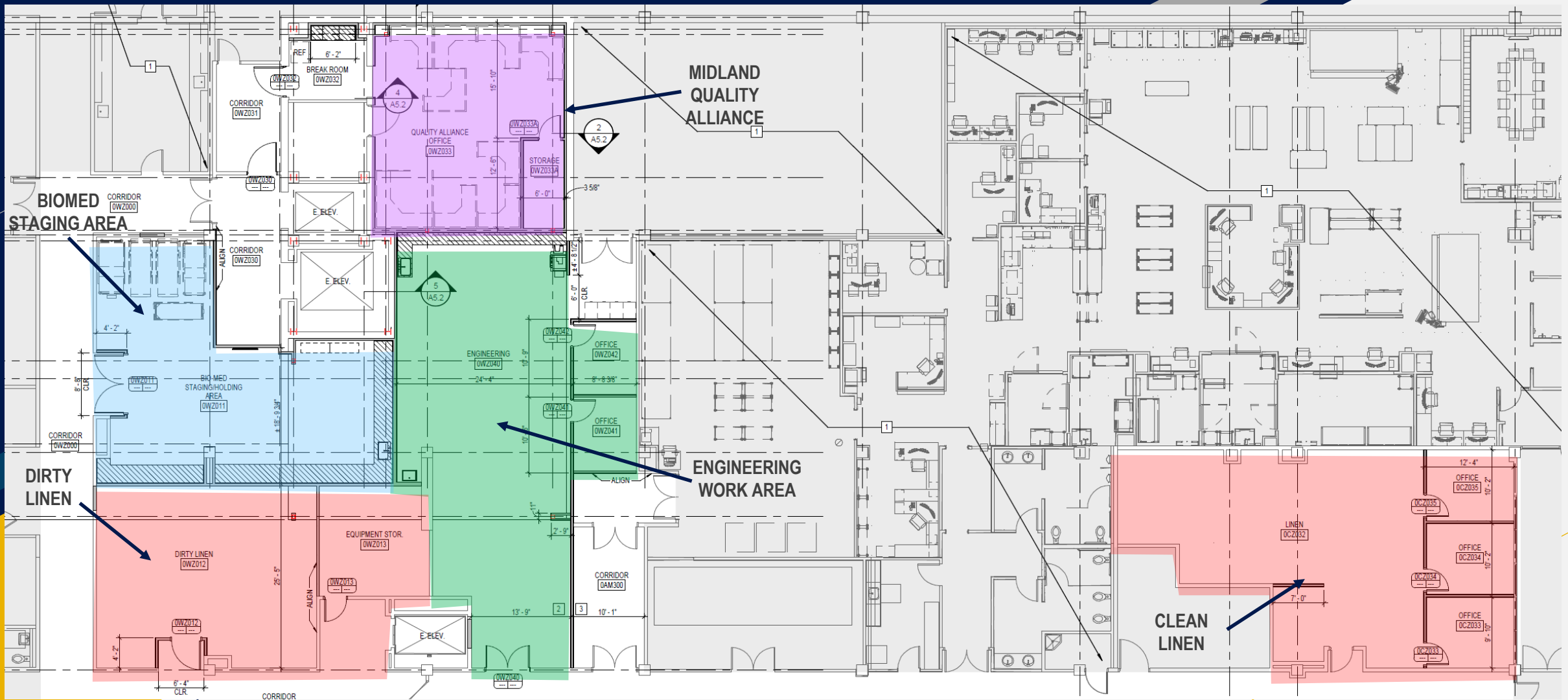


# South Tower/POB Front Illinois View

MASTER PLANNING



# **MAIN CAMPUS RENOVATION**



# Courtyard Infill Blueprint, Floor 0 (Basement)

## MASTER PLANNING





# MASTER PLANNING







# **PROPOSED PROFESSIONAL OFFICE BUILDING**



## DEPARTMENTS TO RELOCATE TO PROFESSIONAL OFFICE BUILDING

- Compliance
- Conference Rooms
- Employee Gym
- Employee Health/Infection Control
- Midland Memorial Foundation
- Human Resources
- Information Technology
- Marketing/Hope Chest
- MCHS and Texas Tech OB/GYN Clinic
- Medical Records
- Police Department
- PBX
- Police Communications Center (PCC)
- Shell Space



## Professional Office Bldg. Tenants

MASTER PLANNING

**4 STORIES**  
63% Built-Out

Usable Total: **84,960 ft<sup>2</sup>**  
Usable Built Out: **51,269 ft<sup>2</sup>**  
Usable Shell: **33,691 ft<sup>2</sup>**





## POB Aerial View

MASTER PLANNING

POB Aerial View  
with Garden





PERGOLA & REFLECTING POOL



PERGOLA SEATING



LAWN & GROVE SEATING



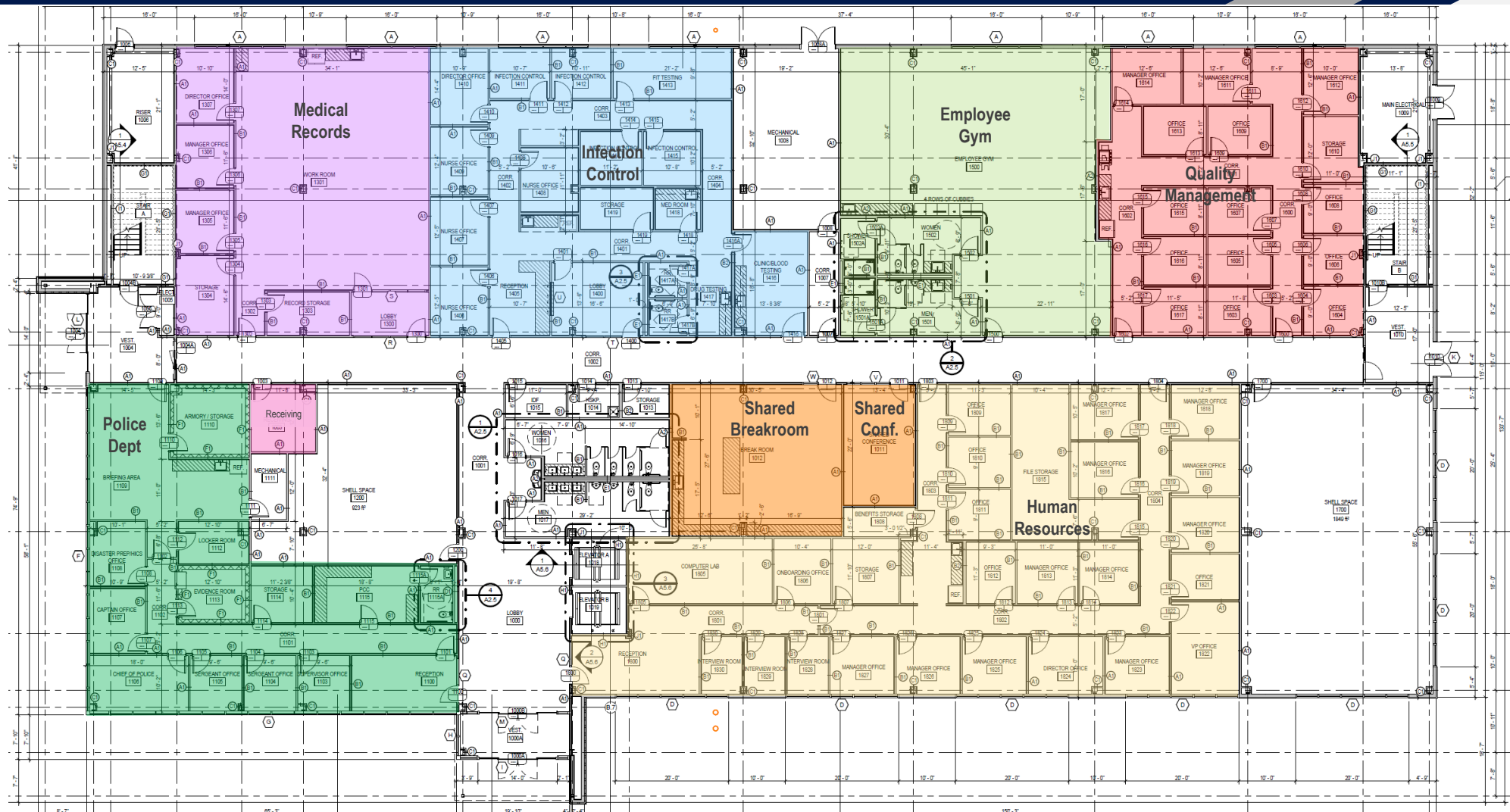
PERGOLA & REFLECTING POOL



# Garden Views

## MASTER PLANNING

Garden Views

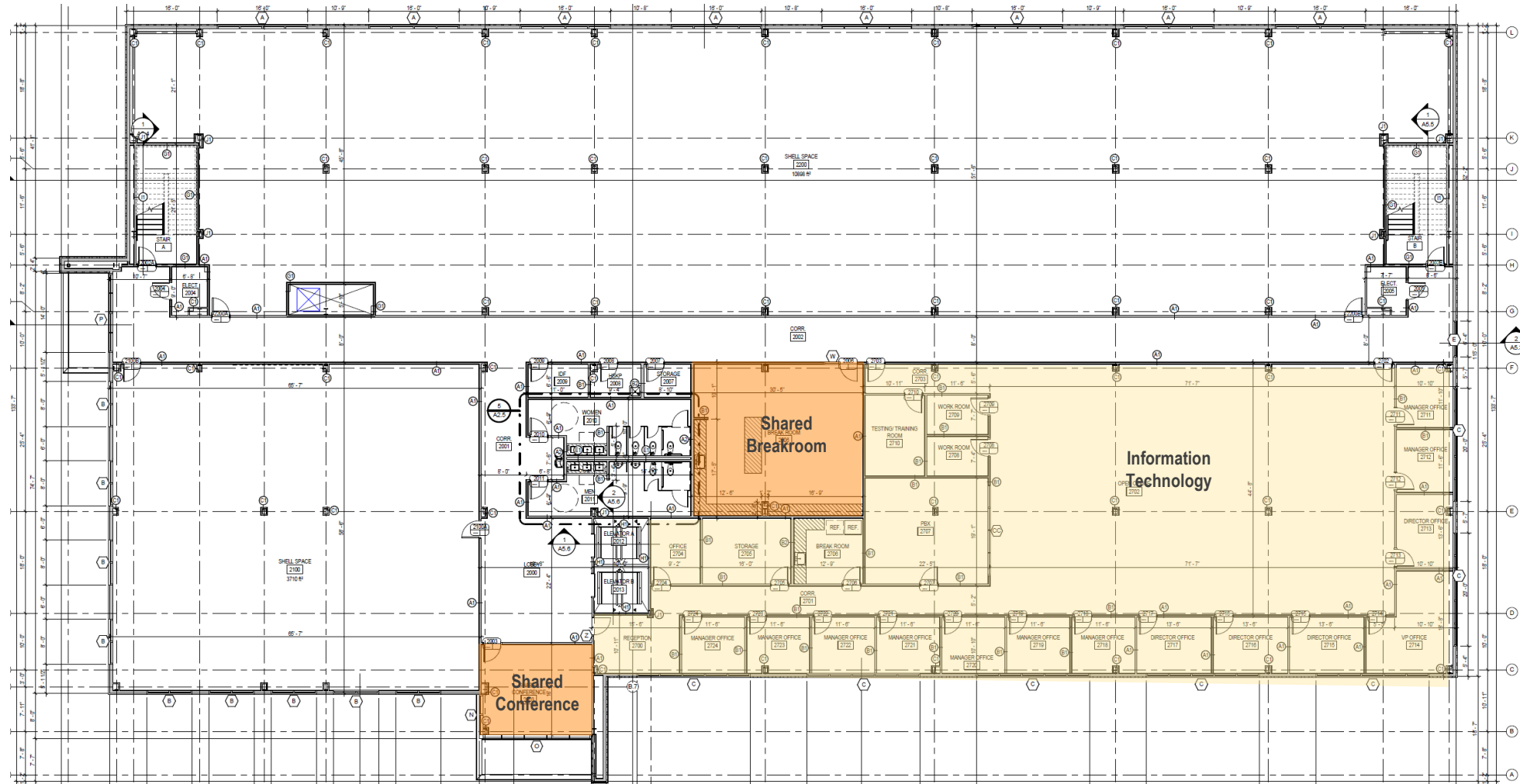


# POB Blueprint, Floor 01

## MASTER PLANNING

HOSPITAL SERVICES  
21,240 #<sup>2</sup> (NET)  
2,744 #<sup>2</sup> (FUTURE SHELL)



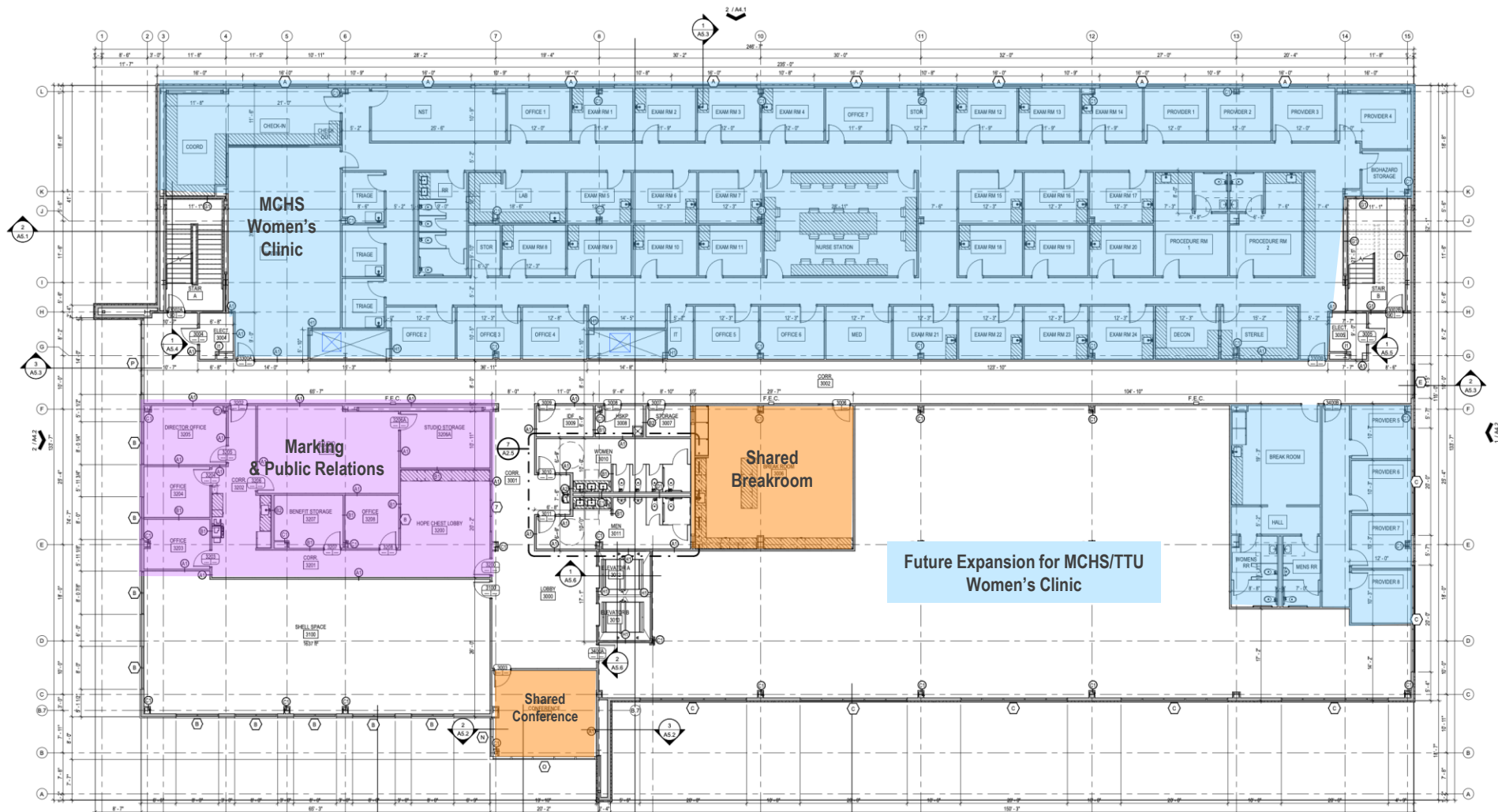


# POB Blueprint, Floor 02

## MASTER PLANNING

Information Technology  
21,240  $\text{ft}^2$  (NET)  
14,612  $\text{ft}^2$  (FUTURE SHELL)

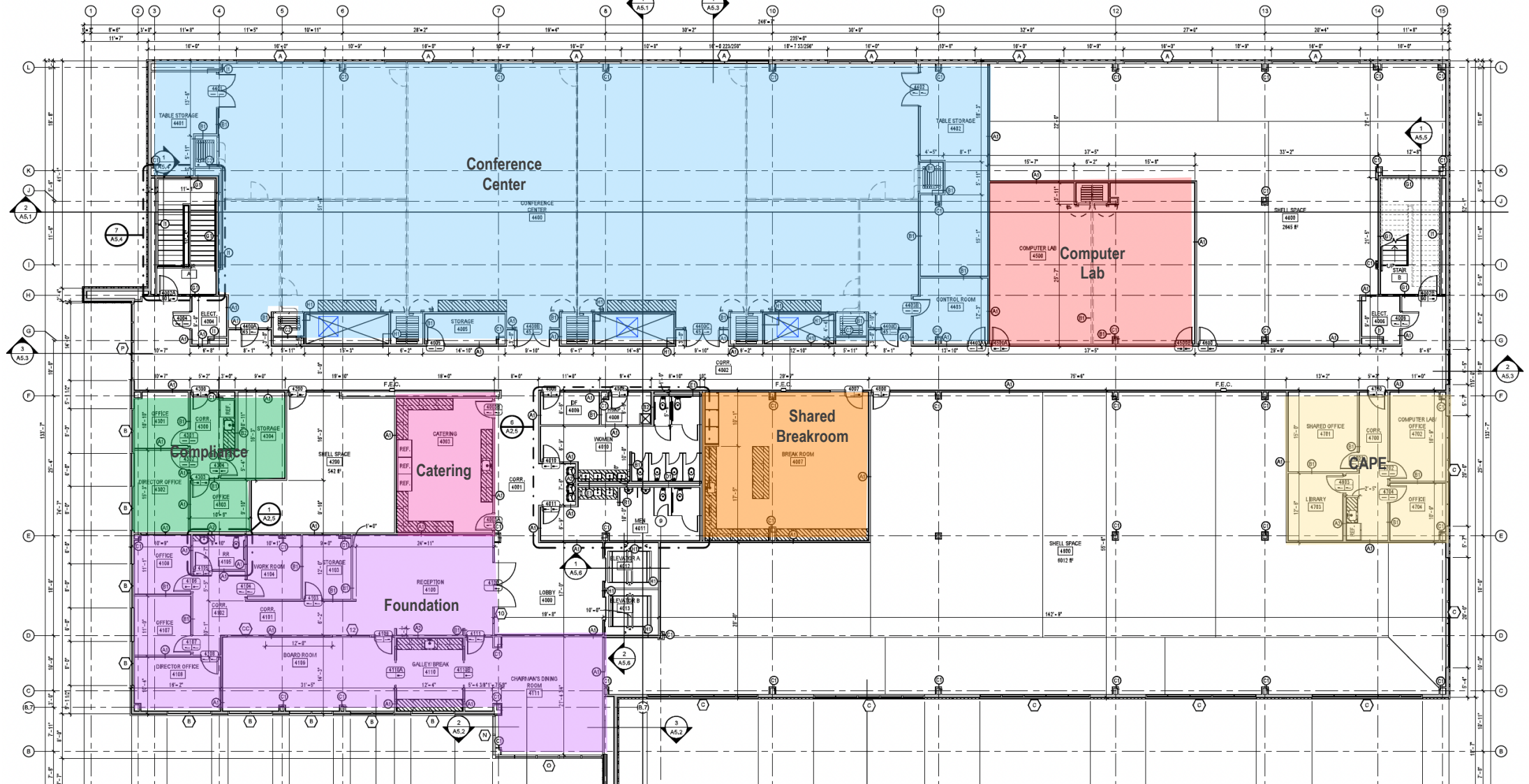




# POB Blueprint, Floor 03

## MASTER PLANNING

MCHS/Marketing  
21,240 #<sup>2</sup> (NET)  
7,123 #<sup>2</sup> (FUTURE SHELL)



# Professional Office Building, Floor 04

## MASTER PLANNING

Foundation/Conference/  
Computer Lab/Misc. offices  
**21,240  $\text{ft}^2$  (NET)**  
**9,212  $\text{ft}^2$  (FUTURE SHELL)**



# **PROPOSED PROJECT COST**



Phase 1 - Relocates / Repairs		Phase 2 – Infills/POB - Based on GMP		Phase 3 - Based on Conceptual	
TTU Resident's Program Relocation to Lobby Spaces (Previously approved and underway)	\$1,311,100	West Courtyard Infill/Radiology/Patio Expansion	\$15,235,616	Utility Re-Route to Tech	\$1,935,000
Hail Damage Repair (Previously approved and underway)	\$22,804,758	OR's 11,12/Patio Vertical Expansion/Cardio.	\$14,766,697	East and South Tower Demo	\$8,330,000
Alliance, West Campus Relocates, North Parking Lot (Previously approved and completed)	\$4,744,335	Endo Renovation	\$3,249,277	South Entry/Re-Façade/Sitework/Parking	\$12,060,000
		POB/MOB/MCHS/ GARDEN	\$65,448,410	Abell Hanger Repair/Reno	\$7,000,000
<b>Phase 1 Total</b>	<b>\$28,860,193</b>	<b>Phase 2 Total</b>	<b>\$98,700,000</b>	<b>Phase 3 Total</b>	<b>\$29,325,000</b>

**Expense Grand Total\*: \$156,885,193**

\*Assumes Zero Recovery from Insurance on Hail Damage Project



# **PROPOSED FUNDING PLAN**

## FUNDING

### Funding Sources

Bond Issuance	\$86,640,000
Philanthropy	\$45,000,000
Operating Cash	\$22,385,000

### Debt Service

Bond Proceeds	\$89,500,000
True Interest Cost	4.51%
Avg Annual Debt Service	\$5,520,610