

**AGENDA ITEM BRIEFING**

**Submitted by:** Phillip Ray, Vice Chancellor for Business Affairs  
The Texas A&M University System

**Subject:** Approval of the Project Scope and Budget, Appropriation for Construction Services, and Approval for Construction for the Meat Sciences & Technology Center Project, Texas A&M AgriLife Research, Bryan, Texas (Project No. 06-3339)

**Background and Prior Actions:**

The Meat Sciences & Technology Center Project was included as a proposed project on the FY 2025 – FY 2029 A&M System Capital Plan approved by the Board at the May 2024 meeting with an FY 2025 start date and a planning amount of \$114,604,906.

**Proposed Board Action:**

- (1) Approve the project scope and budget.
- (2) Appropriate \$103,144,906 for construction services and related project costs. \$11,460,000 has been previously appropriated to this project.
- (3) Approve construction of the Meat Sciences & Technology Center Project at Texas A&M AgriLife Research (AgriLife Research).

**Funding/Budget Amount:**

<u>Funding Source</u>	<u>Budget Amount</u>	<u>Average Estimated Annual Debt Service</u>	<u>Debt Service Source</u>
Revenue Financing System Debt Proceeds	\$12,907,606	\$1,002,244	Gifts
Revenue Financing System Debt Proceeds	\$19,600,000	\$1,521,841	Indirect Cost Recoveries
Permanent University Fund Debt Proceeds	\$25,000,000	\$1,941,021	Available University Fund
Cash (Investment Income)	\$30,000,000	N/A	N/A
Cash (TAMU AUF)	<u>\$25,000,000</u>	N/A	N/A
Cash (Gifts)	<u>\$2,097,300</u>	N/A	N/A
Total Project Funds	<u>\$114,604,906</u>		

**\* System policy requires 50% of the gift funds in hand and an additional 25% in documented pledges before approval for construction on the project is received. For any gift funds not in hand, an unrestricted source of funds must be identified to pay for the project or for the repayment of debt prior to approval for construction. To date, \$2,097,300 (13.98%) in gifts have been received and \$6,402,700 (42.67%) has been pledged but not received. AgriLife Research has identified Indirect Cost Recoveries as an unrestricted source of funds for repayment of the debt if there is any shortfall.**

**Project Justification:**

The legacy of meat science in the Department of Animal Science dates to 1926, with the first Farm Meats course taught at the university. In 1932, the program grew into a Meat Laboratory space built in the basement of the Animal Industries Building. The existing, stand-alone facility, Rosenthal Meat Science and Technology Center on the College Station campus, was built in 1983 to lead the industry with quality education and research to address major live animal, meat industry production, and meat processing problems. This facility supports multiple disciplines across Animal Science—genetics, breeding physiology, reproduction, and nutrition—as well as agency research, extension, and public service.

Although the building was state-of-the-art when originally completed, the meat science program has outgrown the facility. The existing infrastructure for industrial refrigeration is beyond its useful life, complicated to operate and maintain, and poorly designed to facilitate repairs. Though the work of the meat science program is at the heart of the university's land-grant mission, the education and research experience is poorly suited to the building's now central location on main campus. Relocating the facility to the RELLIS Campus will provide improved access for animal transportation, appropriate screening and security for animal holding, and thoughtful public access for outreach programs and retail.

**Scope:**

Located on the RELLIS Campus in Bryan, Texas, the Meat Sciences & Technology Center Project totals approximately 85,600 gross square feet (GSF), with approximately 54,500 assignable square feet (ASF) at 60% efficiency. This new facility will expand AgriLife's presence on the RELLIS Campus and extend outreach opportunities with the greater public. As designed, the new facility includes fifteen lab spaces for teaching, research, and extension; three classroom spaces for education and extension; a retail lab and storefront to recover costs from processing meat products; office space to support faculty and researchers when using the facility; and outdoor space for animal evaluation and handling.

It will provide AgriLife with state-of-the-art processing capabilities to support the next generation of food safety, processing, and nutritional quality research in Meat Science. Research, education, and extension will be supported through a variety of meat science laboratory spaces to process meat at each stage of the practice from harvest to packaging.

Due to the limitations of the existing sanitary sewer system at the RELLIS campus, the Meat Sciences Technology Center Project will not be able to operate prior to the completion of the

Agenda Item No. 3.2  
Agenda Item Briefing

separate RELLIS Campus Sewer Improvement Project, which is itself dependent on the execution of an agreement with the City of Bryan for the acceptance and treatment of RELLIS campus sanitary sewer flows.

Construction on this project is scheduled to start in December 2025 with substantial completion scheduled for February 2028. The total project budget is \$114,604,906.

**Other Major Fiscal Impacts:**

None.

**Strategic Plan Imperative(s) this Item Advances:**

The Meat Sciences & Technology Center Project supports Strategic Plan Imperatives Nos. 3, 4, 5, and 7:

*Imperative No. 3: Our students will leave the A&M System as responsible and engaged citizens prepared for successful careers in an increasingly global economy. Our member institutions will develop the educational experiences, experiential opportunities, and service opportunities that our students need to succeed post-graduation in a global economy.*

*Imperative No. 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.*

*Imperative No. 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. We will continue to address the needs of Texas and use technology to reach citizens in new ways.*

*Imperative No. 7: The A&M System will pursue pioneering/progressive opportunities to address national and global challenges. Focus will be on developing partnerships and innovating programs that will confront national and global problems by leveraging our experience in increasing our prominence.*

The Meat Sciences & Technology Center Project will directly support the hands-on educational experiences that are critical to training the next generation for careers in the meat and food industries. The new facility will continue the Department of Animal Sciences' effort to become an international leader in food product safety, quality, and nutrition of food products. Employing over 500,000 Texans directly and in related industries, the manufacture and sale of meat, poultry, and related products generate an estimated \$87.39 billion in economic activity for Texas.

**THE TEXAS A&M UNIVERSITY SYSTEM  
FACILITIES PLANNING AND CONSTRUCTION**  
Office of the Vice Chancellor for Business Affairs  
October 15, 2025

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

Subject: Approval of the Project Scope and Budget, Appropriation for Construction Services, and Approval for Construction for the Meat Sciences & Technology Center Project, Texas A&M AgriLife Research, Bryan, Texas (Project No. 06-3339)

I recommend adoption of the following minute order:

**“The project scope, along with a project budget of \$114,604,906 for the Meat Sciences & Technology Center Project is approved.**

**The amount of \$12,907,606 is appropriated from Account No. 01-083538 Revenue Financing System Debt Proceeds (Gifts), and the amount of \$19,600,000 is appropriated from Account No. 01-083540 Revenue Financing System Debt Proceeds (Indirect Cost Recoveries), and the amount of \$13,540,000 is appropriated from Account No. 01-084900 Permanent University Fund Debt Proceeds (AUF), the amount of \$30,000,000 is appropriated from Account No. 01-020600, Sid Kyle Income, the amount of \$25,000,000 is appropriated from Account No. 02-806304, Meat Sciences Building, and the amount of \$2,097,300 is appropriated from Account No. 06-203600, Meat Sciences Construction - Gifts, for construction services and related project costs.**

**The Meat Sciences & Technology Center Project, Texas A&M AgriLife Research, Bryan, Texas, is approved for construction.**

**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).**

**As required by Section 5(a) of the Master Resolution of the Revenue Financing System, the Board hereby determines that it will have sufficient funds to meet the financial obligations of The Texas A&M University System, including sufficient Pledged Revenues to satisfy the Annual Debt Service Requirements of the Revenue Financing System and to meet all financial obligations of the Board relating to the Revenue Financing System and that**

**the Participants, on whose behalf the debt is issued, possess the financial capacity to satisfy their Direct Obligations.”**

Respectfully submitted,

[SIGNED BY]

Phillip Ray  
Vice Chancellor for Business Affairs

**Approval Recommended:**

[SIGNED BY]

Glenn Hegar  
Chancellor

**Approved for Legal Sufficiency:**

[SIGNED BY]

R. Brooks Moore  
General Counsel

[SIGNED BY]

Susan Ballabina, Ph.D.  
Executive Vice Chancellor

[SIGNED BY]

Dr. Cliff Lamb, Director  
Texas A&M AgriLife Research

[SIGNED BY]

Jeffrey W. Savell, Ph.D.  
Vice Chancellor and Dean  
Agriculture and Life Sciences

<b>MEAT SCIENCES &amp; TECHNOLOGY CENTER</b> <b>TEXAS A&amp;M AGRILIFE RESEARCH</b> <b>PROJECT NO. 06-3339</b>	<b>PROJECT BUDGET</b>
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1. Construction .....	\$94,248,000
2. Project Contingency .....	1,565,055
3. Program of Requirements.....	0
4. Pre-Construction Services .....	8,397,925
5. Commissioning.....	250,000
6. Construction Testing .....	556,641
7. Campus Services & Technology .....	613,000
8. Furnishings .....	700,000
9. Equipment .....	3,249,047
10. Other Project Costs.....	2,066,612
11. Project Management & Inspection .....	<u>\$2,958,626</u>
12. TOTAL ESTIMATED COST OF PROJECT .....	<u>\$114,604,906</u>

1. BOR Approval to Include in Capital Plan ..... May 7, 2024
2. Issue A/E RFQ ..... May 29, 2024
3. Issue CMAR RFP ..... May 29, 2024
4. Receive A/E RFQ Responses..... June 18, 2024
5. Receive CMAR RFP Response ..... June 20, 2024
6. Shortlist A/E Firms ..... June 27, 2024
7. Shortlist CMAR Firms..... June 27, 2024
8. Interview A/E Firms ..... July 9, 2024
9. Interview CMAR Firms ..... July 10, 2024
10. CMAR Ranked Order Approved by Chancellor..... July 13, 2024
11. A/E Ranked Order Approved by Chancellor ..... July 25, 2024
12. Execute A/E Agreement ..... September 17, 2024
13. A/E Design Kick-Off..... September 20, 2024
14. Execute CMAR Agreement ..... January 13, 2025
15. Complete Schematic Design ..... March 12, 2025
16. Complete Design Development ..... September 22, 2025
17. Receive GMP from CMAR ..... October 9, 2025
18. BOR Approval for Construction..... November 13, 2025
19. Submit THECB Application ..... December 2025
20. Complete Construction Documents ..... December 2025
21. Begin Construction ..... December 2025
22. Substantial Completion..... February 2028
23. Owner Occupancy..... March 2028



## Meat Sciences & Technology Center

Texas A&M AgriLife Research

Project No. 06-3339

**TEXAS AGRILIFE RESEARCH  
REVENUE FINANCING SYSTEM  
Meat Sciences & Technology Center  
Gifts**

Dates	Outstanding Principal	Principal Amount	Interest Amount	Annual Total	Coverage 1.15x
BONDS	13,035,000.00				
YEAR 1	12,620,000.00	415,000.00	586,575.00	1,001,575.00	1,151,811.25
YEAR 2	12,190,000.00	430,000.00	567,900.00	997,900.00	1,147,585.00
YEAR 3	11,735,000.00	455,000.00	548,550.00	1,003,550.00	1,154,082.50
YEAR 4	11,260,000.00	475,000.00	528,075.00	1,003,075.00	1,153,536.25
YEAR 5	10,765,000.00	495,000.00	506,700.00	1,001,700.00	1,151,955.00
YEAR 6	10,245,000.00	520,000.00	484,425.00	1,004,425.00	1,155,088.75
YEAR 7	9,705,000.00	540,000.00	461,025.00	1,001,025.00	1,151,178.75
YEAR 8	9,140,000.00	565,000.00	436,725.00	1,001,725.00	1,151,983.75
YEAR 9	8,550,000.00	590,000.00	411,300.00	1,001,300.00	1,151,495.00
YEAR 10	7,935,000.00	615,000.00	384,750.00	999,750.00	1,149,712.50
YEAR 11	7,290,000.00	645,000.00	357,075.00	1,002,075.00	1,152,386.25
YEAR 12	6,615,000.00	675,000.00	328,050.00	1,003,050.00	1,153,507.50
YEAR 13	5,910,000.00	705,000.00	297,675.00	1,002,675.00	1,153,076.25
YEAR 14	5,175,000.00	735,000.00	265,950.00	1,000,950.00	1,151,092.50
YEAR 15	4,405,000.00	770,000.00	232,875.00	1,002,875.00	1,153,306.25
YEAR 16	3,600,000.00	805,000.00	198,225.00	1,003,225.00	1,153,708.75
YEAR 17	2,760,000.00	840,000.00	162,000.00	1,002,000.00	1,152,300.00
YEAR 18	1,880,000.00	880,000.00	124,200.00	1,004,200.00	1,154,830.00
YEAR 19	960,000.00	920,000.00	84,600.00	1,004,600.00	1,155,290.00
YEAR 20	-	960,000.00	43,200.00	1,003,200.00	1,153,680.00
		<u>\$ 13,035,000.00</u>	<u>\$ 7,009,875.00</u>	<u>\$ 20,044,875.00</u>	<u>\$ 23,051,606.25</u>

Estimated issuance costs and rounding of \$127,394 are included in this schedule.  
Long-term rates are assumed to be 4.5%. Rates are subject to market change.  
Prepared by the Office of the Treasurer - Treasury Services 10/20/2025.

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

**Backstop for any shortfall in Gifts: Indirect Cost Recoveries**

**TEXAS AGRILIFE RESEARCH  
REVENUE FINANCING SYSTEM  
Meat Sciences & Technology Center  
Indirect Cost Recoveries**

<b>Dates</b>	<b>Outstanding Principal</b>	<b>Principal Amount</b>	<b>Interest Amount</b>	<b>Annual Total</b>	<b>Coverage 1.15x</b>
BONDS	19,795,000.00				
YEAR 1	19,165,000.00	630,000.00	890,775.00	1,520,775.00	1,748,891.25
YEAR 2	18,505,000.00	660,000.00	862,425.00	1,522,425.00	1,750,788.75
YEAR 3	17,815,000.00	690,000.00	832,725.00	1,522,725.00	1,751,133.75
YEAR 4	17,095,000.00	720,000.00	801,675.00	1,521,675.00	1,749,926.25
YEAR 5	16,345,000.00	750,000.00	769,275.00	1,519,275.00	1,747,166.25
YEAR 6	15,560,000.00	785,000.00	735,525.00	1,520,525.00	1,748,603.75
YEAR 7	14,740,000.00	820,000.00	700,200.00	1,520,200.00	1,748,230.00
YEAR 8	13,880,000.00	860,000.00	663,300.00	1,523,300.00	1,751,795.00
YEAR 9	12,985,000.00	895,000.00	624,600.00	1,519,600.00	1,747,540.00
YEAR 10	12,045,000.00	940,000.00	584,325.00	1,524,325.00	1,752,973.75
YEAR 11	11,065,000.00	980,000.00	542,025.00	1,522,025.00	1,750,328.75
YEAR 12	10,040,000.00	1,025,000.00	497,925.00	1,522,925.00	1,751,363.75
YEAR 13	8,970,000.00	1,070,000.00	451,800.00	1,521,800.00	1,750,070.00
YEAR 14	7,850,000.00	1,120,000.00	403,650.00	1,523,650.00	1,752,197.50
YEAR 15	6,680,000.00	1,170,000.00	353,250.00	1,523,250.00	1,751,737.50
YEAR 16	5,460,000.00	1,220,000.00	300,600.00	1,520,600.00	1,748,690.00
YEAR 17	4,185,000.00	1,275,000.00	245,700.00	1,520,700.00	1,748,805.00
YEAR 18	2,850,000.00	1,335,000.00	188,325.00	1,523,325.00	1,751,823.75
YEAR 19	1,455,000.00	1,395,000.00	128,250.00	1,523,250.00	1,751,737.50
YEAR 20	-	1,455,000.00	65,475.00	1,520,475.00	1,748,546.25
		<u>\$ 19,795,000.00</u>	<u>\$ 10,641,825.00</u>	<u>\$ 30,436,825.00</u>	<u>\$ 35,002,348.75</u>

Estimated issuance costs and rounding of \$195,000 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 10/20/2025.

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

**TEXAS AGRILIFE RESEARCH  
PERMANENT UNIVERSITY FUND  
Meat Sciences & Technology Center  
Available University Fund**

Dates	Outstanding Principal	Principal Amount	Interest Amount	Annual Total
BONDS	25,250,000.00			
YEAR 1	24,445,000.00	805,000.00	1,136,250.00	1,941,250.00
YEAR 2	23,605,000.00	840,000.00	1,100,025.00	1,940,025.00
YEAR 3	22,725,000.00	880,000.00	1,062,225.00	1,942,225.00
YEAR 4	21,805,000.00	920,000.00	1,022,625.00	1,942,625.00
YEAR 5	20,845,000.00	960,000.00	981,225.00	1,941,225.00
YEAR 6	19,840,000.00	1,005,000.00	938,025.00	1,943,025.00
YEAR 7	18,790,000.00	1,050,000.00	892,800.00	1,942,800.00
YEAR 8	17,695,000.00	1,095,000.00	845,550.00	1,940,550.00
YEAR 9	16,550,000.00	1,145,000.00	796,275.00	1,941,275.00
YEAR 10	15,355,000.00	1,195,000.00	744,750.00	1,939,750.00
YEAR 11	14,105,000.00	1,250,000.00	690,975.00	1,940,975.00
YEAR 12	12,800,000.00	1,305,000.00	634,725.00	1,939,725.00
YEAR 13	11,435,000.00	1,365,000.00	576,000.00	1,941,000.00
YEAR 14	10,010,000.00	1,425,000.00	514,575.00	1,939,575.00
YEAR 15	8,520,000.00	1,490,000.00	450,450.00	1,940,450.00
YEAR 16	6,965,000.00	1,555,000.00	383,400.00	1,938,400.00
YEAR 17	5,335,000.00	1,630,000.00	313,425.00	1,943,425.00
YEAR 18	3,635,000.00	1,700,000.00	240,075.00	1,940,075.00
YEAR 19	1,855,000.00	1,780,000.00	163,575.00	1,943,575.00
YEAR 20	-	1,855,000.00	83,475.00	1,938,475.00
		<u>\$ 25,250,000.00</u>	<u>\$ 13,570,425.00</u>	<u>\$ 38,820,425.00</u>

Estimated issuance costs and rounding of \$250,000 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 10/20/2025

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