

Agenda Item No.

AGENDA ITEM BRIEFING

Submitted by: John A. Barton, Interim Vice Chancellor for Business Affairs
The Texas A&M University System

Subject: Approval to Amend the FY 2026 – FY 2030 A&M System Capital Plan to Increase the Project Budget and Appropriate Additional Funding for Construction Services and Relocation for the Meat Sciences & Technology Center Project for Texas A&M AgriLife Research (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. The project scope, budget, and appropriation for construction services were approved by the Board at the November 2025 meeting.

Proposed Board Action:

- (1) Amend the approved FY 2026 – FY 2030 A&M System Capital Plan to increase the project budget to \$133,359,906.
- (2) Appropriate \$18,755,000 for construction services and related project costs. \$114,604,906 has been previously appropriated.
- (3) Approve construction of the additional work scope and relocation outlined in this agenda item for the Meat Sciences & Technology Center Project for Texas A&M AgriLife Research (AgriLife Research).

Funding/Planning Amount:

<u>Funding Source</u>	<u>Project Budget</u>	<u>Proposed Adjustment</u>	<u>Proposed Budget</u>	<u>Average Estimated Annual Debt Service</u>	<u>Debt Service Source</u>
Revenue Financing System Debt Proceeds	\$12,907,606	\$0	\$12,907,606	\$1,002,244	Gifts
Revenue Financing System Debt Proceeds	\$19,600,000	\$0	\$19,600,000	\$1,521,841	Indirect Cost Recoveries
Permanent University Fund Debt Proceeds	\$25,000,000	\$0	\$25,000,000	\$1,941,021	Available University Fund
Cash (Investment Income)	\$30,000,000	\$18,755,000	\$48,755,000	N/A	N/A
Cash (TAMU AUF)	\$25,000,000	\$0	\$25,000,000	N/A	N/A

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Cash (Gifts)	<u>\$2,097,300</u>	<u>\$0</u>	<u>\$2,097,300</u>	N/A	N/A
Total Project Cost	<u>\$114,604,906</u>	<u>\$18,755,000</u>	<u>\$133,359,906</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.**

Change Justification:

During the early project planning phases for the design and construction of a new Meat Sciences & Technology Center, several locations for the new facility were considered. At that time, the decision was made to locate this facility adjacent to the Animal Reproductive Biotechnology Center at Texas A&M-RELLIS campus. Several factors contributed to this decision, most notably that a location on the main Texas A&M University Campus was not considered available. Since that time, the College of Agriculture has worked with the University to develop a long-range plan for the development of an Agriculture district on the north side of West Campus. Locating the Meat Science & Technology Center in this district will provide many benefits to our students, including easier access to this important education facility, as well as serving as an anchor facility for the remainder of this district. In addition to site-adapting the previous design and construction schedule for the new location, this change also includes added scope and funding to extend campus thermal utilities to serve this facility and efficiently support future development of the Agriculture district.

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. Construction of a new facility will provide improved access for animal

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transportation, appropriate screening and security for animal holding, and thoughtful public access for outreach programs and retail.

Scope:

Located on Finfeather Road in College Station, Texas, the Meat Sciences & Technology Center Project totals approximately 85,600 gross square feet (GSF). This new facility will expand AgriLife's presence 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.

The project will be integrated onto the existing Texas A&M campus thermal utility system. Thermal utilities will be extended from the Global Health Research Building, across F&B Road, to the project site, creating a utility corridor to be utilized in future campus development.

Construction on this project began on February 23, 2026 with substantial completion scheduled for May 2028. The total project budget is \$133,359,906.

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.

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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.

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**THE TEXAS A&M UNIVERSITY SYSTEM
FACILITIES PLANNING AND CONSTRUCTION**
Office of the Vice Chancellor for Business Affairs
March 19, 2026

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

Subject: Approval to Amend the FY 2026 – FY 2030 A&M System Capital Plan to Increase the Project Budget and Appropriate Additional Funding for Construction Services and Relocation for the Meat Sciences & Technology Center Project for Texas A&M AgriLife Research (Project No. 06-3339)

I recommend adoption of the following minute order:

“The request to amend the FY 2026 – FY 2030 A&M System Capital Plan to increase the project budget and relocate the Meat Sciences & Technology Center Project for Texas A&M AgriLife Research is approved.

The amount of \$18,755,000 is appropriated from Account No. 01-020600, Sid Kyle Income, for construction services and related project costs.

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,

John A. Barton
Interim Vice Chancellor for
Business Affairs

System Approval Recommended:

**System General Council Approved
for Legal Sufficiency:**

Glenn Hegar
Chancellor

R. Brooks Moore
General Counsel

Susan Ballabina, Ph.D.
Executive Vice Chancellor

**Board General Council Approved
for Legal Sufficiency:**

Ryan C. Griffin
Vice Chancellor and
Chief Financial Officer

Nichole B. Bunker
General Counsel

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

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

MEAT SCIENCES & TECHNOLOGY CENTER TEXAS A&M AGRILIFE RESEARCH PROJECT NO. 06-3339	PROJECT BUDGET
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1. Construction	\$110,853,345
2. Project Contingency	2,355,786
3. Program of Requirements.....	0
4. Pre-Construction Services	10,057,232
5. Commissioning.....	250,000
6. Construction Testing	556,641
7. Campus Services & Technology	613,000
8. Furnishings	700,000
9. Equipment	2,549,047
10. Other Project Costs.....	1,982,215
11. Project Management & Inspection	<u>\$3,442,640</u>
12. TOTAL ESTIMATED COST OF PROJECT	<u>\$133,359,906</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 9, 2025
20. Issue Construction Notice to Proceed February 23, 2026
21. Complete Construction Documents March 2026
22. BOR Approval for Increased Budget & Relocation March 21,2026
23. Substantial Completion..... July 2028
24. Owner Occupancy..... August 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 03/09/2026.

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**

Dates	Outstanding Principal	Principal Amount	Interest Amount	Annual Total	Coverage 1.15x
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 03/09/2026.

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 03/09/2026.

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