



# THE UTRGV RESEARCH BUILDING

2300 E. Dove Ave. • McAllen, Texas

A COLLABORATIVE PROJECT  
of The University of Texas Rio Grande Valley,  
Doctors Hospital at Renaissance Health System and the City of McAllen

## FACT SHEET

### The UTRGV Research Building



**ARCHITECT:**  
Laura Warren, AIA,  
The Warren Group,  
McAllen, Texas



**CONTRACTOR:**  
Cantu Construction,  
McAllen, Texas



**DELIVERY METHOD:**

Private Development;  
Design-Build



**FUNDING SOURCE:**

Private investment



**SIZE:**  
83,020

Gross Square Feet (GSF)



**COST:**

Final Guaranteed Maximum Price (GMP) is estimated to be between **\$32 million and \$34 million**



**COST PER GSF:**

\$385 to \$410 / GSF



**ANTICIPATED CONSTRUCTION START:**

December 2016



**ANTICIPATED SUBSTANTIAL COMPLETION**

December 2017

The University of Texas  
Rio Grande Valley



**TOGETHER**  
**WE WILL**

## SUMMARY PROJECT DESCRIPTION

- This project will advance UTRGV's goal to **expand biomedical and general research**, in line with the University's aspiration to become an emerging research university (ERU).
- The project scope consists of **83,020 gross square feet of building**, sited on the eastern side of the DHR McAllen medical campus. This new facility will be near DHR Hospital and the DHR-UTRGV Family Medicine Center.
- The proposed building will complement the **existing unique architectural vocabulary** of the DHR campus.
- This facility includes one two-story building with **16 research labs and two core facilities**: a vivarium and a microscopy and imaging center; laundry facilities, a classroom, an administrative staff office suite, 37 faculty and staff offices, 12 research technician rooms, three collaborative/incubator space meeting rooms, and a large conference room. The building will also have break rooms and a grab-and-go food kiosk.
- The building will be constructed using a **concrete structural floor and steel frame with metal stud backup**, and glass, stucco and split-face CMU veneer. The exterior will be surrounded with landscaping around a dedicated parking lot for the facility.