

**MINUTES**  
**UNIVERSITY OF HOUSTON SYSTEM**  
**BOARD OF REGENTS**  
**FACILITIES, CONSTRUCTION AND MASTER PLANNING COMMITTEE**

Tuesday, February 14, 2012 – The members of the Facilities, Construction and Master Planning Committee of The University of Houston System convened at 10:53 a.m. on Tuesday, February 14, 2012, at the Hilton University of Houston Hotel, Waldorf Astoria Ballroom E, Second Floor, Houston, Texas, with the following members participating:

ATTENDANCE –

Present

Tilman J. Fertitta, Chair  
Welcome W. Wilson, Jr., Regent  
Nandita V. Berry, Regent  
Nelda Luce Blair, Ex Officio

Non-Member(s)

Spencer D. Armour III, Regent  
Roger F. Welder, Regent  
Tamecia Glover Harris, Student Regent

In accordance with a notice being timely posted with the Secretary of State and there being a quorum present, Chair of the Committee, Tilman J. Fertitta called the meeting to order. Regent Fertitta stated five (5) action items would be presented to the committee and introduced the first item on the agenda, the approval of minutes.

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AGENDA ITEMS

**Action Items:**

1. Approval of Minutes – Item B

On motion of Regent Wilson Jr., seconded by Regent Berry and by a unanimous vote of the committee members in attendance, the following minutes from the meeting listed below were approved:

- November 15, 2011, Facilities, Construction and Master Planning Committee Meeting

2. Approval of site and program for the design and construction of a new University of Houston football stadium – University of Houston, Item C, FCMP-C1

Dr. Carl Carlucci, Executive Vice Chancellor for Administration and Finance introduced this item to the committee requesting approval of the site and program for the design and construction of a new football stadium at the University of Houston. Dr. Carlucci gave a presentation to the committee along with Mr. Mack Rhoades, Vice President for Intercollegiate Athletics which outlined the proposed plan. Below is a summary of their remarks.

- Existing 32,000-seat Robertson Stadium complex was originally constructed in 1941;

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- In the late 1990's several renovations increased seating capacity and improved the functionality of public spaces.
- In 2010, AECOM was hired to complete a feasibility study to evaluate the available options for renovation and/or new construction on the current site as well as two additional sites:
  - (a) Existing Site;
  - (b) Intramural Site; and/or
  - (c) MacGregor Park Site.
- A comparison analysis was addressed for each of the proposed sites. A lengthy question and answer discussion followed.
- After review of the study results, it was then determined the Existing Site to be the most feasible of the three options given.
- MacGregor Park site was the first to be eliminated due to the lack of infrastructure, parking and other items needed in order to develop the site.
- Intramural Site was the most favorable of the three which is located at Cullen and I-45. Traffic conditions were analyzed; parking engineers reviewed the prices for this location; and the costs of premium seating were all addressed. After review, the costs were found to be too expensive and the recommendation was made to remain with the Existing Site.
- Critical goals were considered in the development of the new football facility:
  - (a) Improve both the perception and reality regarding the quality of UH facilities;
  - (b) Improve recruiting strength by enhancing the student athlete experience;
  - (c) Develop a facility which would drive demand, fit a Houston niche, and improve the fan experience;
  - (d) Create a facility and amenities that were attractive and desirable for the UH community and businesses;
  - (e) Increase the current level of revenue generating amenities; and
  - (f) Provide a top tier sports facility for the football program and University of Houston.
- If approved, the complete demolition and removal of the existing football complex would begin immediately after the completion of the 2012-2013 football season and Owner Occupancy prior to the 2014-2015 season.
- The old complex would be replaced by a new stadium and associated facilities capable of seating 40,000 spectators with an opportunity for phased expansion to a total of 60,000 seats.
- Total approximate GSF would be 450,000 which include field, seating bowl and concourse.

Chair Blair raised the question as to the \$46.1 million costs associated with the Intramural Site. Mr. Rhoades stated that a large portion of this amount was due to relocating the General Services Building (GSB) at an approximate cost of \$26 million; and then a need to identify a new location on campus for this facility. Parking and traffic issues were also mentioned. A lengthy discussion followed.

Regent Fertitta addressed numerous issues which included freeway access to the Existing Site vs. the Intramural Site; adding a parking garage to help facilitate the additional parking problems raised by the Intramural Site; and the addition of a new building on campus to

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replace the current General Services Building. Regent Fertitta felt it was imperative that the stadium be located in the correct location for the future and it give the whole impression of the University of Houston being different. The image of the University of Houston is paramount and one way to accomplish this image would be to move the stadium to the Intramural Site. Regent Berry commented that in the short term, if the Intramural Site were considered, she felt it would be a mistake to settle for the Existing Site due to the visibility the University would have off of I-45; any traffic situations could be addressed in numerous ways; and the parking conditions adjusted.

Mr. Rhoades commented that they had done due diligence in terms of the study. They had taken the 40,000-seat model and placed it on the Intramural Field. If placed at this location, the stadium would have to be reoriented to be right in terms of the sun; it jogged out over Cullen; it left very little room for expansion; the General Services Building would need to be moved; and timing was also a huge factor. It would take approximately two years for the completion of a new stadium; and the cost of playing off-field, away from campus for two years, and to rent out a facility like Reliant would run somewhere between \$125,000-\$175,000 per game. All of these factors had been taken into consideration when the decision and recommendation was made for the Existing Site to be the best location. Questions from committee members were raised and a lengthy discussion followed.

Chair Blair requested a more detailed breakdown of what the additional money would buy; how much of it was general estimate; and how much of it was real figures. Chair Blair stated she had no doubt that everyone had done their due diligence but once the committee receives and reviews further details, the committee's decision would then be:

- (a) Can we raise more money, if we want to spend more money; and
- (b) Is it worth it to do that?

Dr. Carlucci remarked that in his opinion they cannot raise any more money. They have topped out and unless Mr. Rhoades and Ms. Stuhr, Vice Chancellor for University Advancement knew differently, they are of the opinion they are maxed out on what they can spend. Dr. Carlucci commented that when it was time for this item to be presented before the Finance and Administration Committee, it will, in fact, be a very tight budget. Mr. Rhoades concurred. A discussion followed.

The General Services Building (GSB) was addressed by the committee members and administrators with numerous questions presented for clarification.

- (a) Square footage of the GSB building?
- (b) The initial cost of relocating the GSB building?
- (c) The GSB was not a warehouse but an open structure building housing all of the maintenance shops, motor vehicle repairs, generators, bays, etc.
- (d) New traffic plan would need to be developed and approved by TxDOT.
- (e) Were there any future plans for the renovation of the GSB building?

Chancellor Khator remarked that her first choice for the new football stadium would be the Intramural Site off of I-45; and for the past six-to-eight months the focus had been on the Existing Site. Dr. Khator addressed several issues for the committee to consider:

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- (a) It is a long-term commitment and if it takes more time to review the analysis to make certain the best decision is made, it should be done.
- (b) It was four years ago that conversations were started with potential donors for the end zone facility. We are now getting into the Big East Conference and it would be beneficial for the university to work towards playing the first season in 2014.
- (c) An honest assessment must be done in terms of what is truly possible to fundraise for the university.

It was remarked that the decision of the location of this facility was not only this board's decision to make but everyone involved. Nonetheless, down the road, should a mistake be made, it is this board that everyone will remember made the decision. Therefore, the right outcome needs to be made. Mr. Rhoades agreed completely. The Intramural Site is a great site but the costs need to work for the Athletics program in general. A discussion followed.

Regent Berry moved that the committee defer the approval of the site and program for the design and construction of a new University of Houston football stadium until further information was gathered and presented. Regent Blair seconded the motion, which was unanimously approved by the committee members in attendance. This item will be placed on the Board's agenda for further consideration at either the Special Called Board of Regents Meeting scheduled for March 27, 2012 and/or, if called, at a Special Called Board of Regents Meeting prior to this date.

### 3. Approval of site and program for design and construction of a new facility for the University of Houston College of Pharmacy – University of Houston, Item D – FCMP-D10

Dr. Carlucci introduced this item and requested approval of the site and program for the design and construction of a new facility for the University Houston College of Pharmacy. This new facility will provide a state-of-the art infrastructure needed to increase Pharmacy student enrollment, faculty members, and research funding. This multi-story building will have a base square footage of approximately 130,000 gross square feet and a potential add-on for two additional floors at approximately 33,000 square feet per floor. The new College of Pharmacy building will be located in the southeast quadrant of the main campus. This health sciences district includes the College of Optometry and the new Health & Biomedical Science Building. The approximate cost of this facility would be \$80 million funded from various sources, but largely by donors and revenue generated by the college.

Lamar Pritchard, Dean College of Pharmacy gave brief remarks regarding the program which would allow them to expand their research and professional program.

On motion of Regent Berry, seconded by Regent Wilson, Jr. and by a unanimous vote of the committee, the site and program for design and construction of a new facility for the University of Houston College of Pharmacy at the University of Houston was approved.

### 4. Approval of site and program for expansion of the Cougar Substation – University of Houston, Item E – FCMP-E13

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Dr. Carlucci presented this item and requested approval for the site and program for expansion of the Cougar Substation to provide additional electrical capacity to the campus as well as a new underground distribution of electrical feeders from substation to each building on the Energy Research Park (ERP) campus. A transformer needs to be added. This will mitigate the current vulnerability of overhead electrical service which is prone to weather-related damages.

On motion of Regent Berry, seconded by Regent Wilson, Jr. and by a unanimous vote of the committee, the site and program for expansion of the Cougar Substation at the University of Houston was approved.

5. Approval is requested to update the University of Houston-Sugar Land Master Plan to site a new 63,000 square foot partnership facility – University of Houston, Item F – FCMP-F16

Dr. Carlucci requested approval to update the University of Houston-Sugar Land master plan to incorporate a new 63,000 square foot university-related partnership building. Under a ground lease from the University of Houston, this facility will be privately developed, financed and constructed by TimeGate, Incorporated, an industry leader in digital gaming. The proposed building would house their motion-capture studio facility and staff associated with developing interactive games. Wharton County Junior College, University of Houston and University of Houston-Victoria would move academic programs that align with the needs of the digital gaming industry into the building under this lease agreement.

A short animated film clip, designed by one of the students demonstrating the capability of the multi-capture studio, was shown to the committee for reference.

On motion of Regent Berry, seconded by Regent Wilson, Jr. and by a unanimous vote of the committee, the request to update the University of Houston-Sugar Land Master Plan to site a new 63,000 square foot partnership facility was approved.

6. Approval of site and program for the design of the University of Houston-Victoria Academic and Economics Development Building – University of Houston-Victoria, Item G – FCMP-G19

Dr. Carlucci requested approval of the site and program for the design of the University of Houston-Victoria Academic and Economics Development Building. This facility will house classrooms, student and academic support services, allied health programs, the School of Business Administration, and the Regional Center for Economic Development.

On motion of Regent Wilson, Jr., seconded by Regent Berry and by a unanimous vote of the committee, the site and program for the design of the University of Houston-Victoria Academic and Economics Development Building was approved.

At the conclusion of the final action item presented and approved by the committee, Regent Fertitta asked for a motion to place four (4) of the five (5) action items on the Consent Docket Agenda for the February 15, 2012, Board of Regents meeting for final Board approval.

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On motion of Regent Wilson, Jr., seconded by Regent Berry, and by a unanimous vote of the committee, the following four (4) action items, approved by the committee, will be placed on the Consent Docket Agenda at the Board of Regents meeting on February 15, 2012 for final Board approval.

- (1) Approval of site and program for design and construction of a new facility for the University of Houston College of Pharmacy – University of Houston;
- (2) Approval of site and program for expansion of the Cougar Substation – University of Houston;
- (3) Approval is requested to update the University of Houston –Sugar Land Master Plan to site a new 63,000 square foot partnership facility – University of Houston; and
- (4) Approval of site and program for the design of the University of Houston-Victoria Academic and Economics Development Building – University of Houston-Victoria.

The first action item presented to the committee, the approval of site and program for the design and construction of a new University of Houston football stadium was deferred.

There being no further business to come before the committee, the meeting adjourned at 12:06 p.m.

All documentation submitted to the Committee in support of the foregoing action items, including but not limited to “Passed” agenda items and supporting documentation presented to the Committee, is incorporated herein and made a part of these minutes for all purposes; however, this does not constitute a waiver of any privileges contained herein.

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Others Present:

Renu Khator	Ed Hugetz	Elaine Charlson
Carl Carlucci	Don Guyton	Monica McHenry
John Antel	Wayne Beran	Mack Rhoades
Dona Cornell	Spencer Moore	Karen Clarke
Rathindra Bose	Dan Wells	Emily Messa
Grover Campbell	Oscar Gutierrez	Lamar Pritchard
Eloise Stuhr	Dick Phillips	Cynthia Brown
Richard Walker	Jonathan Thurston	Tom Ehardt
Philip Castille	Chris Stanich	Sean York
Marshall Schott	Malcolm Davis	Dan Maxwell
Willie Munson	Sameer Kapileshwari	T. J. Meagher
Raymond Bartlett	Esmeralda Valdez	Mike Emery
Craig Ness	Jon Aldrich	Ed Jones
Marquette Hobbs	Gerry Mathisen	