

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

Tuesday, May 15, 2012 – The members of the Facilities, Construction and Master Planning Committee of The University of Houston System convened at 11:00 a.m. on Tuesday, May 15, 2012, at the Conrad Hilton Ballroom, Second Floor, Hilton University of Houston Hotel, 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
Jacob M. Monty, 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 two (2) action items and two (2) information items would be presented to the committee and introduced the first item on the agenda, the approval of minutes.

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:

- February 14, 2012, Facilities, Construction and Master Planning Committee Meeting

2. Approval of update to the University of Houston-Victoria master plan to add land to the existing campus – University of Houston-Victoria, Item C, FCMP-C1-4

Dr. Carl Carlucci, Executive Vice Chancellor for Administration and Finance introduced this item to the committee requesting approval of an update to the University of Houston-Victoria master plan to add land to the existing campus. This 2.55 acre tract of land and associated improvements by the University of Houston-Victoria would provide beneficial secondary access to Jaguar Hall, Jaguar Court (opening Fall 2012) and Jaguar Suites (opening Fall 2013). The building currently located on the property would serve as the new University of Houston-Victoria Facility Services Department.

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Dr. Philip Castille, President of the University of Houston-Victoria presented a powerpoint presentation which outlined the site map, property description and purpose statement. Below is a brief summary of Dr. Castille's remarks.

- The Kresta property backs up to Jaguar Hall and is located on Ben Wilson Street.
- By purchasing this property, the university would create a new entrance into residential housing from Ben Wilson Street which would curtail students having to use Business 59 to enter and exit Jaguar Hall.
- Minimal remodeling in the front section of the building would be needed for additional offices; and a much larger maintenance shop and covered parking areas are included.
- UHV would purchase buses to shuttle students from the residence halls to the campus and maintain and store the buses at this location.
- The freed-up space from relocating the Facilities Services Department would aid in re-aligning several functional areas for optimal use of space.
- Purchase price - \$650,000 – HEAF funds.
- The 2.55 acre site had been improved in 2009 with an 8,400 square feet warehouse/showroom.
- Two appraisals have been received on this property.

A discussion followed the powerpoint presentation. A copy of this presentation was filed in the Board office.

On motion of Regent Wilson, Jr., seconded by Regent Berry, and by a unanimous vote of the committee, the update to the University of Houston-Victoria master plan to add land to the existing campus was approved.

3. Approval of site and program for build-out of the 4th and 5th floors of the Health and Biomedical Sciences Building – University of Houston, Item D – FCMP-D5-10

Dr. Carlucci presented this item and requested approval for the site and program for build-out of the 4th and 5th floors of the Health and Biomedical Sciences Building at the University of Houston. Below is a brief overview of Dr. Carlucci's remarks.

- Approximately 25,000 square feet of total vivarium space; and
- Approximately 25,000 square feet of lab and office space.
- Potential storage facility for approximately 25,000 mice, with space for rodents and rabbits.
- The 4th floor office and lab space would provide office and lab space for Neuropsychology, Neuro-Science and Neuro-engineering.
- The 5th floor vivarium space would provide for a total capacity of approximately 25,000 animals.

On motion of Regent Berry, seconded by Regent Wilson, Jr. and by a unanimous vote of the committee, the site and program for build-out of the 4th and 5th floors of the Health and Biomedical Sciences Building at the University of Houston was approved.

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At the conclusion of the final action item presented and approved by the committee, Regent Fertitta asked for a motion to place the two (2) action items on the Consent Docket Agenda for the May 16, 2012, Board of Regents meeting for final Board approval.

On motion of Regent Berry, seconded by Regent Wilson, Jr., and by a unanimous vote of the committee, the following two (2) action items, approved by the committee, will be placed on the Consent Docket Agenda at the Board of Regents meeting scheduled for May 16, 2012 for final Board approval.

- (1) Approval of update to the University of Houston-Victoria master plan to add land to the existing campus – University of Houston- Victoria; and
- (2) Approval of site and program for build-out of the 4th and 5th floors of the Health and Biomedical Sciences Building – University of Houston.

Information Items:

1. Major Capital Projects Status Report – University of Houston System, Item E – FCMP-E11-26

Dr. Carlucci introduced this item and requested Ms. Emily Messa, Associate Vice Chancellor for Administration, who presented the committee the status report on the Major Capital Projects for the University of Houston System. Below is a brief summary of Ms. Messa's remarks.

- Campus map presented outlining the various projects under construction.
- Construction Timeline for the numerous projects were addressed as follows:
 - UHCL Arbor Building Renovation. This building is in last phase of renovations and added two, free standing metal buildings in addition to the renovations to support the Fine Arts and Education Department.
 - UH Science Teaching Lab Building. This project completed in last November but lab build-out is currently being done and will be completed at the end of 2012.
 - UH Energy Research Park, Building 4. This is a 32,000 sq. ft. facility, but the build-out of the first floor includes a conference center, small market to support the complex, and office space.
 - UH Energy Research Park, Building 1 – Administration Building. This is a 60,000 sq. ft. renovation project that will house UH Finance staff and UH Advancement staff. The move-in date for the staff will be approximately late summer or early fall.
 - Blaffer Museum. This is a largely aesthetic renovation and provides a defined entry for the Blaffer.
 - Stadium Parking Garage. This is a 2,300 space parking garage and a 10,000 sq. ft. build-out of retail is currently been which will include Taco Cabana, UH Fan Shop, a small market and Parking and Transportation staff will be housed here.
 - Westside Dining Facility. This is a 25,000 sq. ft., new construction facility that is scheduled to open in late fall or early spring 2012.
 - SERC Phase IV. This phase is build-out of the first, second and fourth floors which completes the SERC complex and is mostly lab space.

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- Classroom and Business Building. This is a new facility that will be home to classrooms, large testing and writing centers, and the completion of this facility is on schedule for the end of this calendar year.
- UH Fleming Renovation. Largely life safety will also include a component for student success initiatives for the College of Natural Science and Math and is a part of the \$57 million science project upgrade.
- Central Plant. This is an upgrade and expansion which added approximately 8,000 sq. ft. of new space along with equipment; and provides chilled water and steam to the entire campus.
- Health and Biomedical Sciences Building. This is a 167,000 sq. ft. facility with clinical, labs, research, and instruction and should be completed this fiscal year.
- UHV Sophomore Housing. This is the Jaguar Suites project which will add 218 beds of housing to the campus. The goal is to have 670 beds by the fall of 2013.
- UH Cougar Place Replacement. This is a UH housing project. The Cougar Place Replacement is an 800 bed, 316,000 sq. ft. new construction facility which will replace the old Cougar Place project at the corner of Cullen and Wheeler. There will also be some classrooms in this facility.
- UH Cougar Village – Phase II. This is another UH housing project. This is a 1,100 bed, 288,000 sq. ft. facility and should be completed by the fall of 2013.
- Multi-Modal Garage. This will be located next to the Welcome Center Parking Garage and will have approximately 1,500-2,000 parking spaces. This is scheduled for completion by the fall of 2013.
- University Center Transformation. This is an \$80 million transformation of the current University Center (UC) and is a phased project. The first phase will begin shortly which will include a two-story, 52,000 sq. ft. addition to the east of the current UC. This addition will include retail, dining, and a new theater space. There will also be a 68,000 sq. ft. north addition which will house student activities, student organizations and a senate chamber for the Student Government Association (a hub for student activities when it reopens). Phase II will address maintenance issues and add lounge space.
- UH Football Stadium. In procurement phase but the plan is to begin construction of this facility at the end of the 2012 football season.
- UHV Regional Academic and Economic Development Building. This is currently in the planning stages. It is a three-story facility that will house regional economic development, classrooms, offices, and allied health. Construction on this project will begin in April 2013 with occupancy in June of 2014.
- UH College of Pharmacy Building. This is sited to be adjacent to the Health and Biomedical Sciences Building.
- UH Clear Lake Freshmen Housing. Potential housing is being planned as the UHCL begins their downward expansion.
- UH Family Housing/Childcare. This is a proposed privatized family housing/ childcare facility that is sited to be at the MacGregor site.
- Design of numerous facilities were addressed as referenced below:
 - UH-Clear Lake Arbor Building – A/E Design: SHW; Contractor: Palmer.
 - UH Health and Biomedical Building – A/E Design: Bailey Archs./Shepley Bulfinch; Contractor: Tellepsen.
 - UH Stadium Parking Garage – A/E Design: WHR; Contractor: Vaughn.

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- UH Central Plant Expansion – A/E Design: Shah Smith & Assoc.; Contractor: Vaughn.
- UH Classroom and Business Building – A/E Design: Gensler; Contractor: Linbeck.
- UH University Center Transformation – A/E Design: WHR; Contractor: Tellepsen.
- UH Cougar Village II – A/E Design: Brave; Contractor: Austin Commercial
- UH Cougar Place – A/E Design: Page Southerland Page; Contractor: SpawGlass.

A complete copy of Ms. Messa's powerpoint presentation may be found at the following link: <http://www.uhsa.uh.edu/board-of-regents/documents/committee-board/051512FCMPItems/FCMP-E12-261.pdf#FCMP-E12-26>.

This item was presented for information only and required no committee action.

2. University of Houston Energy Research Park Status Report – University of Houston, Item F – FCMP-F27-46

Dr. Carlucci introduced this item and asked Sean York, Director of Real Estate Services, to give a presentation and update on what has been done with the first phase of development. This area will support instruction, research and partnerships.

Mr. York presented a property site plan which basically showed various warehouse buildings and administrative buildings that are currently being used by the university. These buildings comprise 685,000 sq. ft. of space and roughly 75 acres.

The Park was purchased in 2009 and between 2009-2011 construction/renovation projects completed were:

- Building 19 – warehouse renovation completed in December 2010
- Building 9 – ConocoPhillips Petroleum Engineering Building completed in January 2011.

Site improvements during this timeframe included:

- Main ID Sign Installation – 2011
- Shuttle Loop Improvements
- Building Painting, Fire Lane Striping and Landscaping

During the first quarter of 2012, construction/renovation projects included the following:

- Building 19 – Arte Publico completed December 2011
- Building 7A – UH Machine Shop completed January 2012
- Building 4 – Research & Conference Center – March 2012 – Level 1
- Building 1 UH Administration/Advancement – July 2012
- Building 15 – Energy Device Fabrication Lab – July 2012
- Building 14B – Superpower Phase II – July 2012
- Building 8 – Code Compliance Upgrades – July 2012
- Building 19 – Property Management/Records Retention – August 2012
- Building 14A – Diesel Lobby and High Pressure Gas Lines – May 2012
- Building 5 – BBTS – September 15
- Building 19 – 2nd Level Swing Space – September 2012
- Cougar Substation Improvements Kick-Off – April 2012

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Site Improvements during this same time period included:

- Shuttle Stop Installations (2) completed in January 2012
- Building Signage completed March 2012
- Site furnishings – May 2012
- Wayfinding Signage – September 2012

It should be noted that the Petroleum and Engineering Program is located at the Park.

A complete copy of Mr. York's presentation may be found at the following link:

http://www.uhsa.uh.edu/board-of-regents/documents/committee-board/051512FCMP_Items/FCMP-F28-46.pdf#FCMP-F28-46 .

This item was for information only and required no committee action.

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.

Others Present:

Renu Khator
John Antel
Carl Carlucci
Dona Cornell
Rathindra Bose
Grover Campbell
Elwyn Lee
Eloise Dunn Stuhr
Bill Staples
Jon Aldrich
Gerry Mathisen

Jonathan Thurston
Monica McHenry
Elaine Charlson
Oscar Gutierrez
Chris Stanich
Ed Hugetz
Richard Bonnin
Philip Castille
Carl Stockton
Ed Jones

Sean York
Tom Ehardt
Emily Messa
Mike Dressman
Dan Maxwell
Mike Emery
Wayne Beran
William Flores
Dan Wells
Marquette Hobbs