Thursday, May 16, 2019 – The members of the Facilities, Construction and Master Planning Committee of the University of Houston System Board of Regents convened at 1:17 p.m. on Thursday, May 16, 2019, at the Hilton University of Houston Hotel, Conrad Hilton Ballroom, Second Floor, 4450 University Drive, Houston, Texas, 77204 with the following members participating:

ATTENDANCE –

<table>
<thead>
<tr>
<th>Member(s) Present</th>
<th>Non-Member(s) Present</th>
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<tbody>
<tr>
<td>Paula M. Mendoza, Chair</td>
<td>Durga D. Agrawal, Regent</td>
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<tr>
<td>Gerald W. McElvy, Vice Chair</td>
<td>Steve I. Chazen, Regent</td>
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<tr>
<td>Beth Madison, Member</td>
<td>Peter K. Taaffe, Regent</td>
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<tr>
<td>Jack B. Moore, Member</td>
<td>Doug H. Brooks, Regent (via Teleconference Call)</td>
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<td>Tilman J. Fertitta, Ex Officio</td>
<td>Andrew Z. Teoh, Student Regent, Non-voting</td>
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In accordance with a notice being timely posted with the Secretary of State and there being a quorum in attendance, Chair of the Committee, Paula M. Mendoza called the meeting to order. Regent Mendoza stated the committee would be presented five (5) agenda items: three (3) for the committee’s consideration and approval and two (2) for information only.

Regent Mendoza moved to Item B, the approval of the minutes from the February 28, 2019, Facilities, Construction and Master Planning Committee meeting.

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AGENDA ITEMS

**Action Item(s):**

1. Approval of Minutes – Item B

   On motion of Regent Moore, seconded by Regent Madison, and by unanimous vote of the members present, the following minutes from the meeting listed below was approved:

   - February 28, 2019, Facilities, Construction and Master Planning Committee meeting

Following the approval of the minutes, Regent Mendoza moved to Item C, the Approval is requested for the annual update to the University of Houston Master Plan – University of Houston, and asked Mr. Jim McShan, Senior Vice Chancellor for Administration and Finance, to introduce this item.

Mr. McShan introduced Patricia Oliver, Dean of the College of Architecture, who presented this item.
Dean Oliver began by noting that this Master Plan was titled the Centennial Plan since the campus was rapidly marching towards 2027. She explained the goals remained as follows:

- Stewardship of the physical setting, part of the legacy of the centennial celebration.
- Growth targets linked to the centennial aspirations supporting UH as a destination campus.
- Four gateways created by curated landmark buildings to improve orientation, concentrating on four (4) major campus entrances focused on primary interests of the university including athletics, arts, health and University Drive.

Dean Oliver then provided a brief report on building updates:

- Science Building Renovation and other core projects were underway;
- Hilton Hotel additional room tower was in design process;
- UH Sugar Land STEM building was completed;
- UH Katy Academic Building was completed;
- Garage 5 was under construction;
- Garage 6 was estimated to begin the construction phase;
- UH Partnership building was in design phase; and
- UH College of Medicine received approval for site.

Dean Oliver also mentioned recent purchases which included Chung Parcels and TIGER 6 Trail Connector Path and Fence at Technology Bridge.

Dean Oliver presented a map noting buildings under construction or sites for future building consideration. She stated that construction of the garages on the periphery of the campus was part of the plan to move parking to the outside of the campus to release very valuable real estate in the center of campus and convert it to building sites. In addition, Dean Oliver explained that in response to the Gateway plan, the City of Houston had been working with the University to renovate Cullen Boulevard, including creating more room for cohabitation between cars, bikes, carts and pedestrians; the addition of more trees; and a better drainage system.

Lastly, Dean Oliver stated that the University hoped to be able to match the renovation plan for Cullen Boulevard in the other major gateways such as University Drive, arts and medical in the future.

On motion of Regent Moore, seconded by Regent McElvy, and by unanimous vote of the committee members in attendance, Item C, Approval is requested for the annual update to the University of Houston Master Plan – University of Houston was approved.

The next action item listed on the agenda was Item D, Approval is requested for the annual update to the University of Houston-Victoria Master Plan – University of Houston-Victoria. Regent Mendoza asked Mr. McShan to present this item.

Mr. McShan introduced Dr. Robert Glenn, President of the University of Houston-Victoria and asked him to provide an overview of their Master Plan.
Dr. Glenn began by stating that the current Master Plan goals remained the same which included the following:

- Expand academic offerings - Dr. Chance Glenn was recently hired as the new Provost and UH-Victoria is expected to grow in the science field under his leadership;
- Cultivate a safe university atmosphere;
- Provide facilities to support student services and activities;
- Expand infrastructure in support of growth and retention of students through graduation;
- Continue improving community college transfer through Houston GPS (Houston Guided Pathways to Success).

Dr. Glenn explained that UH-Victoria had a number of ongoing projects, one of them being Ben Wilson Street which was expected to receive final approval from City Council. Once approved, the University will immediately begin work on this project and it will take an estimated 18-24 months for its completion.

Dr. Glenn also provided a brief report on project updates as follows:

- University Commons was nearly completed and the ribbon cutting is scheduled in August 2019;
- Smith Hall is under construction and an expected topping out ceremony will be held in June 2019;
- STEM is currently under construction and it is expected that the building foundation will move forward;
- Town Plaza Mall – expected to receive notice to proceed in June 2019 with completion in July 2020; and
- Ben Wilson - expecting final approval from Victoria City Council on May 7, 2019.

Dr. Glenn added that although the campus was landlocked, they were actively seeking to purchase property in two (2) areas close to the university with hopes of being able to expand. Lastly, Dr. Glenn stated that work on campus was proceeding well towards completion. It was an exciting time for the University of Houston-Victoria; the community has been very supportive; and the UHV is looking forward to making an impact!

On motion of Regent McElvy, seconded by Regent Moore, and by unanimous vote of the committee members in attendance, Item D, Approval is requested for the annual update to the University of Houston-Victoria Master Plan – University of Houston-Victoria was approved.

The last approval item on the agenda was Item E, Approval is requested for revisions to the University of Houston System-wide Public Art Committee Operating Procedures Manual – University of Houston System, and Regent Mendoza asked Mr. McShan to present this item.

Mr. McShan thanked Chancellor Khator for her vision of the Public Art Committee. He also thanked Regent Mendoza and Regent Madison for their support of this committee and Dr. Emily Messa for her hard work in accomplishing Chancellor Khator’s vision.
Mr. McShan explained that the committee was requesting approval for revisions to its Operating Manual. The first request was the addition of four (4) members to their committee, including the current Chair of the University of Houston’s Board of Visitors Public Art Task Force, the President of the Faculty Senate, a representative from a City of Houston municipal arts, cultural and/or tourism agency, and one (1) representative from the Third Ward community.

Secondly, Mr. McShan stated that the committee was replacing the four (4) external arts professionals with four (4) internal professionals from the University of Houston System.

And finally, the committee added a new procedures section regarding the protocols for its Temporary Public Art Program as well as the committee’s responsibility with respect to temporary public artworks. Mr. McShan invited everyone to learn more about the Temporary Public Art Program, which was a very exciting program that handles the active art-related events happening around the System.

Regent Mendoza complimented Dr. Messa on her hard work and thanked her for everything the committee has done for the UH System.

On motion of Regent McElvy, seconded by Regent Madison, and by unanimous vote of the committee members in attendance, Item E, Approval is requested for revisions to the University of Houston System-wide Public Art Committee Operating Procedures Manual – University of Houston System was approved.

Following the approval of this item, Regent Mendoza called for a vote to place the three (3) action items, unanimously approved by the committee, on the Board’s Consent Docket Agenda.

On motion of Regent McElvy, seconded by Regent Moore, and by unanimous vote of the committee members present, the following three (3) action items were placed on the Board of Regents’ Consent Docket Agenda for final board approval at the May 16, 2019, Board of Regents meeting held later that day as follows:

1. Approval is requested for the annual update to the University of Houston Master Plan – University of Houston;

2. Approval is requested for the annual update to the University of Houston-Victoria Master Plan – UH-Victoria; and

3. Approval is requested for revisions to the University of Houston System-wide Public Art Committee Operating Procedures Manual – University of Houston System.

The first information item on the agenda was Item F, Update to the University of Houston Housing Master Plan – University of Houston. Regent Mendoza asked Dr. Richard Walker, Vice Chancellor for Student Affairs and Enrollment Services, to present this item.

Dr. Walker explained that a request to look into the option of having student family and/or faculty/staff housing came up during an update of the Housing Master Plan at a Board meeting in March 2018. Dr. Walker and his staff worked with Consultant Firm, Brailsford and Dunlavey in
order to determine if there was a need for that specific type of housing on campus. Dr. Walker introduced Mr. Don Yackley, Executive Director of Student and Residential Life, who provided an update of the Housing Master Plan.

Mr. Yackley explained that the original Housing Master Plan was produced in 2012, and since that time, the University of Houston has experienced incredible growth; the student population has changed dramatically; and there has been a recent influx of over 3,000 beds from private housing companies near or close to the campus. Therefore, he expressed it was critical that an update be done to the housing plan.

Mr. Yackley stated that the update was completed in two (2) parts:
1. The first part examined the traditional housing program and how it compared to privatized housing coming to the University of Houston area; and
2. The second part considered the question of family housing for graduate/professional students as well as faculty/staff housing on campus.

Mr. Yackley explained that Brailsford and Dunlavey had been the creators of the original Housing Master Plan in 2012 and were brought back on campus to work on this update. The firm used the same process as before, including market and demand analysis, focus groups, surveys, among others. One of the findings Mr. Yackley said was that 60% of all respondents considered availability on-campus housing as an important decision factor to attend UH, which spoke very highly of our housing program. He also noted that this was a 21% increase from the survey in 2012.

Additional findings from the assessment by the consulting firm of our housing program included the following:

- Exceedingly convenient
- Helped students acclimate to life at UH
- Enhanced student overall experience at UH
- Positively impacted student academics
- Students felt safe
- Helped students learn about different cultures

Mr. Yackley explained that these findings were complimentary to their own student housing data which showed that students who live on campus had a 3.02 average GPA and completed more course credit hours than commuter students. Likewise, our four, five and six-year graduation rate was stronger on students who lived on campus than commuter students. Mr. Yackley also made note that the consultants found our retention rate to be higher than other institutions similar to UH.

Overall, Mr. Yackley stated for the first part of the student Housing Master Plan update, it was determined that housing was moving in the right direction; private housing competition was growing; and UH needed to complete its Housing Master Plan to remain competitive.

Part 2 of the housing plan referred to the specific question of faculty, staff and family housing. Mr. Yackley stated that analysis suggested that there was a demand for UH housing for faculty,
staff and graduate students with families, for which the primary marker was faculty and staff, followed by graduate students, and finally an unknown number of medical students and residents.

He mentioned the primary drivers for the interest in a UH housing option included commute time, a perceived tightening of the rental market in Houston, and for some respondents a greater connection to campus.

Mr. Yackley stated that the consulting group found that, with regards to traditional housing, the projected demand on the high end was approximately 2,000 beds and recommended to look at about 1,100-1,200; and if UH decides to move in the direction of faculty/staff/family housing, the demand would be between 95-130 units.

With regards to prioritization, the consulting group made a few recommendations which included the following:

- New first-year housing - a facilities assessment of Moody Towers reflected that it was time for a replacement building in the existing site and surroundings.
- Upper classman and graduate apartments - possible sites identified were existing parking lots in the housing corridor.
- Major renovation of Bayou Oaks - this project was built by a private company and UH took over the management of this facility in 2013.
- Identify one (1) or two (2) floors in University Lofts - to be designated graduate and professional student housing only.
- Identify a potential site for housing for faculty, staff, medical students and family - at the site for future UH Medical School - only if UH decides to further explore this particular housing option.

Lastly, Mr. Yackley provided a brief overview of the timeline for the Housing Master Plan update as follows:

- Quads replacement is under construction and opening in August 2020;
- Moody replacement is scheduled to open in 2023;
- Graduate/Professional housing and Bayou Oaks and Greek housing renovations are scheduled to open in 2024-2025; and
- Faculty, staff, family and medical student community would be scheduled to open in 2025-2026.

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

The last item on the agenda was Item G, Quarterly Report on Major Capital Projects – University of Houston System, and Regent Mendoza asked Mr. McShan to present this item.

Mr. McShan stated this item would be presented for information only and introduced Mr. David Oliver, Associate Vice Chancellor for Facilities and Construction Management, who provided an update on the various projects that amounted to an estimated $2 billion dollars across the University of Houston System.
Mr. Oliver stated that significant growth has been experienced at the UH System campuses and a total of seven (7) projects were expected to be substantially completed in the summer. His report included a variety of revenue-driven projects, such as student housing and parking garages, to Tuition Revenue Bond (TRB) works with Sugar Land, Katy and UH-Downtown.

1. **UHD Science and Technology Building**
   Multi-story STEM building and the expected completion will be in July 2019. It would address the science needs at UH-Downtown and has an estimated budget of $75.5 million.

2. **Parking Garage #5**
   Multi-level parking garage at UH that would address the parking needs of the campus by adding 2,500 car spaces. The project also includes staff offices, food venues and space for the College of Architecture in a small building attached to this garage. This was a two-phase project, with phase one (1) being the parking garage, with the expected completion in July 2019; and phase two (2) an additional building completed in January 2020, with an estimated total budget for this project at $62.7 million.

3. **Old Science Renovation**
   Interior renovation of Science Building at UH which would serve as generic swing space for the Core Renovation project. The expected completion date will be in July 2019, with an estimated total budget of $100.0 million for all six (6) buildings included in the Core Renovation project.

4. **UHS Katy Academic Building**
   Multi-story Academic building which was the first building at the Katy campus, and would house programs from UH-Victoria and UH, including Nursing and Engineering. The expected completion date will be in August 2019, with an estimated total budget of $33.0 million.

5. **Sugar Land Academic Building**
   Multi-story Technology building at the Sugar Land campus which also includes additional parking and reconfiguration of existing parking. The expected completion date is in July 2019 and has a total budget of $57.0 million.

6. **UHCL Student Housing**
   Multi-story, 300 bed, Student Dormitory building at UH-Clear Lake, will be the first housing project built and managed by the campus, and the expected completion date is in July 2019, with a total budget of $22.0 million.

7. **UHV Commons**
   Multi-story building at UH-Victoria to include offices, huddle rooms, library, Student Government, bookstore, lounge and game room. The expected completion date is in May 2019, with a total budget of $32.0 million.

8. **Cullen Boulevard Transformation**
   Initiative began in March 2018. Harris County was able to receive federal funding to improve the streets around the University of Houston and Texas Southern University. The
portion of Cullen Boulevard started on Highway 45 South all the way to McGregor, and in order to keep disruption to a minimum, this project was divided into two segments A and B. Segment A of the project would begin in May 2019 and Segment B was expected to begin in December 2019. The scope of the project included improving safety and storm water drainage; transform portions of Cullen Boulevard from five (5) to three (3) lanes based on traffic data collected; and the extra space would be converted into pedestrian and bicycle lanes. This project was a great opportunity to improve the aesthetics of the campus, improving bus stops, adding trees and pedestrian lights, among others.

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

It was noted that an Executive Session would not be held.

There being no further business to come before the committee, the meeting was adjourned at 1:52 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          Raymond Bartlett          Dan Maxwell
Jim McShan           David Oliver             Sabrina Hassumani
Paula Myrick Short    Emily Messa             Patrick Peters
Dona Cornell          Patricia Oliver          Don Yackley
Eloise Dunn Brice     Mark Clarke             Jon Aldrich
Lisa Holdeman         Wayne Beran              Mike Rosen
Ramanan Krishnamoorti Macie Kelly              Ed Castillo
Don Guyton            Pam Muscarello           Katherine Tart
Richard Walker        Mike Emery               Jeff Palmer
Ira K. Blake          Oscar Gutierrez          Mark Denney
Juan Sánchez Muñoz    Karin Livingston        Ryan Harrison
Robert Glenn          Joe Brueggman            Matthew Castillo
Chris Pezman          Shannon Harrison         Brian Thomas
Mike Johnson          Marquette Hobbs           Brenda Robles
Gerry Mathisen