**MINUTES**

**UNIVERSITY OF HOUSTON SYSTEM**

**BOARD OF REGENTS**

**FACILITIES, CONSTRUCTION, AND MASTER PLANNING COMMITTEE**

Thursday, November 15, 2018 – The members of the Facilities, Construction and Master Planning Committee of the University of Houston System Board of Regents convened at 1:10 p.m. on Thursday, November 15, 2018, at the Hilton University of Houston Hotel, Conrad Hilton Ballroom, Second Floor, 4450 University Drive, Houston, Texas 77204 with the following members participating:

ATTENDANCE –

Member(s) Present Non-Member(s) in Attendance

Paula M. Mendoza, Chair Durga D. Agrawal, Regent

Gerald W. McElvy, Vice Chair Steve I. Chazen, Regent

Beth Madison, Member Peter K. Taaffe, Regent

Jack B. Moore, Member Andrew Z. Teoh, Student Regent, Non-voting

Tilman J. Fertitta, Ex Officio

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 four (4) agenda items: three (3) for the committee’s consideration and approval and one (1) item for information only.

Regent Mendoza moved to Item B, the approval of the minutes from the August 23, 2018, 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 Madison, seconded by Regent Moore, and by unanimous vote of the members present, the following minutes from the meeting listed below was approved:

* August 23, 2018, Facilities, Construction and Master Planning Committee meeting

Following the approval of the minutes at 1:10 p.m., Regent Mendoza moved to Section II listed on the agenda, the Executive Session, pursuant to the sections of the Texas Government Code listed on page two (2) of the committee’s agenda.

**Executive Session:**

Regent Mendoza reconvened the committee meeting in open session at 2:01 p.m. and stated that

the Board had met in Executive Session and discussed contract issues. There was no action taken by the Board in Executive Session.

Regent Mendoza then moved to the first action item on the agenda, Item C, the Approval is requested for the site and location of the College of Medicine Building located at the University of Houston – University of Houston and asked Mr. Jim McShan, Senior Vice Chancellor for Administration and Finance to introduce this item.

Mr. McShan stated that they were recommending approval of the site and location for the College of Medicine to be on the MacGregor property due to its proximity to the Health District at the existing campus. The building would be approximately 150,000 square feet, LEED certified and construction would begin as soon as possible. Mr. McShan introduced Dr. Stephen Spann, Founding Dean of the College of Medicine and Vice President for Medical Affairs, who gave a few remarks concerning this item.

Dr. Spann reiterated his strong support for the College of Medicine building on the MacGregor location and he believes this would be the optimal location for the program due to the community it would serve; it would be beneficial for the interprofessional training that all UH healthcare students would receive; and lastly, the proximity to all of the colleges would help foster better interdisciplinary collaborative research in the health and healthcare fields.

Chancellor Khator explained that the UH building located in the Texas Medical Center (TMC), which used to house the College of Pharmacy, would be renovated and used for educational purposes, in addition to the continued interest in a research and innovation building in TMC3.

On motion of Regent McElvy, seconded by Regent Moore, and by unanimous vote of the committee members in attendance, the approval is requested for the site and location of the College of Medicine Building located at the University of Houston was approved.

The next action item listed on the agenda was Item D, Approval is requested of the annual update to the University of Houston-Clear Lake Master Plan – University of Houston-Clear Lake. Regent Mendoza asked Dr. Ira Blake, President of the University of Houston-Clear Lake to introduce this item for the committee’s consideration; and below is a brief summary of Dr. Blake’s remarks.

Dr. Blake began her presentation by stating that there were not many major changes to the current Master Plan. UH-Clear Lake was still working with the principals that had been established prior to her arrival, such as celebrating the natural environment of the campus; employing compact development strategies; enhancing the campus identity and visibility; and reinforcing a coherent land use and development framework. Dr. Blake added that future initiatives included dining facilities update, improved upper-level housing, signage and wayfinding master plan, among various others.

With regards to building updates, Dr. Blake mentioned several buildings had opened during Fall 2018, including the STEM Building and Recreation and Wellness Center, which seemed to be major contributors to the increase in enrollment for both Fall 2018 and Spring 2019. She also

added that the Student Residence Building was framed and construction continues to move forward; and the STEM and Classroom Building Phase II plans were being evaluated and under consideration.

No land purchases or boundary updates were presented. Dr. Blake explained that the university was scheduled to begin work on Wetland restoration which had been damaged during Hurricane Harvey.

Dr. Blake presented an overview of the Master Plan of UH-Clear Lake and reiterated once again that there were no major changes made since it was last presented to the Board, other than buildings had been co-located in order to maintain the natural beauty of the campus.

Lastly, Dr. Blake stated that the new Health Sciences and Classroom Building at the UH-Clear Lake, Pearland Campus will open in the Spring 2019 semester which would add to the ability to better serve that specific region.

On motion of Regent Moore, seconded by Regent McElvy, and by unanimous vote of the committee members in attendance, the approval is requested of the annual update to the University of Houston-Clear Lake Master Plan was approved.

The last action item listed on the agenda was Item E, Approval is requested of the annual update to the University of Houston-Downtown Master Plan – University of Houston-Downtown and Regent Mendoza asked Dr. Juan Sánchez Muñoz, President, University of Houston-Downtown to present this item for the committee’s consideration.

Dr. Muñoz stated that the current Master Plan remained very consistent with what had been presented to the Board in the past. UH-Downtown’s goals were to increase their ability to grow academically, to grow research activities, remain a very pedestrian-friendly campus, create a sense of unity, improved access to parking and outdoor amenities, and plan in recognition of future TXDOT projects.

Dr. Muñoz talked about future initiatives being discussed at UHD which included a Student Wellness and Success Center, for which a second referendum has been passed to the students for their support of this new facility; a Student Parking Garage in preparation for a TXDOT project; Intramural Field which could also be converted into a retention pond; the addition of a fourth floor to the Girard Street Building; converting the existing Student Life Center into the first Student Center/Student Union; and lastly, the relocation of the Police Department due to constant flooding.

Dr. Muñoz provided an overview of building updates, which included the current construction of the Sciences and Technology building, with the expected completion in Fall 2019; Student Wellness and Success Center and Student Parking Garage for which programming was underway, as well as the continuous progress of planned/deferred maintenance.

Dr. Muñoz also mentioned they were working with the General Counsel and others regarding the purchase of land that would be required for the coming highway relocation project by TXDOT.

Also included as part of the Master Plan, UHD was working with the UH System on various art-related projects and were excited about the beautification of the campus.

Lastly, Dr. Muñoz explained that UHD was a 100% commuter campus and reiterated the need of a Student Parking Garage due to the TXDOT project that would be underway in the near future. He stated that UHD was working diligently with the General Counsel and others in order to mitigate the negative impact on the campus.

A brief discussion followed.

On motion of Regent McElvy, seconded by Regent Madison, and by unanimous vote of the committee members in attendance, the approval is requested of the annual update to the University of Houston-Downtown Master Plan 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 Madison, 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 November 15, 2018, Board of Regents meeting held later that day as follows:

1. Approval is requested for the site and location of the College of Medicine Building located at the University of Houston – UH;
2. Approval is requested of the annual update to the University of Houston-Clear Lake Master Plan – UH-Clear Lake; and
3. Approval is requested of the annual update to the University of Houston-Downtown Master Plan – UH-Downtown

The last item on the agenda was Item F, Annual update of the University of Houston System deferred maintenance – University of Houston System. Regent Mendoza asked Mr. McShan to introduce this item.

Mr. McShan introduced Mr. David Oliver, Associate Vice Chancellor for Facilities and Construction Management, who provided an annual update of the UH System Deferred Maintenance Report, per Section 61.05821 of the Texas Education Code.

Mr. Oliver noted that there was significant positive movement for the University of Houston campus, with a reported deferred maintenance of $380 million in FY2017; and now a little

over $349 million in FY2018. Mr. Oliver explained that this improvement was primarily due to the core project initiatives which involved taking significant older buildings and performing capital renewal on them. FY2018 Deferred/Planned Maintenance Expenditures were an estimated $12.5 million and another $12 million was in budget for FY2019.

Mr. Oliver added that the Total Deferred Maintenance cost was based on FY2012 and FY2015 Facility Condition Assessment (FCA) reports; however, the university was in the process of updating these FCA reports which would be performed every three-five years on each building in order to identify deferred maintenance that needs to be completed or incorporated into a project. He also stated that FY2019 deferred maintenance for the University of Houston included site improvements, electrical systems, HVAC systems and roofs.

For the University of Houston-Downtown, their Deferred Maintenance projected total was $15.6 million, about $3.7 million was expended in FY2018, and approximately $1.5 million budget for FY2019. Mr. Oliver explained that of the estimated $15.5 million of maintenance needs identified to be addressed over the next five years, major categories included the following:

* Building Envelopes ($2.6 million)
* Elevator Modernizations ($1.9 million)
* Electrical Switchgear and Buss work ($1.8 million)
* Roof Replacements ($1.1 million)
* Chiller Plant Equipment Renewal ($760K)
* Building Automation systems ($640K)
* Boiler Plant Equipment Renewal ($500K)

In reference to the University of Houston-Clear Lake, Mr. Oliver stated that their 5-year projected total Campus Deferred/Planned Maintenance current expenses were $10.5 million, and approximately $1 million was spent in FY2018, with a budget of an estimated $2.6 million was planned for FY2019. Mr. Oliver added that 50% of UHCL’s planned maintenance projects in FY2019 were energy-savings projects and their required maintenance included the list below:

* Planned Maintenance ($9.26 million)
* Deferred Maintenance ($0)
* Critical Deferred Maintenance ($0)

For the University of Houston-Victoria, Mr. Oliver noted that their 5-year projected total Campus Deferred/Planned Maintenance was close to $4.9 million, approximately $125,000 was spent in FY2018, and had a planned budget of approximately $2.9 million for FY2019. Mr. Oliver stated that the last comprehensive Facilities Condition Assessment (FCA) performed by PKB was in June 2014. He also added that Hurricane Harvey played a significant role in addressing deferred maintenance at UHV. Currently, their 5-year required maintenance included the following projects:

* Critical Deferred Maintenance ($0)
* Deferred Maintenance ($102K)
* Planned Maintenance ($2.9 million)
* In an Energy Savings Performance Contract ($2.5 million)
* In House Planned Maintenance ($329K)

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

There being no further business to come before the committee, the meeting was adjourned at

2:25 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 Don Guyton Dan Maxwell

Jim McShan David Oliver Sabrina Hassumani

Paula Myrick Short Raymond Bartlett Ryan Harrison

Dona Cornell Joe Brueggman Nadar Ibrahim

Eloise Dunn Brice Matthew Castillo Mark Clarke

Elwyn Lee Emily Messa Karin Livingston

Jason Smith Phil Booth Patricia Oliver

Richard Walker Brian Thomas Mike Emery

Stephen Spann Deidra Garcia Ben Garza

Ira K. Blake Jon Aldrich Don Price

Juan Sánchez Muñoz Ed Hugetz Devonte Hill

Robert K. Glenn Christa Rieck Eric Herrera

Mike Johnson Wayne Beran Chris Stipes

David Bradley Macie Kelly Shannon Harrison

Lisa Holdeman Patrick Peters Jeff Palmer

Chris Pezman Mike Rosen Mark Denney

Mark Clarke David Bradley Stephen Berberich

Marquette Hobbs Brenda Robles Gerry Mathisen