

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

Thursday, February 19, 2015 – The members of the Facilities, Construction and Master Planning Committee (“FCMP”) of The University of Houston System Board of Regents convened at 11:06 a.m. on Thursday, February 19, 2015, at the University of Houston, Student Center Ballroom, Room 210, Second Floor, 4800 Calhoun Road, Houston, Texas, with the following members participating:

ATTENDANCE –

Present

Welcome W. Wilson, Jr., Chair
Jarvis V. Hollingsworth, Vice Chair
Spencer D. Armour III, Member
Beth Madison, Member
Asit R. Shah, Student Regent

Member(s) Absent

Tilman J. Fertitta, Ex Officio

Non-Member(s) Present

Durga D. Agrawal, Regent
Paula M. Mendoza, Regent
Peter K. Taaffe, Regent
Roger F. Welder, Regent

In accordance with a notice being timely posted with the Secretary of State and there being a quorum in attendance, Chair of the Committee, Welcome W. Wilson, Jr. called the meeting to order.

AGENDA ITEMS

Action Items:

1. Approval of Minutes – Item B

On motion of Regent Armour, seconded by Regent Madison, and by a unanimous vote of the members in attendance, the following minutes from the meeting listed below was approved.

- November 14, 2014, Facilities, Construction and Master Planning Committee Meeting

Following approval of the minutes, Regent Wilson, Jr. stated there would be two (2) action items presented to the committee for their consideration. Because these agenda items were inter-related and involve the University of Houston-Victoria, there would be one overall discussion. Regent Wilson, Jr. asked Dr. Carl Carlucci, Executive Vice Chancellor for Administration and Finance to introduce these items.

2. Approval is requested to program a public-private partnership housing project – University of Houston-Victoria, Item C – FCMP-C.

Dr. Carlucci introduced this item and stated that Dr. Vic Morgan, President of UH-Victoria would be presenting this item before the committee. Dr. Carlucci stated that both items on the committee agenda were part of the UHV plan which Dr. Morgan would describe; but Dr. Carlucci wanted to point out that these two (2) items were both part of their proposal for non-academic buildings. The academic buildings that UHV requires are currently part of their Tuition Revenue Bond (TRB) requests and they will come forward, if and when, we see TRBs. These are part of the UHV build-out of their non-academic facilities; and Dr. Morgan presented both the plan for housing as well as the site for their student center. Dr. Morgan's remarks are summarized below.

- Dr. Morgan appreciated the opportunity to address the Board on these items and mentioned UHV had many exciting things happening on their campus such as their plan to become a destination university; and move towards 6,000 students by the year 2025.
- An enrollment growth graph on student housing was shown which indicated current programs; enrollment that would be added as a result of an academic master plan and adding new academic programs; and the enrollment growth that would be added as a result of adding new athletic activities.
- On this particular slide, it also addressed the housing occupancy; the number of beds and the freshmen and sophomore enrollment.
- The current UHV master plan, as approved by the UH System Board of Regents on January 30, 2013, was discussed.
- Additional housing units will be added at the end of the campus near the apartment complexes that had been purchased earlier located off of Ben Wilson, directly in front of the University Center building, and across the street from the new Economic Development building which will be open this summer.
- Dr. Morgan presented a slide which showed the three (3) various phases of the proposed project locations on the UHV campus.
 - Phase I showed the “U-shaped” parking lot situated in front of the University Center building as well as a housing unit which is located to the left of this area. This housing unit will have approximately 380 beds.
 - Phase II indicated an additional housing unit to the right of this “U-shaped” parking lot with additional parking to the right of this housing unit and further expansion of the Student Center. This second housing unit will have approximately 400 beds.
 - Phase III showed an additional housing unit and additional parking areas which would be added at the end of their ten-year growth period. This housing unit will also have approximately 400 beds. It was noted that this slide did not show any additions of academic buildings.
 - All three housing units will be 4-story facilities and built apartment-style. A brief discussion followed.
- The student housing project timeline was addressed as follows:
 - In January 2015, there were a number of bidders for this project and Balfour Beatty was the vendor selected as the developer for this facility.

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- Between February and June 2015, Balfour and Beatty will design and cost out the project and check the feasibility; and
- Between June 2015 and June 2016, the site work and construction with the departments of housing get ready to open on June 1, 2016.
- Student interest was outlined by Dr. Morgan as follows:
 - Informal surveys and open discussions with the Student Government Association (SGA) were held.
 - A Student Center Planning Committee was established by Dr. Morgan in November 2014. This committee included five (5) students; four (4) staff members, and two (2) faculty members, who worked diligently to talk about what they wanted in a Student Center; about the importance of a Student Center; and what was needed.
 - Four (4) students and three (3) staff members visited various Student Centers in Houston and San Antonio to get ideas of how to put that together.
- Dr. Morgan gave a brief summary of the stages of development for the new Student Center as follows:
 - Phase I would include the following items:
 - (a) Bookstore
 - (b) Food Court
 - (c) Student Life Offices
 - (d) SGA Offices
 - (e) Game Room
 - (f) Study Rooms
 - (g) Lounge Areas
 - (h) Meeting Rooms
 - Phase II – would expand to add a Ballroom; and
 - Phase III – would expand and/or make larger, the Food Court, Bookstore and Meeting Lounge space in order to accommodate the increasing number of students.

Student Regent Asit Shah stated that the students at UHV were very excited about this project, but he mentioned that some of them had raised some concerns of all of the current online courses at UHV (he understands though that we are transitioning right now); but with this new facility imposing \$150.00 a semester, the students would prefer to have more face-to-face courses. What was being done to make this happen?

Dr. Morgan stated that they are currently in the process of developing an academic master plan. As UHV adds enrollment, as they add courses and new degree programs, the focus will be on face-to-face classes in Victoria. He stated that this was what a destination university was really all about; it was about having classes on campus; bringing students to Victoria; having them in their residence halls; and having those face-to-face classes. Their emphasis on future development (e.g., a Bachelor of Science degree in Kinesiology will be presented to the Academic and Student Success Committee later in the day for approval), and as we start that, Dr. Morgan stated approximately 30% of the courses will be online with the remaining courses being held face-to-face on the UHV campus for this new program. He suspects this will happen

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with most of the new programs they will be adding over the next several years; therefore, if UHV is truly going to be a destination campus, essentially the face-to-face courses will become much more important. This also applies to the current programs – as enrollment grows and new faculty are being added in Victoria, that means the face-to-face classes will be added there as well.

- The Student Center Fee approval timeline was also addressed by Dr. Morgan and is summarized below:
 - On December 19, 2014, the SGA proposed the fee to the administration, following the work of the Student Center Planning Committee.
 - On February 3-5, 2015, the student body actually voted (approximately 82% voted in favor) of adding this fee with approximately 31% of the students voting as a whole.
 - On February 19, 2015 (at the Board meeting today), the Board will consider this increase.
 - UHV has also proposed a bill which was given to their Texas State Representative Geanie Morrison to file that request for legislative approval in order for UHV to collect this mandatory fee.

Regent Wilson, Jr. recapped and stated that basically the housing would be on university-owned land in a public-private partnership where, long term, the university would own the property (the university will not be giving up any real estate); and Dr. Morgan stated the university's staff will manage, run and do the programming for those facilities as well as the Student Center. The university has not yet decided on how to build that Student Center, but they are optimistic that the public-private partnership may be the way to go there as well. Dr. Morgan stated the student fees would pay for all of the construction of the Student Center, the management and all operations. There will be a plan whereby students will have input and involvement in the Student Center's design and development. Regent Wilson, Jr. felt that this was important for the students to have buy-in not only from the beginning of the project but throughout the process so that they own the result which is something to be proud of.

Regent Wilson, Jr. also inquired as to who controls the design and construction of the apartments and would the university have input in this area? Dr. Morgan stated we do and we will be involved in every step of the way with the contractor. The financing is done separately and apart by a different organization with the contractor and the university then aids in the design and then approves the design. UHV is looking at two- and four- bedroom apartment-style living throughout the housing facilities which are currently very popular with the students. This is the current direction they are going. A copy of the initial design/façade of the facility was distributed to the committee for their reference. Each of these facilities will be four-stories and complement each other in terms of their appearance as they are added; and the two (2) parking areas on either end of these housing units will be multi-story parking garages. The goal is to have the first housing facility (with approximately 380 beds) completed by June 2016. A brief discussion followed.

On motion of Regent Armour, seconded by Regent Madison, and by a unanimous vote of the members in attendance, the request to program a public-private partnership housing project – University of Houston-Victoria was approved.

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3. Approval is requested to update the University of Houston-Victoria master plan for potential sites and programs for a new student center – University of Houston-Victoria, Item D–FCMP-D.

Dr. Carlucci introduced this item and stated that Dr. Morgan had briefed the committee on the potential site of this new facility and the discussion of the programming. Dr. Carlucci requested the committee’s approval of the site, which is on the east side of Ben Wilson Blvd., and the programming, which is the Student Center.

On motion of Regent Madison, seconded by Regent Armour, and by a unanimous vote of the members in attendance, the request to update the University of Houston-Victoria master plan for potential sites and programs for a new student center was approved.

Following the approval of this item, Regent Wilson, Jr. called for a motion to place both of the items presented on the Board’s Consent Docket Agenda for final Board approval.

On motion of Regent Armour, seconded by Regent Madison, and by a unanimous vote of the members in attendance, the items listed below will be placed on the Board’s Consent Docket Agenda for final Board approval at the Board of Regents meeting being held later today, February 19, 2015.

1. Approval is requested to program a public-private partnership housing project – University of Houston-Victoria and
2. Approval is requested to update the University of Houston-Victoria master plan for potential sites and programs for a new student center – University of Houston-Victoria.

There was no Executive Session held.

There being no further business to come before the committee, the meeting adjourned at 11:40 a.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:

Carl Carlucci
Paula Myrick Short
Dona Cornell

Emily Messa
Wayne Beran
Raymond Bartlett

Jeffrey Cass
Michelle Dotter
Carl Stockton

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Others Present: (cont'd)

Elwyn Lee
Richard Walker
William Flores
Vic Morgan
William Staples
Don Guyton
Brian Thomas
Sabrina Hassimani
Cesaer Moore
Jon Aldrich
Marquette Hobbs

Chris Stanich
David Ellis
Shannon Harris
Brett Collier
Bruce Jones
Brian Alexander
Joe Brueggman
Dick Phillips
Mike Emery
Fuji Watanabe
Brenda Robles

Ed Hugetz
David Bradley
Steve Wallace
Dan Maxwell
Wynne Chin
Dan Wells
Branda Lumpkin
Mark Clarke
Anita Couch
Joe Brueggeman
Gerry Mathisen