

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

Thursday, March 8, 2018 – The members of the Facilities, Construction and Master Planning Committee of the University of Houston System Board of Regents convened at 1:57 p.m. on Thursday, March 8, 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

Welcome W. Wilson, Jr., Chair
Spencer Dr. Armour, III, Vice Chair
Beth Madison, Member
Paula M. Mendoza, Member
Neelesh Mutyala, Student Regent, Non-voting

Member(s) Absent:

Tilman J. Fertitta, Ex Officio

Non-Member(s) in Attendance

Gerald W. McElvy, 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. Regent Wilson, Jr. stated the committee would be presented seven (7) agenda items, five (5) for the committee's consideration and approval and the remaining two (2) items for information only.

Regent Wilson, Jr. moved to Item B, the approval of the minutes from the November 16, 2017, Facilities, Construction and Master Planning Committee meeting.

AGENDA ITEMS

Action Item(s):

1. Approval of Minutes – Item B

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

- November 16, 2017, Facilities, Construction and Master Planning Committee meeting

Following the approval of the minutes, Regent Wilson, Jr. moved to the first action item on the agenda, Item C, the Approval is requested for the annual update to the University of Houston-Clear Lake Master Plan – University of Houston System and introduced Mr. Jim McShan, Senior Vice Chancellor for Administration and Finance, who introduced the item.

Mr. McShan stated that this item was requesting approval for the annual update to the University of Houston-Clear Lake (UHCL) Master Plan. Mr. McShan introduced Dr. Ira K. Blake, President of UH-Clear Lake, who presented the item to the committee; and below is a brief summary of Dr. Blake's remarks.

Dr. Blake stated the last full master plan for UHCL had been presented in 2011. After 2012, following the approval of the downward expansion, there was a refocus on the planning of that initiative and also the allocation of space to support the first and second year students who were anticipated to enroll. There was a mini plan that had been done to refocus what was a guiding principle called a "string of pearls," which was basically, constructing buildings in a linear fashion. At this mini planning session, it was decided that it made more sense to do something more coherent; and satellite a cluster on the campus. So over the next previous three (3) years, it was revisited, and in 2017 there was the beginning of a new UHCL Master Planning effort which totally refocused everything.

Dr. Blake addressed the four (4) planning principles:

1. Celebrate the natural environment;
2. Employ compact development strategies;
3. Enhance campus identity and visibility; and
4. Reinforce a coherent land use and development framework.

These guiding principles were brought about with the assistance of Page Sutherland Page, an architectural, master planning agency, in collaboration with UHCL's faculty, staff, and community through a set of meetings and open forums.

Using the enrollment projections across three (3) phases, the total timeframe was over a 20-year period.

1. The first 5-year period had an enrollment targeted at approximately 10,200 students. The emphasis in the first phase had to do with some additional academic space; but largely, with a 4-year initiative, UHCL did not have a great deal of student success-related space. The Student Success Welcoming Center and Orientation Space was included in this phase as well as some additional housing to service that portion of increased enrollment.
2. The second phase (8-10 year period), UHCL was still looking at more academic, recreational, and housing space; and
3. The third phase (10-20 year period), had enrollment targeted at approximately 15,000 students with both ends of the campus actually completed.

In addition, part of the phasing has to do with trying to create not only the clustering but the mall effect.

There will be several buildings added to the campus (see listing below).

1. STEM Phase II
2. Future Academic Buildings
3. Two (2) Parking Structures
4. Additional Student Housing
5. Enhanced Outdoor space at Horsepen Bayou Crossing
6. Campus Mall design concept

It was noted that the Research Park had been eliminated even though the Environmental Institute of Houston would remain. UHCL will continue to support this facility but it will move to an outer side on the campus which would give it more direct access to the Bayou and also places it in a more collaborative role with the Arm and Hammond Reserve that is close to campus.

Dr. Blake addressed the primary building use. On each portion of the upper and lower campus, there will be a mix of academic, student housing, recreational, and also student life in terms of support. This supports a very important value for UHCL, which is to be community-minded inside the campus as well as with the broader community. UHCL also believes that by including this mixed use, it creates a synergy for a more active, living, learning support environment.

Dr. Blake also depicted the proposed North and South Mall development(s) on the UHCL campus. At this point, the UHCL Master Plan Update Overview (Refocusing) had been for the UHCL main campus only. At the present time, there has not been a master plan developed for the UHCL Pearland campus.

Dr. Blake then addressed the next steps that should be taken as follows:

1. Study and implementation of signage and wayfinding master plan;
2. Complete campus dining study to determine current and future dining needs;
3. Campus-wide transportation plan; and
4. Develop natural landscape management plan and forest management plan.

The UHCL Pearland Campus Master Plan has not been fully developed but it will be completed separately from the UHCL Master Plan. Dr. Blake stated there will be conversations with the City of Pearland's planners (the Economic Development arm), the mayor, UHCL's community college partner, Alvin Community College, as well as some of the new businesses that have moved into this area. The hope is to focus on not only the Health Sciences Building, but also with some of the new Biotechnology areas that are moving into the area, UHCL believes they can help support this area with the new Health Sciences Building as well. A brief discussion followed.

On motion of Regent Mendoza, seconded by Regent Madison, and by unanimous vote of the committee members in attendance, the request for the annual update to the University of Houston-Clear Lake Master Plan – UH System 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-Downtown Master Plan – University of Houston System, and Regent Wilson, Jr. introduced Mr. McShan who introduced this item for the committee's consideration.

Mr. McShan stated this item would be presented by Dr. Juan Sánchez Muñoz, President of the University of Houston-Downtown (UHD). Below is a brief summary of his remarks.

Dr. Muñoz outlined the current goals for the UH-Downtown Master Plan for the committee as follows:

1. Provide for academic growth and development;
2. Provide space for research growth;

3. Increase the walkability and enhance pedestrian character of the UHD campus. In the future, with the I-45 North expansion and the possibility for the first time ever of a contiguous campus, it is prudent to think about this aspect now;
4. Continue to improve the unity and safety of the campus;
5. Address issues and improve access to parking and outdoor amenities. It was noted that there was no housing on the UHD campus so all students travel to/from the campus either by car, public transportation, etc. Improving traffic and congestion in this area was essential for academic student retention and success; and
6. Plan in recognition of future TxDOT projects.

Dr. Muñoz also mentioned some future initiatives for UHD as follows:

1. Highest priority – the Student Wellness and Success Center. This building would replace the currently, inadequate Student Life Center which was built nearly 20-years ago for approximately \$3.5 million for around 7,000 students. Today, UHD has approximately 14,000 students; therefore, the Student Life Center has outlived its youthfulness; however, Dr. Muñoz stated that he does have plans for its repurposing.
2. Second highest priority – a Student Parking Garage. Where it is located and finding enough space to locate one that services not only students, but possibly faculty and staff at different parts of the campus was important.
3. As a result of the construction and a retention pond, UHD may have the ability to create a sub-surface field for the first time. It will not be a regulation football / soccer field but it would be green space that the university currently does not have available to them. Dr. Muñoz commented that this would allow someone from the school to kick around a soccer ball, or a little Frisbee, as well as invite the near North-side community to potentially come to their campus and maybe throw the ball around with their son or daughter.
4. Originally, above the Welcome Center there were plans to construct an additional floor, so the idea of adding another floor was something that was currently being discussed.
5. In time, should UHD have the opportunity to present during the Legislative Session a fee that would service the debt for a Student Wellness and Success Center; and when that was eventually built, UHD would have the current Student Life Center repurposed in order to create a stand-alone Student Union which UHD does not have. This would make use of the current facility which structurally held up quite well during Hurricane Harvey. With a small investment, Dr. Muñoz believes that an attractive Student Union could be developed with student study spaces and food amenities that would again create another location where students could remain between their classes. He stated that once students leave the campus, they do not go to a dorm - they either go back to their parent's home and/or their own homes so they may not come back for classes later in the day. This would help UHD with attaining academic retention and student success!
6. Finally, the UHD Police Department should be relocated. They have been displaced at least twice – once with Tropical Storm Allison and most recently with Hurricane Harvey. Another location must be found.

Dr. Muñoz addressed the current updates to the UHD Master Plan as noted below:

1. The Science & Technology Building is currently under construction and on pace to be completed in Fall 2019. There will be a soft opening in the Fall of 2019 and taking students in Spring 2020.

2. Dr. Muñoz hopes to begin planning and working with architects and other firms to have all of the planning in process so that when this fee is presented during the upcoming Legislative Session, a Student Referendum would have already been done and students were agreeable to being assessed this additional fee for the construction of the Student Wellness & Success Center. All of the front-end planning would be completed so when it was approved, UHD could immediately go to the RFP process. UHD was also working with the Gerald D. Hines College of Architecture on this project.
3. UHD will address planned/deferred maintenance as per Life Cycle index.
4. UHD is seeking to acquire two (2) parcels of land located at E. Naylor/Vine, adjacent to the Shea Street COB Building.
5. UHD is looking to do some landscape and art updates and they are working with community partners to activate some of the bayou walkways, etc.

A brief discussion followed.

On motion of Regent Mendoza, seconded by Regent Armour, and by unanimous vote of the committee members in attendance, the request for the annual update to the University of Houston-Downtown Master Plan – UH System was approved.

Regent Wilson, Jr. stated the next item for the committee's consideration would be Item E, Approval is requested for the Site and Program of Parking Garage #6 located at the University of Houston – University of Houston, and asked Mr. McShan to present this item.

Mr. McShan stated this item was requesting approval for the site and program for Parking Garage #6 located at the University of Houston on Spur 5 and University Drive at Entrance #1 in the Professional District. There will be capacity of approximately 2,500 parking spaces in the garage and will replace surface lots 20A and 20C. The university will lose roughly 700 spaces due to the footprint of the parking garage. This project will cost approximately \$58.0 million and construction will begin in Spring 2019, with an anticipated completion date of Summer 2020.

On motion of Regent Mendoza, seconded by Regent Madison, and by unanimous vote of the committee members in attendance, the request for the site and program of Parking Garage #6 at the University of Houston was approved.

The next item for the committee's consideration was Item F, Approval is requested for the Site and Program of the Graduate College of Social Work Addition and Renovation Project located at the University of Houston – University of Houston. Regent Wilson, Jr. asked Mr. McShan to introduce this item.

Mr. McShan presented this item which requested approval for the site and program of the Graduate College of Social Work addition and renovation project located at the University of Houston. From the benefit of a gift from a donor, there will be some renovation to the Graduate College of Social Work. This project will be a partial renovation of the façade of the exterior of the entry area and within that 1,000 square foot foyer area. The project also involves interior renovations on level one which includes classroom enhancements, ADA upgrades, and a finish refresh.

On motion of Regent Mendoza, seconded by Regent Madison, and by unanimous vote of the committee members in attendance, the request for the site and program of the Graduate College of Social Work Addition and Renovation Project located at the University of Houston was approved.

The last action item presented to the committee was Item G, Approval is requested for the University of Houston MacGregor Park Master Plan – University of Houston and Mr. McShan introduced this item to the committee.

Mr. McShan stated there had been conversations regarding the utilization of MacGregor Park since its purchase. Mr. McShan introduced Mr. Patrick Peters, with the College of Architecture and Design and DesignLAB, who presented the committee with the MacGregor Park Master Plan. Below is a brief summary of Mr. Peters' remarks.

Mr. Peters stated the primary short-term goal for the utilization of the MacGregor Tract was to develop 1,300 temporary parking spaces on the south-half of the parcel and also some recreational fields closer to the bayou which would be lying in the flood prone areas.

It was noted that on the south-half of the parcel, which was in the 50-year floodplain for the most part and then some sections not in the floodplain at all, will be for the temporary parking. Closer to the Brays Bayou, along the Brays Bayou Trail improvements that the Houston Parks Board are currently completing with pedestrian bridge and trails, will be some recreational amenities that can also act as low volume detention and then some high volume detention. There are some jurisdictional wetlands that will be maintained with some wetland planting via small parking area that will be permanent for the users of the recreational fields and a utility building with restrooms.

Mr. Peters addressed the long-term plan for the parcel. As one moves south towards Old Spanish Trail, there would be multi-family housing developed in the middle of the parcel that will sit on the footprint of this temporary parking; and then framing the street of Old Spanish Trail, there would be a multi-use building. This building would also sit on the footprint of the temporary parking spaces. Due to the loss of numerous trees during the 2001 drought, a tree survey document is currently being developed, so it's important to know where the existing trees are that need to be saved; and design as much as possible to maintain those trees; and then those can act as a buffer between those two (2) different uses in the long-term plan; and as a buffer around the property as well. A brief discussion followed.

On motion of Regent Mendoza, seconded by Regent Madison, and by unanimous vote of the committee members in attendance, the request for the University of Houston MacGregor Park Master Plan – University of Houston was approved.

Following the approval of this item, Regent Wilson, Jr. called for a vote to place all five (5) action items, unanimously approved by the committee on the Board's Consent Docket Agenda.

On motion of Regent Mendoza, seconded by Regent Madison, and by unanimous vote of the committee members present, the following five (5) action items were placed on the Board of Regents' Consent Docket Agenda for final board approval at the March 8, 2018, Board of Regents meeting held later that day as follows:

University of Houston System

1. Approval is requested for the annual update to the University of Houston-Clear Lake Master Plan – UH System;
2. Approval is requested for the annual update to the University of Houston-Downtown Master Plan – UH System;
3. Approval is requested for the Site and Program of Parking Garage #6 located at the University of Houston – UH;
4. Approval is requested for the Site and Program of the Graduate College of Social Work Addition and Renovation Project located at the University of Houston – UH; and
5. Approval is requested for the University of Houston MacGregor Park Master Plan – UH.

Regent Wilson, Jr. moved to the next item listed on the agenda, Item H, a Presentation regarding the update to the University of Houston Housing Master Plan – University of Houston; and requested Dr. Richard Walker, Vice Chancellor for Student Affairs and Enrollment Services, to present this item to the committee.

Dr. Walker stated that in 2006, the university had undertaken the task of creating a housing master plan. When he arrived at the University in 2011, he felt it was time to update the housing master plan which was done in 2012 and an updated plan was presented to the Board in January 2013. Since 2012, there has been a great deal that has happened around the university. In the 2012 plan, all of the student housing complexes that had been built in the community directly around the institution had not be foreseen. It was felt that we take a step back and re-evaluate what the impact was of those new student housing complexes that were not owned by the institution, but where many of our students were residing, to guide us as we thought about the next iteration of our housing master plan on the UH campus.

The university has been fortunate in the last two (2) plans to work with Brailsford & Dunlavey, a firm out of Washington, D.C. to assist us with our master plan. Dr. Walker introduced Ms. Katie Karp, Regional Vice President and Mr. Nicholas Gabel, Project Manager, both from Brailsford & Dunlavey, who were present at the meeting and would give a presentation on the new Student Housing Master Plan. It was noted by Dr. Walker that these two (2) consultants were also available on this project in 2012. Below is a brief summary of their remarks combined.

Ms. Karp thanked the committee for inviting them to join the meeting and to share the outcomes of the Student Housing Master Plan Update with the committee.

- Brailsford & Dunlavey has had a long standing relationship with the University of Houston dating back to early 2000s when they worked on the planning of the Recreation and Wellness Center. They have also assisted on the University Center as well as both the original Student Housing Master Plan and the Student Housing Master Plan Update.
- Ms. Karp stated it was important to update the plan to ensure that they were conducting a comprehensive market analysis, which would include the off-campus market and the dynamic changes that have occurred since the last update, as well as confirm the on-campus housing. They also wanted to confirm the university's strategic objectives with this updated plan.

- Mr. Gabel stated in order to accomplish these objectives, a market analysis and a demand analysis were prepared to understand what the demand was; and it was noted that all of their processes had significant student involvement. There were a number of focus groups, and a survey had been distributed to the entire campus community, with approximately 12,000 survey respondents.
- There were five (5) key findings or outcomes that were addressed as follows:
 1. The academic profile of the UH student has increased allowing the university to quickly meet the objectives of the strategic plan. Enrollment has grown significantly over the last decade and over the past five (5) years since Brailsford & Dunlavey was here. Undergraduate enrollment has increased 31% since 2007. It is important to note that the demographic profile of the students has changed: 6% average composite SAT score increase since 2013; 13% more first-time-in college (FTIC) students from 10th percentile in high school standing since 2012; and 46% more FTIC students live on campus since 2012.
 2. UH's investments in student life infrastructure has dramatically changed the nature of campus life. Since 2012, over \$330 million has been invested in student life which includes additional housing, TDECU Stadium, campus dining, Student Center, and Campus Recreation. There has been increased student involvement on campus which includes 15 NCAA varsity sports; 520+ student athletes, 800+ events annually; Greek life participation has increased 60% since 2009; and there are over 500 organizations and clubs.
 3. Residence life is well positioned for the future. 60% of incoming students stated they considered availability on-campus housing as an important decision factor to attend UH; a 21% increase from the 2012 survey. A strong and stable occupancy was also noted. Since 2014, it has consistently been above 95% in occupancy which in the industry is the minimum standard. This was further exemplified by the fact that typically more students continue to be retained in non-campus housing year over year.
 4. UH's growth and change has attracted the development community which has invested heavily in the off-campus market. There are approximately 2,300 beds in five (5) properties directly adjacent to the campus. These locations are experiencing high occupancies and are mostly filled with UH students.
 5. To ensure that UH continues to have a competitive advantage and retain students on campus, which equates to higher retention rates, graduation rates, and higher GPAs, the university has to continue to invest in on-campus housing and the Housing Master Plan moving forward. The university's goal is to have 60% FTIC students residing on campus, and we are currently at 53%. In their analysis, they believe in order for the university to reach that number, we must increase FTIC student enrollment or attract students that are living at home.
- As a result or outcome of their plan, there were four (4) major priorities identified as follows:
 1. A new first-year housing replacement of Moody. This would occur on the existing Moody site.
 2. The next priority would be for additional upper class apartment-style housing and the exact location is still being decided, but there are opportunities within the parking lot along Cullen Blvd.
 3. The third priority would be for graduate and professional housing. In the short term, a floor or a wing within University Lofts could be transitioned to purely graduate and professional housing to meet their demand which is significantly different than

undergraduate demand; and within latter years there are opportunities again within a parking lot or at the MacGregor site.

4. Lastly, improve Greek housing through renovation at the Bayou Oaks location.
- A potential timeline was outline. It is anticipated that the Quads replacement would be completed for Fall 2019 and January 2020 which equates to approximately 1,200 beds. This would be followed by the Moody replacement which would be a Fall 2022 opening, with approximately 1,200 beds. By 2024, investment in upper class/graduate and professional housing, as well as the Greek housing renovation would take place.

A copy of this presentation has been filed in the Board office.

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

Regent Wilson, Jr. stated the last item listed on the agenda was Item I, the Quarterly Report on Capital Major Projects, and asked Mr. McShan to introduce this item.

Mr. McShan stated that every quarter the committee receives a status report update on all major capital projects. In the interest of time, there were no projects currently in the report that needed to be addressed individually. All projects are on schedule and there were no budget issues to date.

This report has been filed in the Board office.

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

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

There being no further business to come before the committee, the meeting was adjourned at 2:49 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:

Jim McShan
Dona Cornell
Eloise Dunn Brice
Amr Elnashai
Elwyn Lee
Richard Walker
Ira K. Blake
Juan Sánchez Muñoz
Raymond “Vic” Morgan

David Oliver
Raymond Bartlett
Joanna Wolff
Tomikia LeGrande
Ed Hugetz
Brian Thomas
Sabrina Hassumani
Jon Aldrich
David Bradley

Karin Livingston
Dan Maxwell
Pam Muscarello
Joana Romero
Lindsey Ellis
Ryan Harrison
Joe Brueggman
Darwin Morrow
Wayne Beran

Others Present (cont'd)

Don Guyton
Mike Johnson
Matthew Castillo
Christa Rieck
Patrick Peters
Deidre Garcia
Devonte Hill
Mike Rosen
Don Yackley
Matt Prasifka
Marquette Hobbs

Mark Clarke
Mark Yzaguirre
Ward Martaindale
Bob Browand
Nicholas Gabel
Dan O'Connor
Chris Stipes
Lisa Gossett
Nadar Ibrahim
Don Price
Brenda Robles

Emily Messa
David Riddle
Genille Rampersad
Michael Slaten
Katie Karp
Ashlee Ross
Mark Burlingame
Ray Raulerson
Mike Britt
Phil Booth
Gerry Mathisen