

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

Tuesday, August 10, 2010 – The members of the Facilities, Construction and Master Planning Committee of The University of Houston System convened at 12:30 p.m. on Tuesday, August 10, 2010, at the University of Houston, Athletics/Alumni Center, Melcher Board Room 100B, 3100 Cullen Boulevard, Houston, Texas, with the following members participating:

ATTENDANCE –

Present

Nelda Luce Blair, Chair
Tilman J. Fertitta, Vice Chair
Welcome W. Wilson, Sr., Ex Officio
Andrew Cobos, Student Regent

Non-Member(s)

Carroll Robertson Ray, Regent
Jarvis V. Hollingsworth, Regent

In accordance with a notice being timely posted with the Secretary of State and there being a quorum present, Chair of the Committee, Nelda Luce Blair called the meeting to order.

AGENDA ITEMS

1. Approval of Minutes – Item B

On motion of Regent Wise, seconded by Regent Wilson and by a unanimous vote, the following minutes from the meeting listed below was approved:

- May 11, 2010, Facilities, Construction and Master Planning Committee Meeting

2. Approval is requested to approve a revised Committee composition and Committee Policy for the System-wide Art Acquisition Committee – University of Houston System – FCMP-1

Dr. Carlucci, Executive Vice Chancellor for Administration and Finance, requested approval to revise committee policy and consolidation of the membership for the System-wide Art Acquisition Committee (SWAAC). Under the revised policy, individual Campus Art Committees will be eliminated and role of the SWAAC in selection and acquisition of artwork for the University of Houston System will be clarified. This revision will allow for a more coordinated approach with more direct Regent and Senior Administration oversight. A copy of the revised policy was filed in the Board office.

On motion of Regent Wise, seconded by Regent Wilson and by a unanimous vote, the revised Committee composition and Committee policy for the System-wide Art Acquisition Committee

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(SWAAC) was approved. This item will be placed on the agenda for the Board of Regents meeting on August 17, 2010 for final Board approval.

3. Approval of University Center Addition (Phase I) site, scope and program – University of Houston – FCMP-2

Dr. Carlucci requested approval of the University Center Transformation Project Phase I including the project site, scope and program. This phase includes an addition of up to 69,500 NSF/107,000 GSF to the east side of the existing University Center. The food court and retail space will be relocated from the existing building into this new addition. The addition will include space for campus activities and major student organization offices, retail, and meeting space. The project will also be bid with added alternates to construct additional meeting and support space.

Dr. Carlucci stated Dr. Elwyn Lee, Vice Chancellor for Student Affairs, along with his staff and a committee of students, had developed this project. The fee to fund this project had previously been approved by the Board and we are now moving to the next stage of the development. Dr. Carlucci reiterated that Phase I will be the University Center addition and Phase II will be the rehab of the current University Center building.

Dr. Lee called on Keith Kowalka, Assistant Vice President for Student Development, who gave a brief history of the program which included the Generation of a Master Plan Report developed in 2008; UC 2010 Student Referendum and what role the students played in making certain this project proceeded to this level of support and review; the Legislative process that required amending a bill; the recent steps taken; and the UC addition timeline. Mr. Kowalka addressed each of these issues before the committee.

Approval of this project would provide a very large addition and incorporate some of the key elements the students had requested. It would bring the university closer to the national benchmark of 10 square feet per student and would save the university money as it is less costly to put in a new infrastructure than renovate an old facility. After the completion of this new facility, the old facility would be renovated with some needed space added. A few examples were given, such as a lounge for graduate students, ballroom, and new office space for the Daily Cougar.

The projected cost for Phase I is \$44,200,000 which would include the design and construction of the new addition. The design of the existing University Center rehab (Phase II) would not exceed \$35-\$36 million.

Dr. Carlucci asked the committee to approve the site, the scope and the preliminary program with the understanding that a more detailed program would be presented to the committee at a later date.

Chair of the Committee, Regent Blair, made the motion for the committee to approve the University Center addition (Phase I) site, scope and program as presented with the caveat that the type of design and construct or design-build, the type would be brought back to this committee,

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and perhaps to the full board, and would ask the Finance and Administration Committee to take note of this as well. Regent Fertitta approved this motion and Regent Wise seconded and was approved by a unanimous vote. This item will be placed on the agenda for the Board of Regents meeting on August 17, 2010 for final Board approval.

Copies of the UC Transformation Project and the UC addition presentation was filed in the Board office.

4. Information on the University of Houston Modular Office Park at the University of Houston Energy Research Park – University of Houston – FCMP-3

Dr. Carlucci introduced this item on the construction of a series of modular office buildings at the University of Houston Energy Research Park.

Mr. Sean York, Director of UH Real Estate Services, addressed the committee and stated the 11,550 GSF facility would house general purpose offices with modular furniture systems, IT, rest rooms and other support systems. It is located on the University of Houston Energy Research Park, adjacent to Building 15 in an existing parking lot. This facility will be used to relocate personnel while renovating Energy Research Park Buildings 2 and 3A, and would address the need for University swing space. This project will take approximately six months to complete.

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

5. Status Report of Potential University of Houston Private Developments – University of Houston – FCMP-4

Dr. Carlucci gave a presentation on the UH System Housing Initiatives. The University of Houston has a goal of being a residential campus with 25 percent of the students in housing. The downward expansion of both the University of Houston-Clear Lake and the University of Houston-Victoria requires that they also have housing for undergraduate students. The proposed plan is to build additional partnership housing on the University of Houston campus and expanding it to both the University of Houston-Clear Lake and the University of Houston-Victoria.

The UH System Housing Master Plan is to eventually go to 9,000 beds on the University of Houston campus; 683 beds at the University of Houston-Clear Lake; and 1,200 beds at the University of Houston-Victoria. The UH System housing initiative would be for UH-family housing and Cougar Place replacement; UH-Victoria's upperclassmen housing; UH-Clear Lake's housing; and UH-Downtown's housing (as part of UH projects).

The site of the University of Houston family housing depends on stadium and intramural field locations. It would include 300-400 beds for married students and a location for up to 300 student childcare facility. This facility would open in Fall 2012.

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The UH Cougar Place replacement takes the place of the 400 bed complex and includes 600 beds for upper division apartments. This facility would open in Fall 2012.

The University of Houston-Victoria sophomore/upper division housing would be a 200-300 bed complex. They would share Jaguar Hall facilities which would include kitchen, dining room and meeting rooms. Each 4 bedroom apartment would have a small living room and mini kitchen. This facility would open in Fall 2012.

The University of Houston-Clear Lake freshmen housing would be for downward expansion and the potential opening of this facility would be in Fall 2013.

This item was for information only and required no committee action. A complete copy of Dr. Carlucci's presentation was filed in the Board office.

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
Carl Carlucci
John Angel
Dona Cornell
Elwyn Lee
Stuart Long
Bill Flores
Charles Gooden
Oscar Gutierrez
Jon Aldrich
Gerry Mathisen

Keith Kowalka
Mark Clarke
Willie Munson
Malcolm David
Dineta Frazier
Dan Wells
Barbara Stanley
Kyri Ruiz
Diane Murphy
Ed Jones

Sean York
Raymond Bartlett
John Walsh
Tom Ehardt
Micah Kenfield
Don Guyton
Mike Emery
Monica McHenry
Craig Ness
Marquette Hobbs