

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

Tuesday, August 14, 2012 – The members of the Facilities, Construction and Master Planning Committee (“FCMP”) of The University of Houston System convened at 10:57 a.m. on Tuesday, August 14, 2012, at the Hilton University of Houston Hotel, Conrad Hilton Ballroom, Second Floor, Houston, Texas, with the following members participating:

ATTENDANCE –

Present

Tilman J. Fertitta, Chair
Welcome W. Wilson, Jr., Regent
Nelda Luce Blair, Ex Officio

Non-Member(s)

Spencer D. Armour III, Regent
Jarvis V. Hollingsworth, Regent
Roger J. Welder, Regent
Gage A. Raba, Student Regent

In accordance with a notice being timely posted with the Secretary of State and there being a quorum present, Chair of the Committee, Tilman J. Fertitta called the meeting to order. Regent Fertitta stated two (2) approval items and three (3) information items would be presented to the committee and introduced the first item on the agenda, the approval of minutes.

AGENDA ITEMS

Action Items:

1. Approval of Minutes – Item B

On motion of Regent Wilson Jr., seconded by Regent Blair, and by a unanimous vote of the committee members in attendance, the following minutes from the meeting listed below were approved:

- May 15, 2012, Facilities, Construction and Master Planning Committee Meeting

Regent Fertitta requested Dr. Carl Carlucci, Executive Vice Chancellor for Administration and Finance introduce the next two action items to the committee. Dr. Carlucci stated that as an introduction to these items, he would summarize comments Chancellor Khator had made earlier at the Academic & Student Success Committee regarding several items related to UH-Sugar Land. He emphasized the importance for the committee to understand the history behind the seven (7) items that would be presented to the board and how they would come together. There were two (2) items presented at the Academic and Student Success Committee; two (2) items to be presented at the Facilities, Construction and Master Planning Committee; and three (3) items to be presented at the Finance and Administration Committee.

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Below is a brief summary of Dr. Carlucci's remarks pertaining to the history of UH-Sugar Land:

- (1) The Sugar Land property was acquired in 1997 from the Department of Transportation (DOT);
- (2) It does include in that acquisition a covenant that requires a use for educational purpose;
- (3) In 2005, a lease was executed with the City of Sugar Land giving them access to 52 acres of the land;
- (4) In 2011, this property was converted to a UH educational campus from a system campus;
- (5) In 2012, the Academic and Student Success (A&SS) committee reviewed the computer science digital media program presentation for an academic program that would take place on this campus;
- (6) In 2012, this committee (FCMP) approved a site plan for TimeGate, the partnership facility, which would also be supporting that academic purpose;
- (7) At the A&SS committee held on August 14, 2012, a presentation of another academic program (theater program) was presented that would also be located on the UH Sugar Land campus; and the approval of a declaration of higher education use which is consist with the requirements of the sale from DOT. The university does contemplate that they will seek a legislative change regarding that deed restriction at a later date.

Given the history above, Dr. Carlucci stated two (2) items would be addressed by this committee and asked Dr. Marshall Schott, Associate Vice Chancellor for University Outreach, to present the first item for the committee's consideration.

1. Approval is requested to update the University of Houston-Sugar Land Campus Plan – University of Houston, Item C – FCMP-C1

Dr. Marshall Schott presented this item requesting approval to update the University of Houston-Sugar Land Campus Plan. Dr. Schott stated the university has had this property since 1997 and it encompasses approximately 258 acres. For the past five (5) months, the university has been working with DesignLab in the UH College of Architecture to update the plan to reflect proposed partnerships with private corporations and the City of Sugar Land to develop the property for the benefit of higher education. The goal is to provide a short and a long-term plan related to future expansion. The proposed land use plan calls for the creation of specific zones for future development to accommodate enrollment in academic programs, provide opportunities to develop programs in the performing and visual arts, provide recreational and park facilities for students and the community, and develop required infrastructure to support campus activities.

The university is contemplating future development with TimeGate through a Special Purpose Entity to construct another academic building and that process was approved by the Board in February 2012. Dr. Schott focused on the proposed academic core of the campus in his presentation for future academic expansion. Below is a brief summary of his comments:

- (1) The TimeGate project refers to the 60,000 square foot University Place partnership.

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- (2) The higher education partners would lease approximately 47,000 square feet of the 60,000 square foot building for digital media, digital gaming, and interactive media programs.
- (3) The area located below the TimeGate facility is the university's current facilities and include the Brazos Hall, George Building, and the recently opened library.
- (4) The water tower is currently under construction and would provide water to the facility.
- (5) The proposed theater and festival site would be on the 52 acres that are leased from the University by the City of Sugar Land.
- (6) The proposed K-12 partnership.
- (7) All of the above would be driven by enrollment growth. The University has worked with our higher education partners to map out what the university believes the enrollment would be at UH-Sugar Land moving forward to 2025.
- (8) The University of Houston is projected to have 3,703 enrollments by Fall of 2025; UH-Clear Lake's enrollment would have an additional 212; UH-Victoria would have 2,307; and Wharton County Junior College, our community college partner on the campus, would have 5,007 which would give the university at total of 11,229 enrollment in the Fall of 2025.
- (9) To accommodate the enrollment growth, the university would need to develop two additional buildings of approximately 70,000 square feet each to form a quadrangle around our existing buildings.

Dr. Schott stated the TimeGate facility would be located on approximately 5 acres. Regent Wilson, Jr. inquired as to the theater and festival site located on the current 52 acres lease. Dr. Schott stated the City of Sugar Land currently controls roughly 35 acres and their current lease holding from the 2005 contract was a 17 acre parcel located at the far southeastern end of the property. An item to be brought forward for the committee's consideration would be a land swap whereby the City of Sugar Land would move the 17 acres of property adjacent to their 35 acres in order to give the city 52 contiguous acres to develop the theater and festival site complex. A lengthy discussion followed.

Following the discussion, Regent Hollingsworth stated a number of meetings have been held with the Mayor and the City Manager of Sugar Land as well as the CEO of TimeGate. We have talked through the theater and festival property, stated Regent Hollingsworth and the city is going to develop all of the infrastructure - at their costs; the parking will be a huge benefit to the university - mostly at the city's costs; so there would be other value that the university would be getting in exchange for this relationship.

Regent Wilson, Jr. raised signage and access concerns and asked if it would be possible to amend the lease to reflect these issues. An appraisal of the property was also addressed and it was suggested that it be added to the ground lease.

Ms. Dona Cornell, General Counsel, stated the university had not made any commitments in terms of the actual lease documents; they were still under negotiations and these provisions could be added to the lease documents.

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On motion of Regent Wilson, Jr., seconded by Regent Blair, and by a unanimous vote of the committee members in attendance, the request to approve the update to the University of Houston-Sugar Land Campus Plan was approved subject to the proposed amendments to the lease agreement which would include an appraisal and signage in the lease documents.

2. Approval is requested to delegate authority to the Chancellor to negotiate and execute a Facilities Development Agreement with the City of Sugar Land to allow for the development of basic infrastructure required for the future development of their leased property, University of Houston, Item D – FCMP-D8-13

Dr. Carlucci presented this item requesting approval to delegate authority to the Chancellor to negotiate and execute a Facilities Development Agreement with the City of Sugar Land to allow for the development of basic infrastructure required for the future development of their leased property. This was for Phase I of development with Phase II expected in Spring 2013 and Phase III in Fall 2015. All development shall be consistent with the University of Houston-Sugar Land Campus Use Plan.

On motion of Regent Wilson, Jr., seconded by Regent Blair, and by a unanimous vote of the committee members in attendance, the request to approve the delegation of authority to the Chancellor to negotiate and execute a Facilities Development Agreement with the City of Sugar Land to allow for the development of basic infrastructure required for the future development of their leased property was approved subject to the ground lease.

At the conclusion of the approval of the two action items, Regent Fertitta called for a motion to place both action items on the Board's Consent Docket Agenda for final board approval.

On motion of Regent Wilson, Jr., seconded by Regent Blair, and by a unanimous vote of the committee members in attendance, the following two (2) action items will be placed on the Board's Consent Docket Agenda at the Board of Regents meeting scheduled for August 15, 2012 for final board approval.

- (1) Approval is requested to update the University of Houston-Sugar Land Campus Plan – University of Houston; and
- (2) Approval is requested to delegate authority to the Chancellor to negotiate and execute a Facilities Development Agreement with the City of Sugar Land to allow for the development of basic infrastructure required for the future development of their leased property, University of Houston.

Information Items:

1. Major Capital Projects Status Report – University of Houston System, Item E – FCMP-E14-23

Dr. Carlucci introduced this item and requested Ms. Emily Messa, Associate Vice Chancellor for Administration, present the committee the status report on the Major Capital Projects for the University of Houston System. Below is a brief summary of Ms. Messa's remarks which covered the facilities and construction for the Fall.

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- Health & Biomedical Sciences Center. This is a \$70 million new construction facility located across from the Welcome Center on Calhoun and Wheeler. It will be completed in October 2012 and encompasses 180,000 square feet. This facility will house a number of activities which include:
 - New Vision Institute;
 - Ambulatory & Laser Surgery Center;
 - New Animal Care & Research Facilities; and
 - New Classrooms.
- New West Dining Hall – This facility is located on Wheeler and Cullen and it is in our residence hall precinct. This is a 25,000 GSF facility which costs \$9.3 million. This facility will open in October 2012. It will feature the latest culinary trends and under the direction of our Executive Chef who oversees our residential dining program.
- Visual and Performing Art Spaces were addressed.
 - Blaffer Art Museum – This facility is off of Cullen near Elgin in the Arts district. It is a \$2.25 million project and was completed in July 2012.
 - Lynn Eusan Park – This was a new project which was sponsored and funded by Student Affairs. This is a new stage area which is adjacent to the Cougar Village and new Cougar Village II complex which is currently under construction. This will provide enhanced performing arts spaces.
- Classroom & Business Building – This is a \$41 million project adjacent to Cemo Hall near the College of Business. The classrooms in this facility are general purpose classrooms so they are available for any college to schedule. There is also programming and classroom space for EMBA and MBA programs. An enhanced Writing Center is open to all students both graduate and undergraduate as well as an enhanced and upgraded Academic Testing Center.
- Stadium Parking Garage – This is a \$26 million project. It is approximately 700,000 square feet located at the corner of Cullen and Holman. This facility was completed in July 2012 and has 2,300 parking spaces. A Fan Shop and Taco Cabana are located in this facility along with the new Parking and Transportation offices.
- Research Space was addressed with build-out of over 53,000 square feet of new research space.
 - SERC – In this facility, a 40,000 square foot build-out of more research space is being completed at a cost of \$15.1 million. This is the second and fourth floors of the SERC building and would complete the build-out of this facility.
 - Science Teaching Lab – Adding approximately 13,000 square feet of research space in this building. The first three floors of this facility are teaching labs for graduates and undergraduates.
- “Y” Building Deconstruction – This building is approximately 42,196 GSF and was built in the 1940s and was used as an airplane hangar during World War II. Since the building has deteriorated, it is now time to deconstruct and use this space for something else. This project will cost approximately \$470,000.
- Trailer Village – This is a deconstruction project and will cost approximately \$175,000. This facility will also be used for future temporary parking and should be completed in October 2012.

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A complete copy of Ms. Messa's powerpoint presentation may be found at the following link: <http://www.uhsa.uh.edu/board-of-regents/documents/committee-board/081412FCMPItems/FCMP-E15-23.pdf#FCMP-E15-23>.

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

2. Annual Report regarding the System-Wide Art Acquisition Committee – University of Houston System, Item F - FCMP-F24-47

Dr. Carlucci introduced this item and presented to the committee a status report of annual activities from the System-Wide Art Acquisition Committee (SWAAC). Dr. Carlucci outlined the SWAAC committee's role and scope. The University of Houston's public art program was approved by the Board of Regents in 1966. In 1969, Texas law mandated that 1% of construction cost be allocated and set-aside for the campus public art. This would be for new construction projects only. The SWAAC committee is charged by the Board with the sole purpose for selecting and acquiring public art for the UH System campuses; and appointments to this committee are approved by the Board. There are numerous appointments made to this committee as follows: two (2) board members; a number of appointments made by the Chancellor; appointments by each System campus; and appointments of community leaders in the arts area.

Ms. Emily Messa introduced Mr. Mike Guidry, Curator for the UH System-wide Art Collection, who presented the committee with a powerpoint presentation detailing some of the beautiful artworks around the UH and UHS campuses. A complete copy of Mr. Guidry's presentation has been filed in the Board office but may also be found at the following link for reference: <http://www.uhsa.uh.edu/board-of-regents/documents/committee-board/081412FCMPItems/FCMP-F25-47.pdf#FCMP-F25-47>.

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

3. Clery Report Update and Emergency Management Update – University of Houston, Item G – FCMP-G48-56.

University of Houston Police Chief, Ceaser Moore presented the committee with an overview of the year-to-date Clery Report for the University of Houston campus; and addressed the state and future developments of safety and security for the UH campus due to increased population. Below is a brief summary of Chief Moore's remarks.

- He is a native Houstonian with 27+ years with the Houston Police Department.
- He was appointed as UH Chief on February 20, 2012.
- His mission and core values were addressed as follows.
 - To promote and preserve a safe environment;
 - To identify and implement efficiencies;
 - Great customer service;
 - Caring; and
 - Effort and Respect.

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- The Clery Report – Crimes on the UH Campus was addressed. His complete report may be found at the following link: <http://www.uhsa.uh.edu/board-of-regents/documents/committee-board/081412FCMPItems/FCMP-G49-53.pdf#FCMP-G48-53>.

Mr. Joe Mendez, Director of Emergency Management, presented an Emergency Management Report which outlined the four phases of UH emergency management. Below is a brief summary of Mr. Mendez’s remarks.

- He has been a police officer and Chief of Police during his career.
- In 1995, he left law enforcement and went to Washington, D.C. where he did crime prevention and emergency management across the nation, specifically in Chicago, Atlanta and San Francisco.
- While in New Mexico, he started the first-day school plan for the State of New Mexico for K-12 and this plan is currently in place today; and was later implemented as a “safe school act” and legislative law.
- There are four phases of UH emergency management:
 1. Mitigation and Prevention
 2. Preparedness
 3. Response
 4. Recovery
- A complete copy of Mr. Mendez’s report may be found at the following link: <http://www.uhsa.uh.edu/board-of-regents/documents/committee-board/081412FCMPItems/FCMP-G54-57.pdf#FCMP-G54-57>.

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

There being no further business to come before the committee, the meeting adjourned at 12:23 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:

Renu Khator
John Antel
Carl Carlucci
Dona Cornell
Rathindra Bose
Elwyn Lee
Eloise Dunn Stuhr
Richard Walker
Phillip Castille

Jonathan Thurston
Tom Ehardt
Ceaser Moore
Steve Wallace
Elaine Charlson
Clifford Redd
Wayne Beran
Mike Guidry
Mark Clarke

Sean York
Emily Messa
Joe Mendez
Dan Maxwell
Oscar Gutierrez
Marshall Schott
Dan Wells
Dick Phillips
Karen Clarke

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Others Present (cont'd):

Bill Flores
Bill Staples
Don Guyton
Spencer Simms
Maria Gonzalez
Antoine Demas
Ed Hugetz
Ivan Sanchez
Ed Jones
Gerry Mathisen

Michelle Dotter
Chris Stanich
Monica McHenry
Pam Oliver
Mike Emery
Malcolm Davis
Cedric Bando
Jon Aldrich
Marquette Hobbs

Carl Stockton
Jeffrey Cass
Lisa Miller
Pam Muscarello
Mria Polla
David Bradley
Jack Hanna
Phil Aldrich
Brenda Robles