

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

Thursday, August 20, 2015 – The members of the Facilities, Construction and Master Planning Committee (“FCMP”) of The University of Houston System Board of Regents convened at 1:10 p.m. on Thursday, August 20, 2015, at the Hilton University of Houston, Conrad Hilton Ballroom, Second Floor, 4450 University Drive, 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  
Garrett H. Hughey, Student Regent  
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 and asked Jim McShan, Interim Vice Chancellor for Administration and Finance to introduce the items listed on the agenda.

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AGENDA ITEMS

**Action Items:**

1. Approval is requested to increase the program for the new Health and Biomedical Sciences Building II at the University of Houston – University of Houston, Item B – FCMP-B.

Mr. McShan introduced this item and stated in February 2012 the Board had approved \$75 million to build the core and shell of the nine-story, 306,000 square foot, Health and Biomedical Sciences Building II. At that time, the university was optimistic that they would receive funding for the bonds from the State. With the approval of University Capital Construction Bond authorization formerly known as Tuition Revenue Bonds (TRBs), the university is now prepared to proceed with the construction of the entire program instead of the core and shell approach. The location and design for this building had been approved but instead of doing this project in phases, the university will now be able to move forward with the completion of the entire construction project.

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On motion of Regent Armour, seconded by Regent Madison, and by a unanimous vote of the members in attendance, the request to increase the program for the new Health and Biomedical Sciences Building II at the University of Houston was approved.

The next item for the committee's consideration and approval was Item C, the Approval is requested for the site and program for a new Science, Technology, Engineering and Mathematics Building at the University of Houston-Clear Lake – UH-Clear Lake, FCMP-C.

Mr. McShan introduced this item to the committee and stated that since the University had received Tuition Revenue Bonds (TRBs) from the past Legislative session, the University of Houston-Clear Lake will receive \$54 million in order to complete the Science, Technology, Engineering and Mathematics (STEM) Building project. This project will be a 127,000 square foot building which will include 15,000 gsf of shell space, and will house classrooms as well as teaching and research labs for the Department of Mechanical Engineering, Physical Sciences, and Environmental Science/Industrial Hygiene. This project should be completed in August of 2018; and the total value of the project will be approximately \$65.7 million of which will include some additional bonds from UH-Clear Lake's revenues and approximately \$1.7 million in HEAF and other funds. In review, there will be \$54 million in State bonds; another \$10 million in bonds based on UH-Clear Lake's revenues; and \$1.7 million in accumulated HEAF and other available sources.

Regent Wilson, Jr. inquired about the location of this building and Mr. McShan requested Dr. William Staples, President of the University of Houston-Clear Lake (UHCL) address this issue. Dr. Staples stated that a Master Plan for UHCL had been done with Patricia Oliver, Dean of the College of Architecture and the DesignLab at the University of Houston. The site had been identified in the 2011 UHCL Master Plan at that time. This project also includes design and construction of the Bayou Loop Road connector, which will connect Bayou Road East with Bayou Road West along the northern boundary of the campus in order to provide access to the STEM and Classroom Building.

On motion of Regent Armour, seconded by Regent Hollingsworth, and by a unanimous vote of the members in attendance, the request for the site and program for a new Science, Technology, Engineering and Mathematics Building at the University of Houston-Clear Lake was approved.

The next item presented to the committee for their consideration was Item D, the Approval is requested for the site and program for a new Sophomore Housing Building at the University of Houston-Victoria – UH-Victoria, FCMP-D. Mr. McShan introduced this action item and stated this item had been brought to the committee in February 2015 and approved, but the difference then being it would be a third party build project. After investigating and going through it, it was determined that it would be in the best interest to do it as a traditional in-house project. This project would be approximately 120,000 square feet on a two-acre tract of land adjacent to the recently purchased property. The facility would have 380 beds in a mix of four single occupancy bedrooms – two bath suites and two double occupancy bedrooms – two bath suites. Each floor would also include common kitchens and study spaces for residential use. This is a \$22 million project and construction would begin in May 2016 and completed in August 2017.

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On motion of Regent Armour, seconded by Regent Madison, and by a unanimous vote of the members in attendance, the request for the site and program for a new Sophomore Housing Building at the University of Houston-Victoria was approved.

Item E, Approval is requested for the University of Houston-Clear Lake, University of Houston-Downtown and the University of Houston-Victoria Capital Improvement Plans – University of Houston System, FCMP-E, was the next action item considered by the committee. Mr. McShan introduced this item and stated each of the System campuses would be presenting a brief overview of their Capital Improvement Plans as outlined below.

**UH-Clear Lake – President William Staples**

Dr. Staples stated the UH-Clear Lake campus was comprised of 524 acres, 14 buildings and 826,000 square feet. Below is a breakdown of projects by name, their start/completion dates, gross area and total cost which includes 25% project management and soft costs. Dr. Staples presented a brief explanation for each project listed below.

Project Name	Start date	Completion date	Gross Area	Total Cost**
STEM and Classroom Building	Sep-15	Jan-19	120,000	\$64,000,000
Health Sciences and Classroom Bldg	Sep-15	Jan-19	50,000	\$24,624,000
Freshmen Housing	Jan-16	Aug-18	72,000	\$22,225,000
Dining Facility Upgrade and Addition	Jan-16	Aug-17	9,450	\$3,570,000
Recreation and Wellness Center	Sep-15	May-18	73,000	\$40,000,000
Bayou Loop Road	Sep-15	Jan-19		\$1,700,000
<b>Total</b>				<b>\$156,119,000</b>
** Includes 25% project management and soft costs				

Dr. Staples also addressed the maintenance needs that will be required for the 14 buildings that are currently on campus. The Facilities Condition Assessment was conducted. All buildings were assessed, excluding those leased. Total maintenance required totaled \$5,795,000. The Facility Condition Index (FCIN) was addressed. Dr. Staples stated that this is the total maintenance over the replacement cost and anything less than 5 is good; and good is the best category. UHCL’s FCIN is at 1.79%, which meets the industry standard classification of “good” which is defined as <5%. Below is the required maintenance by category:

- Planned Maintenance (\$5,425,000)
- Deferred Maintenance (\$370,000)
- Critical Deferred Maintenance (\$0)

Dr. Staples stated that UHCL has been very diligent and he gives credit to his Facilities staff and his Vice President for Administration and Finance. Every year they devote a significant amount of money to deferred maintenance; therefore, there is little, critical deferred maintenance. Even though there are some buildings that are 40 years old, they have very conscientiously and very consistently kept these buildings up to date.

### **UH-Downtown – President William Flores**

Dr. Flores addressed UH-Downtown's Capital Improvement Plan. Dr. Flores stated that UHD is restrained and contained in terms of the property they own. There is a great deal of development taking place around the UHD campus. Tuition Revenue Bonds (TRBs) Funding was approved for the construction of a Science and Technology Building in the amount of \$60 million. HEAF funding will be increased in 2017.

Dr. Flores briefed the committee on the proposed acquisition of land; the renovation of existing buildings; and the construction of the Science and Technology Building. Below is a brief overview of his remarks regarding the planned and deferred maintenance for UHD.

- The Academic Building was constructed in 1997; has a gsf area of 152,740; a current replacement value of \$31,396,864; and a total cost of planned/deferred maintenance of \$1,125,000.
- The One Main Building (OMB) was constructed in 1930; has a gsf area of 632,207; a current replacement value of \$127,217,664; and a total cost of planned/deferred maintenance of \$3,375,000.
- The cost of planned and deferred maintenance totals \$5,900,000.
- The Facilities Condition Index Number (FCIN) for the UHD campus was 2.51% which is below 5% and a good number.

Dr. Flores addressed the Capital Improvement Plan for UHD as follows:

- Education and General (E&G) Projects by categories were addressed and the total cost for the E&G projects will be approximately \$95,280,000.

#### **Category I – Land Acquisition/New Construction**

- Land Acquisition - several pieces of land have been identified in the Master Plan; and over a period of time, UHD will acquire different pieces of land for growth of the UHD campus.
- Science and Technology Building will have 105,000 sf and the total construction/renovation cost will be approximately \$67,000,000.
- Northside Utility Plant will have 5,000 sf and the total construction/renovation cost will be approximately \$1,000,000.

#### **Category II - Major Rehabilitation/Repair (MR&R)**

- One Main Building – total cost of planned/deferred maintenance cost will be approximately \$3,375,000.
- Academic Building – total cost of planned/deferred maintenance cost will be approximately \$1,125,000.
- Commerce Street Building – total cost of planned/deferred maintenance cost will be approximately \$800,000.

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Category III – Decommission/Demolish

- Warehouse – total cost of planned/deferred maintenance cost will be approximately \$200,000.

- Non E&G Projects by categories were addressed as follows and the total project renewal cost for both categories below would be approximately \$99,650,000.

Category I – Land Acquisition/New Construction

- Student Parking Garage
- Wellness Center
- Student Union

Category II – Major Rehabilitation/Repair (MR&R)

- Student Life Center
- Daily Lot Repairs

- The grand total for project renewal cost will be approximately \$194,930,000.

**UH-Victoria – President Raymond “Vic” Morgan**

Dr. Raymond “Vic” Morgan addressed UH-Victoria’s Capital Improvement Plan and stated that this was a program that establishes a short-range (5-year) plan, updated annually, identifying specific projects to be developed with a schedule (ranked) and costs with options for financing, providing a link between the Strategic Academic Plan, Facility Needs Assessment, Facility Condition Assessment and the Capital Budget. Below is a brief overview of Dr. Morgan’s remarks.

- A summary of UHV’s Campus Master Plan was given which was updated in February 2015.
- In 2014, a Facilities Condition Assessment was performed by PBK. A breakdown is listed below of the assessment.

	<b>2014 (Identified)</b>	<b>2015 (Addressed)</b>	<b>Remaining</b>
Critical-Life/Safety	\$ 434,700	\$ 247,779	\$ 186,921
Immediate (0-5 yrs)	858,170	205,961	652,209
All Others (10 yrs)	7,244,964		7,244,964
<b>TOTAL</b>	<b>\$ 8,537,834</b>	<b>\$ 453,740</b>	<b>\$ 8,084,094</b>

- Education and General (E&G) Projects by categories for UHV were addressed and the total cost for the E&G projects will be approximately \$55,250,000.

Category I – New Construction/Replace in Place

- University North – total project renewal cost will be approximately \$4,000,000
- Classroom/Office/Administrative Building STEM – total project renewal cost will be approximately \$30,000,000
- Learning Commons – total project renewal cost will be approximately \$16,000,000
- UHV Athletic Building – total project renewal cost will be approximately \$1,500,000

Category II – Rehabilitate or Repair

- University Center – total project renewal cost will be approximately \$2,000,000

Category III – Decommission or Demolish

- Casa Del Rio Apartments – total demolition cost will be approximately \$1,000,000

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- Arlington Apartment – total demolition cost will be approximately \$750,000
- Non E&G Projects (Auxiliary, Athletics, Residential) by categories were addressed as follows and the total project renewal cost for both categories below would total approximately \$98,810,876.

### Category I – New Construction/Replace in Place

- Student Housing Facility 4 – total project renewal cost will be approximately \$27,531,000
- Student Center – total project renewal cost will be approximately \$15,560,000
- Student Housing Facility 5 – total project renewal cost will be approximately \$30,000,000
- UHV Athletic Building – total project renewal cost will be approximately \$13,500,000
- Athletic Facilities (Sports Fields) – total project renewal cost will be approximately \$11,000,000

### Category II – Rehabilitate or Repair

- Jaguar Hall – total project renewal cost will be approximately \$484,691
- Jaguar Court – total project renewal cost will be approximately \$735,185.
- The grand total project renewal cost will be approximately \$154,060,876.

On motion of Regent Armour, seconded by Regent Taaffe, and by a unanimous vote of the members in attendance, the request for the University of Houston-Clear Lake, University of Houston-Downtown and the University of Houston-Victoria Capital Improvement Plans – University of Houston System was approved.

The last two action items were presented together and were listed as follows:

1. Approval is requested for appointment of Committee members and appointment terms for the System-wide Art Acquisition Committee (SWAAC) – University of Houston System, Item F – FCMP-F.
2. Approval is requested for revisions to the System-wide Art Acquisition Committee (SWAAC) Procedures Manual – University of Houston System, Item G – FCMP-G.

Mr. McShan introduced this item and stated that 1% of the budget for new capital projects is used to add art to the facility. The SWAAC Committee's mission is to select and acquire a notable collection to compliment and reinforce campus buildings and to benefit the UH System and the community at large. There are currently three (3) vacancies on the SWAAC Committee and the following candidates are being considered for appointment:

1. Toby Kamps, Curator, Modern and Contemporary Art, Menil Collection, Houston;
2. Kim Davenport, Curator, Rice Gallery, Houston; and
3. Michael Wellen, Assistant Curator of Latin American and Latino Art, Museum of Fine Arts, Houston.

Dr. Emily Messa stated that the University of Houston was the first Texas university to establish a percent for the art program; and currently has one of the largest and most impressive university art collections in the country, which includes more than 400 works of art. Mike Guidry, UH

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Public Art Curator also reiterated that the UH art collection is one of the largest public art collections in the country.

On motion of Regent Armour, seconded by Regent Taaffe, and by a unanimous vote of the members in attendance, the request for appointment of Committee members and appointment terms for the System-wide Art Acquisition Committee (SWAAC) – University of Houston System was approved.

Mr. McShan also presented the requested revisions to the SWAAC Procedures Manual. The changes requested included increasing the size of the SWAAC Committee to add new representatives, including additional community representatives, a student representative, and making the Vice Chancellor of University Advancement a permanent member on the committee. Other changes included housekeeping edits related to personnel changes in the UH System and adding a percentage for art on renovation projects, which would be 0.5% on renovation projects \$5,000,000 or greater.

On motion of Regent Armour, seconded by Regent Taaffe, and by a unanimous vote of the members in attendance, the request for revisions to the System-wide Art Acquisition Committee (SWAAC) Procedures Manual – University of Houston System was approved.

Following the approval of this item, Regent Wilson, Jr. called for a motion to place all six (6) action items presented to the committee on the Board's Consent Docket Agenda for final Board approval.

On motion of Regent Armour, seconded by Regent Hollingsworth, 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, August 20, 2015 as follows:

1. Approval is requested to increase the program for the new Health and Biomedical Sciences Building II at the University of Houston – University of Houston;
2. Approval is requested for the site and program for a new Science, Technology, Engineering and Mathematics Building at the University of Houston-Clear Lake – UH-Clear Lake;
3. Approval is requested for the site and program for a new Sophomore Housing Building at the University of Houston-Victoria – UH-Victoria;
4. Approval is requested for the University of Houston-Clear Lake, the University of Houston-Downtown and the University of Houston-Victoria Capital Improvement Plans – UH System;
5. Approval is requested for appointment of Committee members and appointment terms for the System-wide Art Acquisition Committee (SWAAC) – UH System; and

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6. Approval of amended System-wide Art Acquisition Committee (SWAAC) Procedures Manual – UH System.

It was noted that no Executive Session would be held.

There being no further business to come before the committee, the meeting adjourned at 1:50 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	Carl Stockton	David Bradley
Jim McShan	Jesse Pisors	Dan Maxwell
Paula Myrick Short	Dick Phillips	Katherine Miller
Dona Cornell	Malcolm Davis	Sabrina Hassumani
Ramanan Krishnamoorti	Chris Stanich	Wayne Beran
Elwyn Lee	Emily Messa	Joe Brueggman
Eloise Dunn Stuhr	Mike Guidry	Raymond Bartlett
Richard Walker	Alif Uzman	Mark Yzaguirre
William Flores	Ed Hugetz	Trent Williams
Raymond “Vic” Morgan	Dean Ruck	John Posch
William Staples	Jeffrey Cass	Lisa Shumate
Don Guyton	Josh Adams	Brandon Alexander
Shannon Harrison	Mike Glisson	Sacha Ryder
Don Price	Jou Jou Zebdaoni	Phil Booth
Jon Aldrich	Brian Thomas	Cherri Carbonara
Marquette Hobbs	Brenda Robles	Gerry Mathisen