

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

Thursday, November 16, 2017 – The members of the Facilities, Construction and Master Planning Committee of the University of Houston System Board of Regents convened at 1:50 p.m. on Thursday, November 16, 2017, at the University of Houston-Downtown, Girard Street Building, Third Floor, Milam and Travis Rooms, Welcome Center, One Main Street, Houston, Texas 77002 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  
Tilman J. Fertitta, Ex Officio

Non-Member(s) in Attendance

Durga D. Agrawal  
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 three (3) agenda items, all for information only.

Regent Wilson, Jr. moved to Item B, the approval of the minutes from the August 24, 2017, Facilities, Construction and Master Planning Committee meeting.

\*\*\*\*\*

AGENDA ITEMS

**Action Item(s):**

1. Approval of Minutes – Item B

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

- August 24, 2017, Facilities, Construction and Master Planning Committee meeting

Following the approval of the minutes, Regent Wilson, Jr. moved to the next item on the agenda, Item C, Annual update of University of Houston System deferred maintenance – University of Houston System and introduced Mr. Jim McShan, Senior Vice Chancellor for Administration and Finance, who presented this item.

Mr. McShan stated that this annual report was required per section 61.05.821 of the Texas Education Code and introduced Mr. David Oliver, Associate Vice Chancellor for Facilities and Construction Management who presented this item. Below is a summary of his remarks.

Mr. Oliver presented an overview of the Deferred Maintenance Plan beginning with the University of Houston. As of 2017, the 5-Year Projected Total Campus Deferred/Planned Maintenance was at an estimated \$369.3 million. Mr. Oliver highlighted that there had been a significant impact from two (2) capital renewal projects: the Core Project Impact with an estimated \$71 million, and the Life Sciences Impact with an estimated \$15 million. During FY2017, there was an estimated \$13 million spent in deferred maintenance; and the estimated deferred maintenance expense budget for FY2018 will be approximately \$14 million.

Mr. Oliver added that the data being used was based on the FY2012 Facility Condition Assessment (FCA) Report, and Facilities/Construction Management was currently in the process of procuring multiple consultants under a Continuing Service Agreement to maintain and update the existing FCA documents. Mr. Oliver noted that the impact from Hurricane Harvey was being evaluated separately via Jacobs Engineering.

In reference to the University of Houston-Downtown (UHD), the 5-Year Projected Total Campus Deferred/Planned Maintenance cost was approximately \$11 million. In FY2017, the deferred maintenance expenditures were at an estimated \$1 million; and was projected that in FY2018, UHD would spend approximately \$1.7 million. UHD was also considering using a portion of the bond proceeds from the Spring 2017 CRB issue to address some of their maintenance needs.

A list of the projects to be addressed by UHD for infrastructure upgrades in the next five (5) years included:

- Elevator Modernizations (\$2.0M)
- Building Envelopes (\$1.0M)
- Chiller Plant Equipment Renewal (\$910K)
- Cooling Towers Replacement (\$800K)
- Building Automation Systems (\$720K)
- Boiler Plant Equipment Renewal (\$530K)
- Exhaust Ventilation Systems – Stairs 7, 8 (\$500k)

The University of Houston-Clear Lake (UHCL) has a current 5-Year Projected Total Campus Deferred/Planned Maintenance of approximately \$9.2 million. For FY2017, UHCL's deferred maintenance expenditures was estimated at \$1.9 million and they are projected to spend approximately \$1.6 million in deferred maintenance in FY2018.

UH-Clear Lake completed one (1) deferred maintenance project in FY2017, the Bayou Building concrete structure repair (\$177,250). This had completed their projects which were classified as deferred maintenance. In addition, UHCL also had two (2) large projects reported and initiated in FY2017, the Arbor roof replacement and Bayou chiller replacement, but will be completed in

FY2018. Mr. Oliver explained that in FY2018, 70% of the majority of the planned maintenance projects at UHCL will be energy-savings projects. Lastly, Mr. Oliver stated that all the projects remaining in UHCL's 5-year plan were planned maintenance with an estimated total of \$9.2 million.

For the University of Houston-Victoria (UHV), the 5-Year Projected Total Campus Deferred/Planned Maintenance was at approximately \$2.1 million. In FY2017, UHV spent an estimated \$375,000 in deferred/planned maintenance, and in FY2018, the projected deferred/planned maintenance expenses was approximately \$473,000.

Mr. Oliver also mentioned that UHV had their last comprehensive Facilities Condition Assessment (FCA) performed by PBK in June 2014; and their 5-year required maintenance plan included about \$86,000 in deferred maintenance and approximately \$2 million for planned maintenance.

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

Item D, Report on University of Houston System recovery efforts related to Hurricane Harvey – University of Houston System, was the next information item listed on the agenda, and Regent Wilson, Jr. introduced Mr. McShan who presented this item.

Mr. McShan asked Mr. David Oliver to give the report on the recovery efforts and the Hurricane Harvey Facilities Impact on the University of Houston System.

Mr. Oliver explained that the University of Houston and the University of Houston-Downtown campuses had suffered primarily water damage. The University of Houston-Victoria suffered both wind and water damage, while the University of Houston-Clear Lake suffered minor water damage.

Mr. Oliver noted that all UH System campuses were located in the impact zone of Hurricane Harvey, which resulted in damages to 208 buildings and 17,567,299 GSF to be addressed for repairs. Mr. Oliver stated that the UH campus opened as scheduled on September 5<sup>th</sup> with 98% classroom availability, which meant only six (6) classrooms were not ready for opening date. Progress moved fairly quickly beginning September 1<sup>st</sup>, with the Texas Medical Center building being the only one not operational at that time.

Mr. Oliver also recognized the staff in every UH System campus for their exceptional response and effort during this event.

At UH-Clear Lake, there was minor flooding to the Student Services Building. The UHCL Pearland campus building experienced moderate water damage, and worked in partnership with Alvin Community College to remediate the damage. Sheetrock repairs were ongoing during evening and weekends to avoid interruption of classes; and UHCL was also able to reopen their doors again on September 5, 2017.

UH-Downtown did experience significant flooding in the One Main Building with approximately two (2) feet of water that came in mostly to the facilities areas, mechanical spaces, loading dock, and others. The repairs also included major sheetrock replacement, build back of areas, and repair of certain areas of the gymnasium floor, as well as significant damage to the Central Utility Plant equipment. However, Mr. Oliver stated that UHD was able to reopen their doors on September 5, 2017 as well.

Lastly, Mr. Oliver explained that UH-Victoria had experienced significant wind and water damage. Campus dormitories suffered major wind and water damage to roofs and dorm rooms. The disaster recovery contract responded immediately, and crews were on site the day after the hurricane had cleared, temporary repairs to the roofs were put in place and permanent replacement was on progress. The UH campus provided temporary dormitory space for students for 17 days until the dorms were back in service. In addition, the University North and Center Buildings also experienced water damage to flooring, ceilings and furniture, as well as a loss of power. UHV was able to reopen their doors on September 11, 2017

Mr. Oliver added that the actual cost impact to the UH System campuses was still being reviewed in order to perform follow-up assessments and provide a report of the full scope of the damages sustained.

Regent Wilson, Jr. thanked Mr. Oliver and his team and staff for their very impressive hard work in making sure that each campus was back in operation as quickly as possible.

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

The last item on the agenda was Item E, Report on Capital Projects Update – University of Houston System, Regent Wilson, Jr. asked Mr. McShan to present this item.

Mr. McShan explained that this was a reoccurring report presented to the Board on the status of the major capital projects which included a list of approximately twenty (20) projects: nine (9) projects where ground was broken and in various stages of completion, and the remaining projects would break ground in approximately 8-10 months.

Mr. McShan asked Mr. Oliver to present the update to the committee for their reference and below is a brief summary of the updates to the major capital projects on campus.

- University of Houston Multi-Disciplinary Research & Engineering Building, Phase 2, Budget \$7.8M, this will be the buildout of the 4<sup>th</sup> floor, currently in the final stages of the design and the hope is to initiate construction in early 2018.
- University of Houston Health and Biomedical Sciences 2 Building, Budget \$145.8M, substantial completion of the project in November 2017, transition for the College of Pharmacy was accelerated to HBSB 2 as their building in Texas Medical Center was closed due to Hurricane Harvey damage.

## University of Houston System

- University of Houston Sugar Land Academic Building, Budget \$54M, currently at 50% of the design, estimated ground breaking in April 2018 and completion in May 2019.
- University of Houston-Clear Lake/Pearland Health Sciences and Classroom Building, Budget \$24.6M, currently at 100% design, real estate concerns with the City of Pearland cleared and we are now ready to move forward with the project.
- University of Houston-Victoria University Commons, Budget \$32M, ground breaking took place in April 2017, moving forward with construction, and the estimated completion will be in June 2018.
- University of Houston-Victoria STEM Building, Budget \$28M, land was purchased from Victoria College, currently at 50% design, projected ground breaking in April 2018.
- University of Houston/UH Victoria Katy Academic Site and Building, Budget \$33M, currently at 25% of the design state, looking at ground breaking in May 2018.
- University of Houston-Clear Lake STEM Building, Budget \$67.5M, currently at 50% construction, broke ground in March 2017, moving forward as scheduled, with an estimated completion date in July 2018.
- University of Houston-Downtown Science and Technology Building, Budget \$75.5M, currently at 100% design, broke ground in October 2017, construction stage was just initiated, estimated completion in June 2019.
- University of Houston Fertitta Center Renovation, Budget \$60M, currently at 30% construction, recently completed the asbestos removal, moving forward as scheduled, broke ground in March 2017, estimated completion in December 2018.
- University of Houston Quadrangle Replacement Housing, Budget \$97.6M, currently at 50% design, working with contractor on schedule, estimated completion date in June 2019.
- University of Houston Indoor Football Practice Facility, Budget \$20M, construction stage completed, broke ground in November 2016, project finished in November 2017, first homecoming game and ceremony held on November 4, 2017.
- University of Houston Cougar Substation Expansion, Budget \$25M, this project would increase reliability and capacity for electrical service on campus, working with TXDoT on minor concerns, currently at 70% construction, moving forward rapidly, estimated completion date in March 2018.
- University of Houston-Clear Lake Student Housing, Budget \$22M, currently at 50% design, presented UHCL with various options to make sure their needs were met and funding was available, concerns have been cleared, moving forward with the design stage.

University of Houston System

- University of Houston-Clear Lake Recreation and Wellness Center, Budget \$38.2M, currently at 50% construction, broke ground in March 2017 with an estimated completion date in July 2018.
- University of Houston-Victoria Sophomore Student Housing Building, Budget \$22.8M, currently at 50% of the design, working with UHV with regards to budget, schedule and bed count.
- University of Houston Science Education Research Center, Budget \$9M, project would solve several mechanical problems in the building, currently in the engineering analysis of the mechanical systems, at 10% design, target completion date in December 2019.
- University of Houston Science Building Renovation, Budget \$15M, would serve as ‘swing’ space where to temporarily place classrooms/offices while other projects across the campus are completed, currently at 20% design, estimated completion in July 2019.
- University of Houston Parking Garage #5 (Arts), Budget \$61M, design stage just initiated, projected to break ground in July 2018 with an estimated completion date of August 2019.

A brief discussion followed.

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 2:13 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  
Jim McShan  
Paula Myrick Short  
Dona Cornell  
Eloise Dunn Brice  
Amr Elnashai  
Jason Smith

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

Karin Livingston  
Dan Maxwell  
Pam Muscarello  
Mike Rosen  
Phil Booth  
Ryan Harrison  
Joe Brueggman

Others Present (cont'd)

Richard Walker  
Ira K. Blake  
Juan Sánchez Muñoz  
Don Guyton  
Lisa Holdeman  
Raymond Morgan  
Mike Johnson  
Wayne Beran  
Mark Yzaguirre  
Nadar Ibrahim  
Valerie Coleman-Ferguson  
Mike Emery  
Hassain Shahrakhi  
Gerry Mathisen

Jon Aldrich  
David Bradley  
Ashlee Ross  
Stephen Spann  
Matthew Castillo  
Mary Ann Ottinger  
Eric Bentley  
Hunter Yurachek  
Dan O'Connor  
Mike Britt  
Mara Affre  
Elaine Pearson  
Trevor Hale  
Marquette Hobbs

David Ellis  
Don Yackley  
Lindsey Ellis  
Caesar Moore  
Jim Wofford  
Christa Rieck  
Michael Slaten  
Glen Houston  
Mark Clarke  
Emily Messa  
Gadan Luce  
Kelly Boysen  
James Adams  
Brenda Robles