UNIVERSITY OF HOUSTON SYSTEM

Facilities, Construction and Master Planning Committee

February 14, 2012

AGENDA

UNIVERSITY OF HOUSTON SYSTEM
FACILITIES, CONSTRUCTION AND MASTER PLANNING COMMITTEE MEETING

DATE: **Tuesday, February 14, 2012**

TIME: **10:45 a.m.**

PLACE: **Hilton University of Houston Hotel**
Waldorf Astoria Ballroom E, Second Floor
4800 Calhoun
Houston, Texas 77204

Chair:	**Tilman J. Fertitta**
Vice Chair:	**Welcome W. Wilson, Jr.**
Members:	**Nandita V. Berry**
	Nelda Luce Blair, Ex Officio

FACILITIES, CONSTRUCTION AND MASTER PLANNING COMMITTEE

A. Call to Order

B. Approval of Committee Minutes
- November 15, 2011, Facilities, Cons. and Master Planning Committee Meeting

Action: Approval

C. Approval of site and program for the design and construction of a new University of Houston football stadium – University of Houston — FCMP–C-1

Action: Approval

D. Approval of site and program for design and construction of a new facility for the University of Houston College of Pharmacy – University of Houston — FCMP–D-10

Action: Approval

E. Approval of site and program for expansion of the Cougar Substation – University of Houston — FCMP–E-13

Action: Approval

F. Approval is requested to update the University of Houston-Sugar Land master plan to site a new 63,000 square foot partnership facility – University of Houston — FCMP-F-16

Action: Approval

G. Approval of site and program for the design of the University of Houston-Victoria Academic and Economic Development Building – University of Houston-Victoria — FCMP-G-19

Action: Approval

H. Adjourn

UNIVERSITY OF HOUSTON SYSTEM
BOARD OF REGENTS AGENDA

COMMITTEE: Facilities, Construction and Master Planning

ITEM: Approval of site and program for the design and construction of a new University of Houston football stadium.

DATE PREVIOUSLY SUBMITTED:

SUMMARY:
Approval is requested for site and program for a new football stadium and associated facilities capable of seating approximately 40,000 spectators with an opportunity for phased expansion to a total of 60,000 seats. The project will include the complete demolition and removal of the existing football complex scheduled to begin immediately following the completion of the 2012 football season.

SUPPORTING DOCUMENTATION: Football Stadium Site Plan

FISCAL NOTE: Financing will be presented to the F&A Committee at a later date.

RECOMMENDATION/ ACTION REQUESTED: Administration recommends approval of this item

COMPONENT: University of Houston

Renu Khator
PRESIDENT Renu Khator **DATE** 1/31/12

EXECUTIVE VICE CHANCELLOR Carl Carlucci **DATE** 1/27/2012

Renu Khator
CHANCELLOR Renu Khator **DATE** 1/31/12

UNIVERSITY OF HOUSTON
NEW FOOTBALL STADIUM
PROJECT JUSTIFICATION AND PROGRAM ELEMENTS

Justification:

The existing 32,000-seat Robertson Stadium complex was originally constructed in 1941 as a joint project of the Houston Independent School District (HISD) and the Works Progress Administration (WPA) as a high school stadium. In the late 1990's several renovations increased seating capacity and improved the functionality of public spaces.

Recognizing the poor condition of the aging facility and the growing need for modernization, in 2010 a feasibility study was accomplished to evaluate the available options for renovation and/or new construction on the current site as well as two additional sites. In consideration of the study results, the existing site was determined to be the most feasible of the three options. Further, a new stadium complex was determined to be the most desirable option for developing a facility to a standard that is commonplace with other football facilities in the NCAA Football Bowl Subdivision. Critical goals to be considered in the development of a new football facility are as follows:

- Improve both the perception and reality regarding the quality of UH facilities.
- Improve recruiting strength by enhancing the student athlete experience.
- Develop a facility which will drive demand, fit a Houston niche, and improve the fan experience.
- Create a facility and amenities that are attractive and desirable for the UH community and businesses.
- Increase the current level of revenue generating amenities.
- Provide a top tier sports facility for the football program and University of Houston.

Program Elements:

The Project will include the complete demolition and removal of the existing football complex (pavilions, locker rooms, concession buildings, field, seating, etc.), scheduled to begin immediately following the completion of the 2012/13 football season. The existing football complex will be replaced by a new stadium and associated facilities capable of seating 40,000 spectators with an opportunity for phased expansion to a total of 60,000 seats. The new football complex will be delivered for use by the Owner before the start of the 2014/15 season (

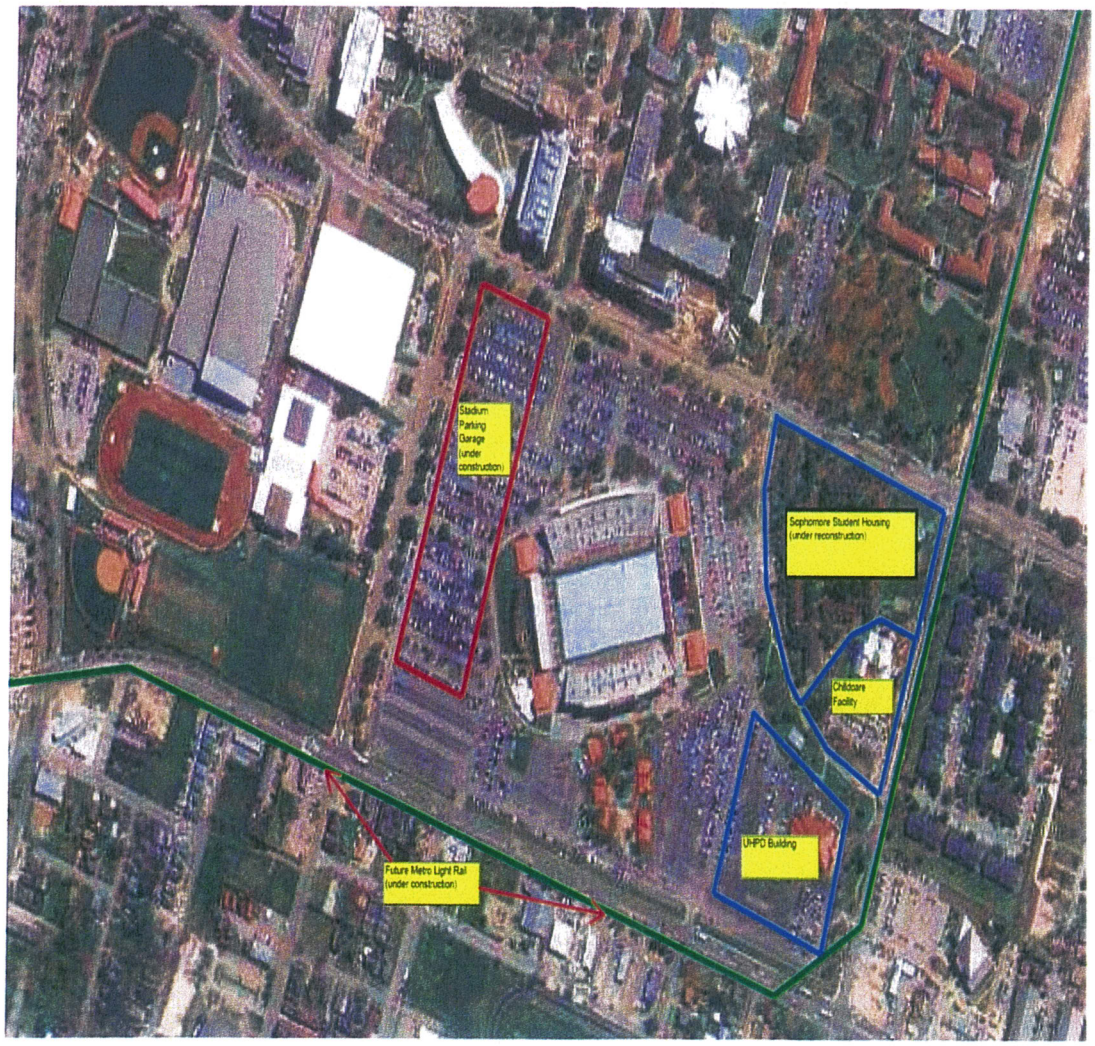
The new football complex will incorporate reserved donor seating options for season ticket holders as well as club facilities, suites and complete press box facilities incorporated into a west tower, new locker room facilities, meeting rooms, concessions, central commissary, restrooms, ticketing facilities and an approximate 20,000 GSF, one-story academic services building. Additionally, the Project should also include new scoreboards and sports lighting package. The Project design will continue to preserve the unique downtown Houston skyline views. Other assumptions include the following:

- Total approximate GSF is 450,000 (including field, seating bowl and concourses)
- 32,000 seat base program (Phase 1)
    - ✓ Optional Seating expandable to 40,000 as an alternate or future phase (Phase 2)
    - ✓ Optional Seating expandable from 40,000 to 50,000 in future phase (Phase 3)

- ✓ Options for premium seating may include: enhanced donor seating , club seats suites and loge box seats
- Vertical transportation including passenger elevators and service elevator
- Central commissary and concession
- Locker facilities for teams, visitors and officials
- Ticket sales facility
- Artificial turf playing field
- HVAC facilities shall be supplied from air cooled chillers to be located within the site perimeter as part of this project.

Schedule assumes start of demo immediately following 2012/2013 football season and Owner Occupancy prior to the 2014/2015 season (approx. 20 month construction schedule including commissioning and contract required 10% schedule float).

Site Plan



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New Football Stadium Site Plan
February 2012

02/14/12
FCMP C-4

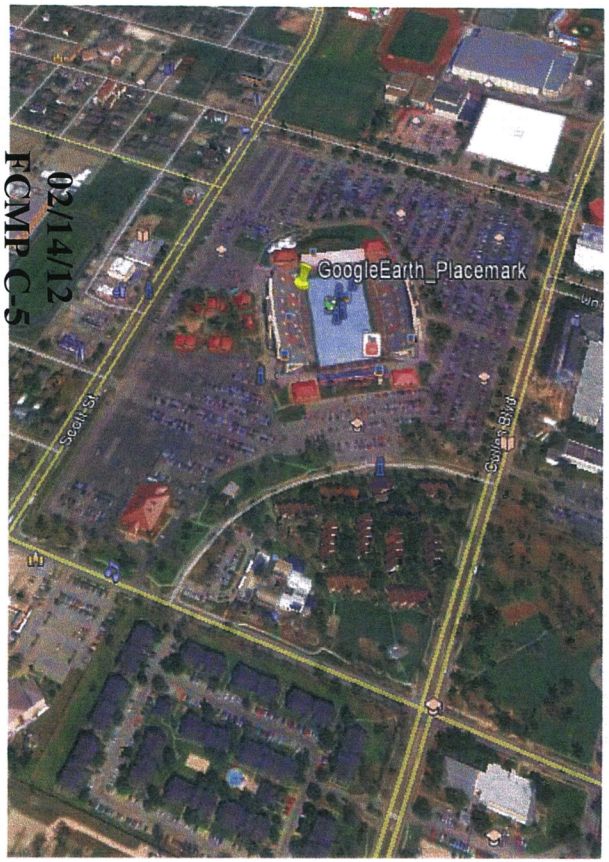


UNIVERSITY of HOUSTON

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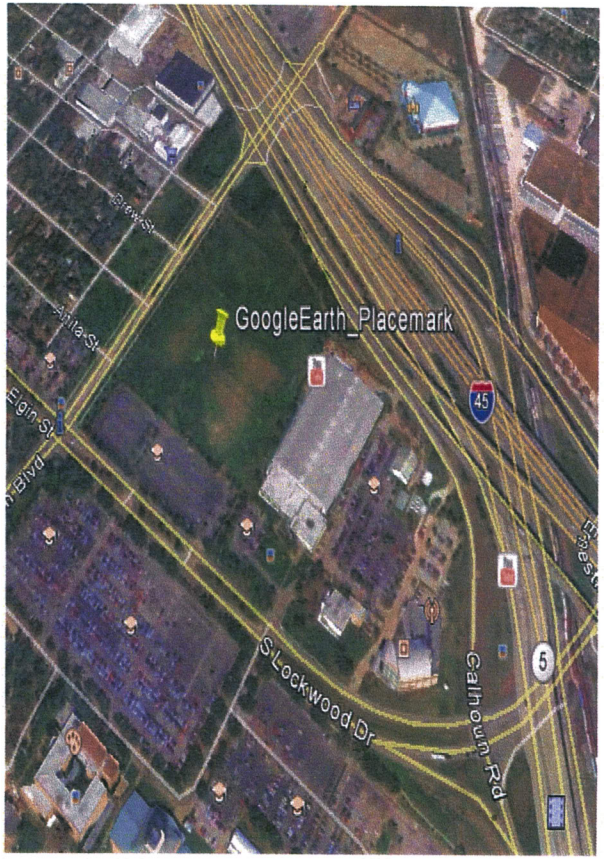
Site Proposal
(not to scale)

Existing Site



02/14/12
FCMP C-5

Intramural Site



MacGregor Site



Feasibility Study – Spring 2010

- Services performed by AECOM (formerly Ellerbe Beckett) with support from Bovay Engineering, Hunt Construction (costing), Walter P. Moore (traffic) and Brailsford & Dunleavy (market research)
- Studied three site options and estimated premiums
- Analyzed traffic conditions with considerations of parking and campus interests
- Conducted market research to determine quantities and prices for premium seating as well as expenses for operation
- Recommended existing site with "rough order-of-magnitude" construction cost estimations

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Comparison Analysis

	Existing Site	Intramural Site	MacGregor Park Site
Site - Cost, Size and Orientation:			
1. Premium (above Existing site)	$ -	$ 42,000,000.00	$ 51,000,000.00
2. Size	Adequate	Limited - Very Constricted	Adequate
3. Field Orientation	Very Good - unobstructed view of Downtown Houston	Difficult - meets sun requirement with shift of stadium - unobstructed view of Downtown Houston	Good
Traffic and Parking:			
1. Traffic - Access and Flow	Good Access and Flow	Limited Access and Flow on Game Day - very constricted and must re-route traffic due to proximity of I-45 exit ramp	Limited Access and Flow
2. Parking	Good - 5,900 (with new garage)	Limited - could move new garage location; must purchase (land) surface lots	None - must purchase surface and garage
Construction:			
1. Demolition	Demolition of Existing Stadium	Demolition of GSB; Emergency Facilities; and Intramural Fields	Demolition of Forest (must add storm retention as well)
2. Construction Phasing	May require one season off campus	Must relocate GSB and Intramural Fields immediately	None
3. Utilities			
a. Availability	Good	Limited	None - must also add CUP
b. Premium (above Existing Site)	$ -	$ 3,000,000.00	$ 12,000,000.00
Campus Location:			
1. Game Day Experience	Very Good - adjacent to Cougar Walk and large tailgate areas	Potential for Very Good - must close Cullen St. on game day and develop tailgating on inner campus	None - must be developed
2. Athletic Facilities Proximity	Very Good - near A/A Center and current practice fields	Good - near A/A Center	Poor - remote from current Athletic Operations
3. Campus/Residence Hall Proximity	Very Good	Adequate	Poor
4. Stadium Academic Space Proximity	Very Good	Very Good	Poor
Other:			
1. Mass Transit Access	Very Good - Bus and SE Lines	Good - Bus Line	Good - SE Line Station
2. Security	Very Good - adjacent to police station	Good - near police	Poor - perception issues

Program

Core, Shell and Funded Buildouts

To meet NCAA Football Bowl Subdivision expectations, UH recruitment needs and amenities to improve the fan experience:

- Total approximate GSF is 450,000 (including field, seating bowl and concourses)
- 40,000 seat base program (Phase 1)
  - Optional Seating expandable from 40,000 to 50,000 in future phase (Phase 2)
  - Options for premium seating may include: enhanced donor seating , club seats suites and loge box seats
- Vertical transportation including passenger elevators and service elevator
- Central commissary and concession
- Locker facilities for teams, visitors and officials
- Ticket sales facility
- Playing surface to be determined
- HVAC facilities shall be supplied from air cooled chillers to be located within the site perimeter as part of this project.
- Band Facility

Program Adds – Optional Buildouts (based on availability of funding/favorable pricing)

4,000 Total Premium Seating Opportunities

- Premium Luxury Seating Quantities
  - 25 Suites (16 seats/suite for total 400)
  - 40 Loge Boxes (4 seats/loge for total of 160)
  - Club Seats (800 total)
- Premium Bowl Seating Quantities

  2,640 seats in proximity to 50 yard line with preferred access and upscale amenities

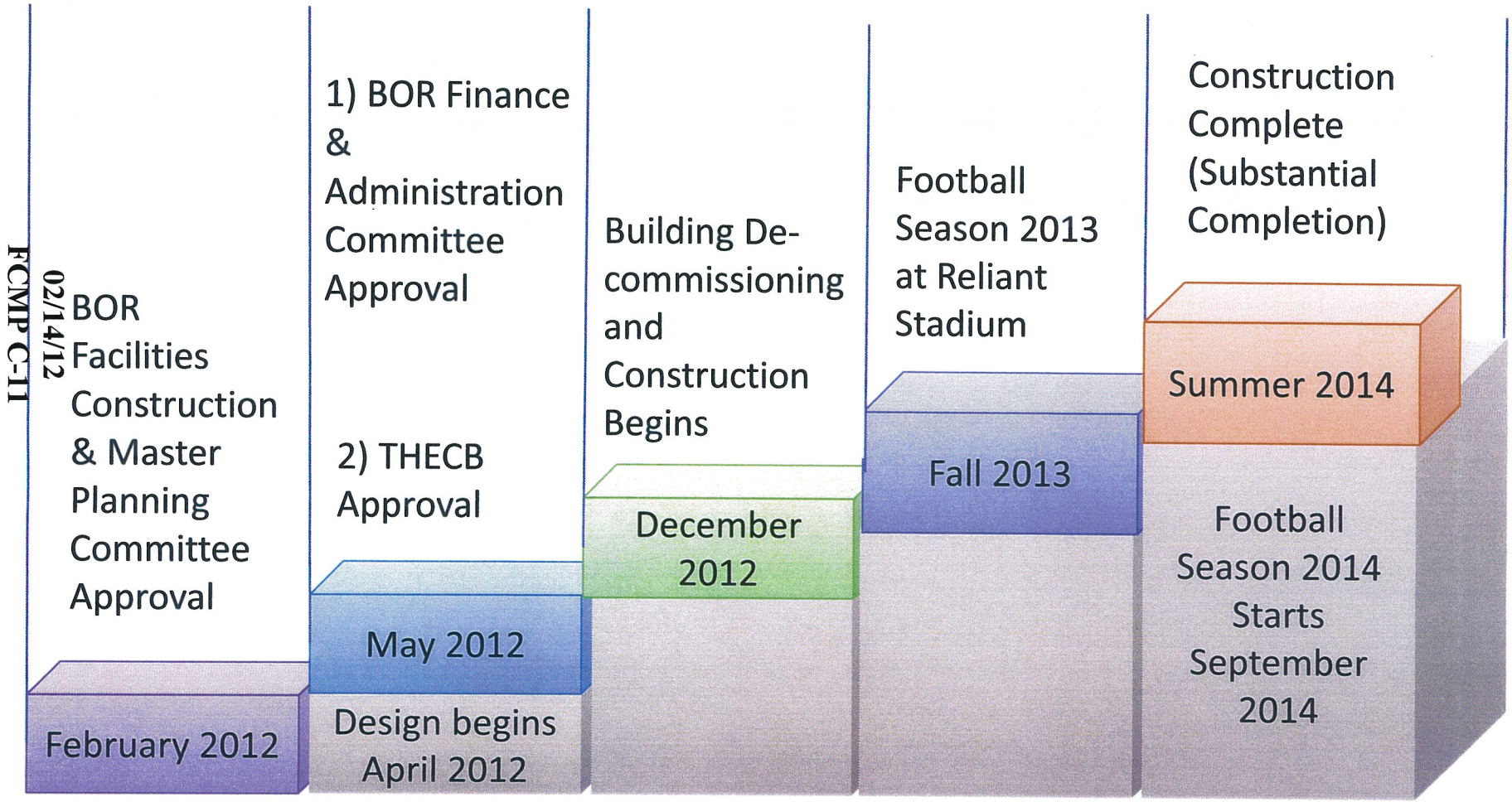
Procurement Method

- Construction Manager at Risk
  - Contractor and a/e independent but collaborate
  - Independent a/e input, validated by contractor.
  - Who uses this method?
    - Texas Christian University, University of North Texas, Texas Tech University, University of Texas, Texas A&M University
- Requirements for a HUB plan and a preference for vendors with a significant local presence;
- A tight timeline for both design and construction;
- And selection criteria heavily weighting college stadium experience.
- Diverse selection committee composed of UH faculty and staff.

UNIVERSITY of HOUSTON

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New Stadium Proposed Construction Schedule



UNIVERSITY OF HOUSTON SYSTEM
BOARD OF REGENTS AGENDA

COMMITTEE: Facilities, Construction and Master Planning

ITEM: Approval of site and program for design and construction of a new facility for the University of Houston College of Pharmacy

DATE PREVIOUSLY SUBMITTED:

SUMMARY:
Approval is requested for the site and program for construction of a new facility for the College of Pharmacy. Located in the health sciences district, the proposed multi-story building will have a base square footage of approximately 130,000 gross square feet (approximately 87,000 assignable square feet) and a potential add-on for two additional floors at approximately 33,000 square feet per floor.

SUPPORTING DOCUMENTATION: New Facility Program and Site Plan

FISCAL NOTE:

RECOMMENDATION/ ACTION REQUESTED: Administration recommends approval of this item

COMPONENT: University of Houston

PRESIDENT	Renu Khator	**DATE** 1/31/12
EXECUTIVE VICE CHANCELLOR	Carl Carlucci	**DATE** 1/27/2012
CHANCELLOR	Renu Khator	**DATE** 1/31/12

University of Houston
New Facility for College of Pharmacy

The University of Houston plans to design and construct a new facility for the College of Pharmacy to support its academic and research programs. The new facility will provide a state-of-the art infrastructure needed to increase Pharmacy student enrollment, faculty numbers, and research funding. The construction of a new building on the University of Houston's campus will allow the college to unify faculty and students currently housed in the Texas Medical Center and Science and Research 2 under one roof, enhancing the ability to graduate highly trained pharmacy professionals, and conduct pharmacological research.

Site:

The new College of Pharmacy building will be located in the southeast quadrant of the main campus. This health sciences district includes the College of Optometry and the new Health & Biomedical Science Building. Site development in this area will strengthen the connection between the buildings, as well as enhance pedestrian circulation throughout the Precinct. The new building will be located to the east of the existing Optometry Building.

Program Elements:

The proposed multi-story building will have a base of approximately 130,000 gross square feet (approximately 87,000 assignable square feet) and will be developed in several phases with the potential for an add-on of two floors at approximately 33,000 square feet per floor. Major program elements include approximately 32,000 square feet of research labs, 18,000 square feet of classrooms, 5,000 square feet of teaching labs, and 22,000 square feet office and administrative space. The lower floors will contain the classrooms, teaching labs, student ancillary spaces (computer labs, etc.) and administrative spaces while the upper floors will house primarily research labs and faculty offices.

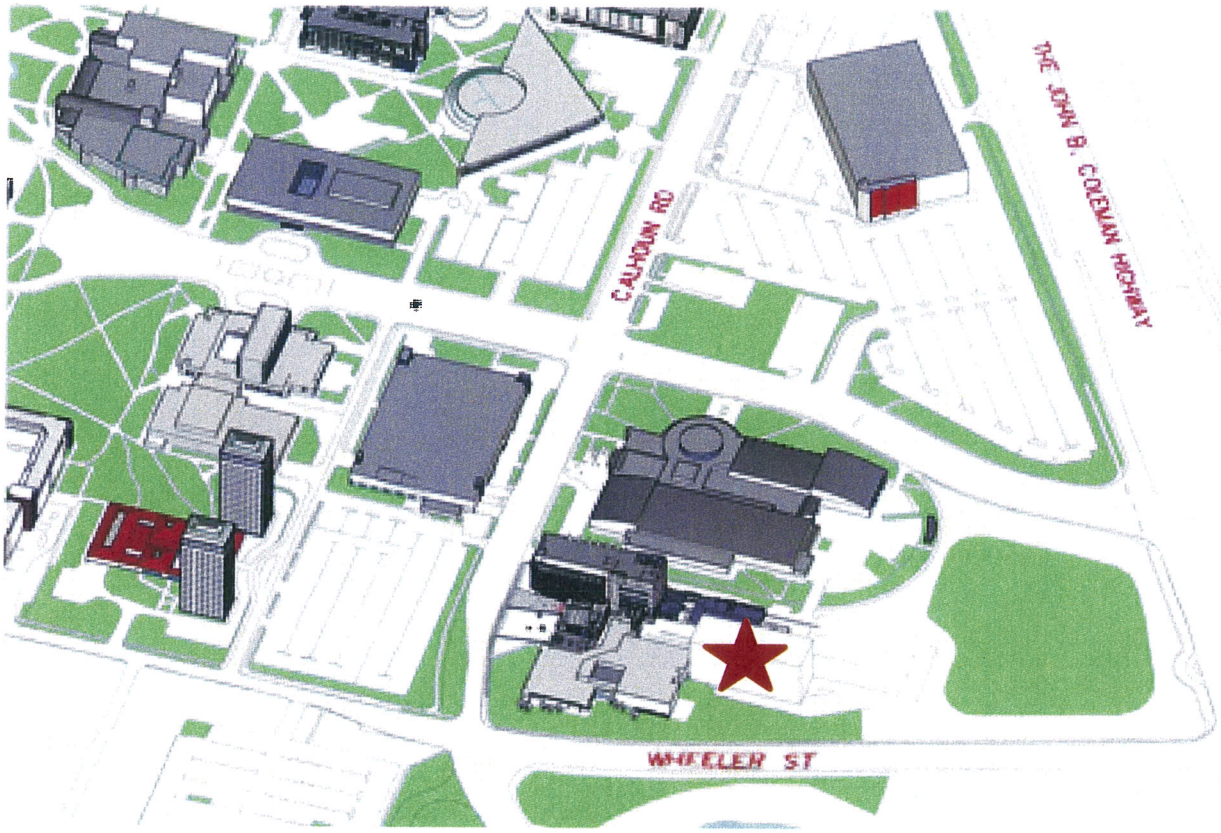
Base Building Square Footages:

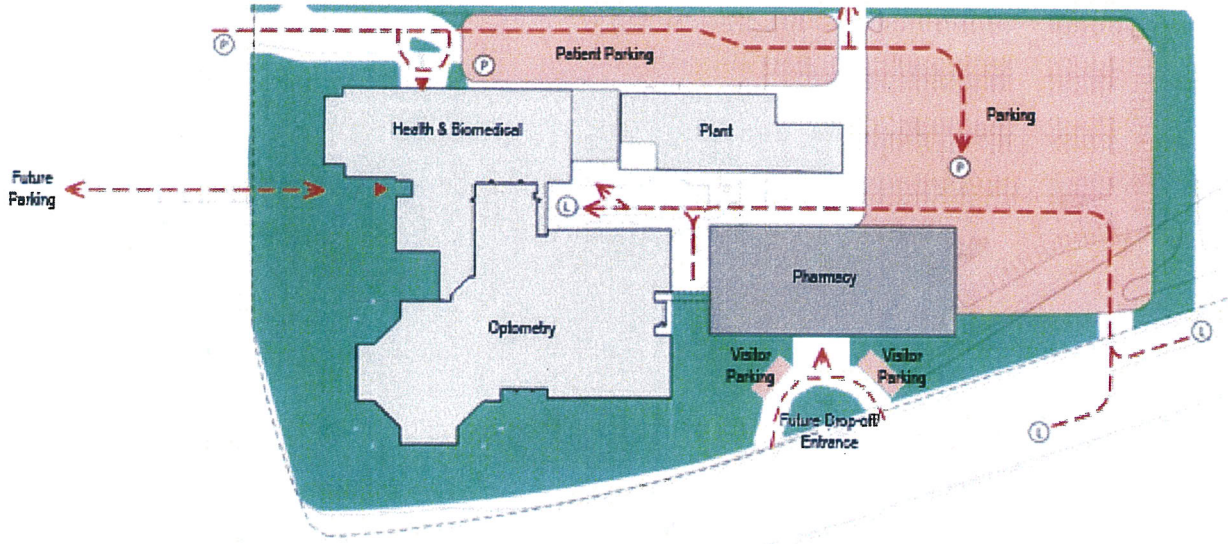
Total Assignable SF	87,286
Building Support/Circulation (based on 1.5 factor)	44,714
Total Base Building Gross SF	**132,000**
Two Additional Floors	**66,000**
Total Base Building with Add-on	**198,000**

Base Building Space Percentages (gross sq ft) :

- 3% Building Common
- 5% Student Ancillary
- 13% Classroom Space
- 4% Classroom Lab Space
- 24% Research Lab Space
- 17% Office Space (including grad and post doc student offices)
- 34% Building Support/Circulation

PROPOSED SITE PLAN





UNIVERSITY OF HOUSTON SYSTEM
BOARD OF REGENTS AGENDA

COMMITTEE: Facilities, Construction and Master Planning

ITEM: Approval of site and program for expansion of the Cougar Substation

DATE PREVIOUSLY SUBMITTED:

SUMMARY:
Approval is requested for the site and program for expansion of the Cougar substation to provide additional electrical capacity to the campus as well as a new underground distribution of electrical feeders from substation to each building on ERP campus. This will mitigate the current vulnerability of overhead electrical service which is prone to weather related damages which is critical to the research conducted at ERP.

This project will also include the addition of 4th feeder from the Cougar substation to the Central Plant to serve growing electrical loads on the main UH campus while reducing loads on the three current electrical feeders.

The Project will include the study of expansion and associated design and construction. Completion scheduled for fall 2015.

SUPPORTING DOCUMENTATION: Cougar Substation Supporting Information

FISCAL NOTE:

RECOMMENDATION/ ACTION REQUESTED: Administration recommends approval of this item

COMPONENT: University of Houston

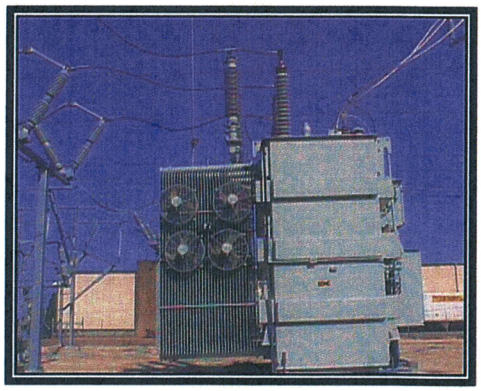
Renu Khator		1/31/12
PRESIDENT	Renu Khator	**DATE**
		1/27/2012
EXECUTIVE VICE CHANCELLOR	Carl Carlucci	**DATE**
Renu Khator		1/31/12
CHANCELLOR	Renu Khator	**DATE**

UNIVERSITY OF HOUSTON
COUGAR SUBSTATION EXPANSION
SUPPORTING DOCUMENTATION



The UH Energy Research Park (ERP) campus was originally built as Schlumberger Houston headquarters in 1953. This campus was purchased by UH in 2009 and designated as ERP with the intent to develop public/private research partnerships with the primary focus on research in energy.

Electrical service to ERP comes from an overhead residential distribution line, which is prone to outages. Present activities within ERP depend on reliable power so that valuable research is not adversely affected.



Currently there are two 33 MW transformers at Cougar substation with the campus peak load of almost 33MW leaving 33MW of redundancy in transformer. The project proposes to add one more 33 MW transformer thereby doubling the availability of redundant transformer capacity of 66MW. The known needs of ERP reflect 15MW capacity (with the exclusion of SuperPower tenant representing 15MW load in itself - to be accounted for via separate dedicated transformers).

The Cougar substation expansion also needs to include provision of a new underground distribution of electrical feeders from substation to each building on ERP campus. This will mitigate the current vulnerability of overhead electrical service which is prone to weather related damages.

LOCATION MAP



11/15/2011
FCMP – E-15

UNIVERSITY OF HOUSTON SYSTEM
BOARD OF REGENTS AGENDA

COMMITTEE: Facilities, Construction and Master Planning

ITEM: Approval is requested to update the University of Houston – Sugar Land master plan to site a new 63,000 square foot partnership facility.

DATE PREVIOUSLY SUBMITTED:

SUMMARY:
Approval is requested to update the University of Houston – Sugar Land master plan to incorporate a new 63,000-square foot university-industry partnership building. Under a ground lease from UH the facility will be privately developed, financed and constructed by TimeGate, Incorporated, an industry leader in digital gaming. This facility will be home to academic programs in digital gaming at the University of Houston and University of Houston-Victoria, including a Bachelor of Science in Digital Gaming and Simulation (UHV) and a Bachelor of Science in Digital Media (UH).The proposed relocation of existing academic programs to this building will enhance opportunities for student internships and advanced curriculum development.

SUPPORTING DOCUMENTATION: Updated UH-Sugar Land Master Plan

FISCAL NOTE: Lease documents will be presented to the F&A Committee at a later date.

RECOMMENDATION/ ACTION REQUESTED: Administration recommends approval of this item

COMPONENT: University of Houston

PRESIDENT Renu Khator	Renu Khator	1/31/12 **DATE**
EXECUTIVE VICE CHANCELLOR	Carl Carlucci	1/27/2012 **DATE**
CHANCELLOR Renu Khator	Renu Khator	1/31/12 **DATE**

UH Sugar Land Campus

Update to the Campus Master Plan

Introduction/Program:

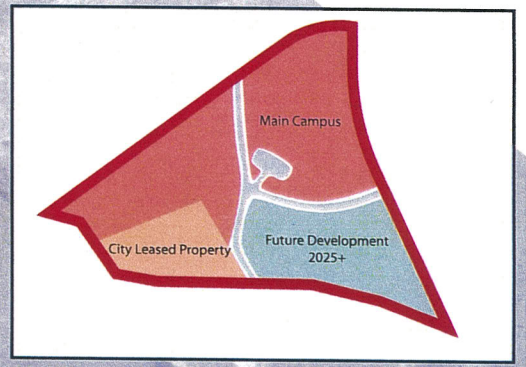
Located in Sugar Land at the intersection of U.S. Highway 59 South and University Boulevard, the 200-acre campus hosts degree certification programs, as well as programs from UH, UH-Clear Lake, UH Victoria and Wharton County Junior College. Classes are delivered in the 57,000-square-foot Albert and Mamie George Building and the 145,000-square-foot Brazos Hall. Among the academic resources available to students is the University Branch Library, which is part of Fort Bend County Libraries.

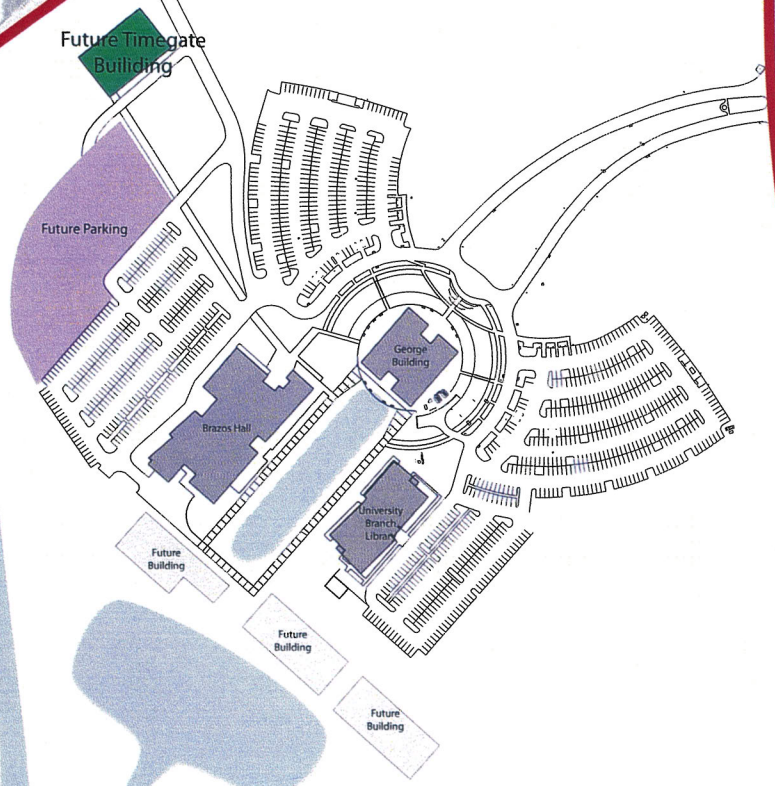
TimeGate Studios, Incorporated, is seeking to construct an approximately 60,000 square foot building on the UH-Sugar Land Campus. The proposed building would house their motion-capture studio facility and staff associated with developing interactive games. TimeGate would occupy 14,000 square feet in the proposed building for both academic and business purposes with the balance devoted solely to academic use. Wharton County Junior College, University of Houston, and University of Houston-Victoria would move academic programs that align with the needs of the digital gaming industry into the building under a lease agreement.

Proposed Academic Use by UHS: The proposed TimeGate building at the UH-Sugar Land Campus would directly support the educational objectives of UHS. At present, UHV students are working in internship positions at TimeGate's current location on the Southwest Freeway. Opportunities for student internships, from both UHV and UH, would expand and be enhanced with the relocation of the motion-capture studio to the Campus. The additional space would provide opportunities to accommodate the following activities:

University/Community/Industry Partnership: The TimeGate project is indicative of how the UH System, the Sugar Land community and one of its corporations are forming partnerships to develop the UH-Sugar Land Campus – aligning academic programs to meet community/industry needs, with community support playing a significant role in funding these ventures. In this respect it is similar to the recently completed campus library, which was developed in partnership with Fort Bend County. Given that state resources for higher education are extremely limited, partnerships such as these are critical for program and facilities development at Sugar Land.

University of Houston Master Plan
-Sugarland Campus-





02/14/12
FCMP – F-18

UNIVERSITY OF HOUSTON SYSTEM
BOARD OF REGENTS AGENDA

COMMITTEE: Facilities, Construction and Master Planning

ITEM: Approval of site and program for the design and construction of the University of Houston-Victoria Academic and Economic Development Building

DATE PREVIOUSLY SUBMITTED:

SUMMARY:
Approval is requested for site and program for a multi-use, three-story facility of approximately 63,000 GSF immediately northeast of the Center Building. The facility will house new classrooms to accommodate the increased number of freshmen and sophomores, allow for expansion of the nursing and biology at both the bachelor's and master's levels, and serve as a center for regional economic development programs.

SUPPORTING DOCUMENTATION: University of Houston-Victoria Conceptual Description and Site Plan

FISCAL NOTE: Financing will be presented to the F&A Committee at a later date.

RECOMMENDATION/ ACTION REQUESTED: Administration recommends approval of this item

COMPONENT: University of Houston-Victoria

PRESIDENT	Philip Castille	1/27/12 **DATE**
EXECUTIVE VICE CHANCELLOR	Carl Carlucci	1/27/2012 **DATE**
CHANCELLOR	Renu Khator	1/31/12 **DATE**

UNIVERSITY OF HOUSTON-VICTORIA

Proposed Academic and Economic Development Building Program

Overview of the Building

The planned UH-Victoria Academic and Economic Development Building will be a three-story, multi-use facility of approximately 63,000 sq. ft. The location, as shown on the current master plan, is northeast of the Center Building (see attached site plan). The facility will house classrooms, student and academic support services, allied health programs, the School of Business Administration, and the Regional Center for Economic Development.

Academic Programs and Facilities

According to enrollment projections in the campus master plan, by 2014 UH-Victoria will not have sufficient academic space to meet the needs of students. The Academic and Economic Development Building will help bridge this gap:

- Classrooms

  Additional classrooms in the new building will accommodate the increased number of freshmen and sophomores taking face-to-face classes due to the success of downward expansion, which began in fall 2010. To meet immediate needs, UHV has been required to take existing classrooms offline to provide additional academic support space for computers, additional faculty, student tutoring, and supplemental instruction – all academic services required for student success at the freshman and sophomore levels. With the new building, the Coordinating Board's space utilization efficiency (SUE) score will be within the acceptable standard by fall 2014.

- Allied Health Programs

  Allied health facilities in the new building will allow for the expansion of nursing and biology at both the bachelor's and master's levels. Plans for additional health and science programs that respond to public needs will be also developed. This expansion in allied health will increase research capabilities while further meeting the educational and workforce needs of the region.

- School of Business Administration

  In addition to classrooms and allied health programs, UHV will relocate its School of Business Administration to the new building. Doing so will not only provide much needed space for this high demand program, it will facilitate valuable collaborations with participants in the Regional Center for Economic Development (described below).

Regional Center for Economic Development

In addition to providing much needed facilities for academic activities on campus, the new building will serve as a center for regional economic development programs, which, in partnership with UHV's academic programs (particularly the School of Business Administration), will address the educational and workforce needs of the region. Located in the new building will be the Regional Center for Economic Development, a consortium of economic development entities and UHV programs whose focus will be job creation and retention. Some of these entities will be housed in the new building, along with UHV's Small Business Development Center, Regional Outreach Center, School of Business Administration, and Marketing Department. Locating consortium members in a common facility will create valuable synergies. For example, through the career-preparation services of the School of Business Administration, the Regional Center for Economic Development will establish business internships for

bachelor's and master's students with local and regional employers. Applied learning opportunities such as this will extend UHV's outreach into the community and provide academic support for businesses and entrepreneurs.

Other Shared Resources

In addition to space dedicated to classrooms, academic programs, and the economic development center, the new building will contain many shared resources, including a multipurpose room, an auditorium, conference rooms, training rooms, a business library, a computer lab, and office space. Also, UHV will be able to address any unexpected overflow of student demand for classroom space through the shared use of training rooms. Finally, some space will be shelled to help meet future needs.

SITE PLAN

