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

August 12, 2008

The Chair, Lynden B. Rose, convened the meeting of the Facilities, Construction and Master Planning Committee of the University of Houston System Board of Regents in Room 128 Ezekiel Cullen Building, 4800 Calhoun, University of Houston, at 12:10 p.m. on Tuesday, August 12, 2008, with the following members present: Carroll Robertson Ray, Jim P. Wise, Tamara K. Goodwin, and Welcome W. Wilson, Sr., Ex Officio. Other board members present were: Dennis D. Golden and Calvin W. Stephens.

After calling the meeting to order, Regent Rose stated that the Executive Session would be taken out of order and deferred to the end of the meeting. He then introduced Dr. Carl Carlucci, who presented the following five action items for consideration by the committee.

A. **Action Items**

1. Purchase of Bayou Oaks Student Housing – University of Houston

   Dr. Carlucci requested approval for the Board to delegate authority to the Chancellor to negotiate the purchase price and execute all necessary legal documents related to the purchase of Bayou Oaks Student Housing located on approximately 7.0869 acres on 5019 Calhoun Road. Purchasing the property would terminate the ground lease agreement; retire the current indirect Bayou Oaks Student Housing debt and refinance our debt with our own bonds. We are leasing the property from Greek Housing. With this type of financing, we get 100% profit; the ground lease goes away; and the property is managed by us. The total interest savings would be between $3-4 million.

   Regent Ray moved committee approval of the Purchase of Bayou Oaks Student Housing – University of Houston; Regent Golden seconded the motion; and members of the committee concurred. This item will be presented for final Board approval at the August 19, 2008 meeting.

2. Stadium Complex Construction – University of Houston

   Dr. Carlucci requested approval to proceed with the design and construction of the Stadium Complex, a $38.7 million project, which will be part of the Cougar Gateway. He stated that $12 million had already been raised. Regent Golden stressed the importance in the ability to continue the growth of the seating capacity, design, etc. The architects have viewed the stadium and it can be expanded in the future, Mr. Maggard stated and he sees this as the beginning.

The construction should begin in April 2009 and completed in September 2010.

Regent Stephens moved committee approval of the Stadium Complex Construction – University of Houston item; Regent Wise seconded the motion; and members of the committee concurred. This item will be presented for final Board approval at the August 19, 2008 meeting.

3. Naming of the Wilhelmina Robertson Smith Stadium Complex – University of Houston

Dr. Carlucci requested approval consistent with Board policy 32.02, of the naming of the Wilhelmina Robertson Smith Stadium Complex. Mrs. Smith is a distinguished alumnus, who has served this University tirelessly and brought great honor to it. She and her family have been leaders of the University of Houston and the UH System as benefactors, regent, advocates, and volunteers at the highest levels.

Mrs. Smith and her husband, family and friends have pledged gifts, in support of the construction of the stadium complex, in excess of $10 million; and private support for the complex should total one-third to one-half of the construction costs.

Dr. Carlucci deferred to Regent Ray and she expressed her sincere support and appreciation of Dave Maggard, Athletics, and the Board. The excitement of having a train stop; hall of honor; academic space and entrance to the university; the possibility of having a club facility with banquets; and great football said Regent Ray is outstanding.

Chairman Wilson commented that there was not a more dedicated family in Houston. Regent Golden expressed his appreciation of Dave Maggard.

Regent Rose moved committee approval of the Naming of the Wilhelmina Robertson Smith Stadium Complex – University of Houston item; Regent Ray seconded the motion; and members of the committee concurred. This item will be presented for final Board approval at the August 19, 2008 meeting.

4. East Parking Garage Construction – University of Houston

The approval was requested to enlarge the previously approved parking garage authority in the Professional Precinct to 1500 cars. In the 2006 Campus Framework Plan, it identified a potential 2400 parking spaces. Since the original garage program had been approved, construction and concrete costs, in particular, have dramatically increased. Due to a number of factors, it was recommended to increase the parking garage capacity.

It was decided by the Board to refer this item to the General Counsel, Dona Cornell, for further review. It will be brought back to the Board for action at the Board of Regents meeting scheduled for August 19, 2008.

5. Renovation and Addition to the Arbor Building – UH-Clear Lake
   Approval was requested to proceed with the design and construction of a renovation to the UH-Clear Lake Arbor Building and an addition of approximately 31,000 sq.ft. Total project cost of $11, 604,808.

   The Fine Arts program will benefit by relocation of kilns and new facilities for the BFA program in the addition. Psychological Services Program will benefit from relocating Psychological Services Clinics and Laboratories to the new addition.

Regent Wise moved committee approval of the Renovation and Addition to the Arbor Building – UH-Clear Lake item. Regent Ray seconded the motion; and the members of the committee concurred. This item will be presented for final Board approval at the August 19, 2008 meeting.

The following three items were for information only and required no action by the Board.

1. HEAF/Tuition Revenue Bond Guidelines – University of Houston
   Dr. Carl Carlucci gave a brief presentation of the University of Houston principles related to the use of HEAF and Tuition Revenue Bonds. Dr. Carlucci stated that HEAF is approved as part of the overall budget.

2. Update concerning On-Going Construction Projects – UH System
   Dr. Carlucci introduced this item. He gave a status report and update relating to the University of Houston System's construction programs. Dr. Carlucci stated all major projects will be posted to the Board website.

3. Emergency Preparedness Report and Hurricane Planning – University of Houston
   Dr. Carlucci introduced this item and called on UHPD Chief of Police, Malcolm Davis for this report. Chief Davis gave an update on the recent visit by the State Auditor's Office. The State Auditor's Office is currently reviewing campus safety and security emergency management plans at higher education institutions. SAO was very impressed by the PIER system we have in place; the IT Continuity Plan and My Safe Campus were also recognized.

Pursuant to Subchapter D of Chapter 551 of the Texas Government Code, which allows governing boards to meet in closed session, the Board of Regents went into Executive Session at 1:25 p.m. The Board reconvened the meeting at 2:20 p.m.

EXECUTIVE SESSION

Chairman Wilson announced that property and personnel issues had been discussed by General Counsel, Dona Cornell, and the Board.

Chairman Wilson stated that no action was taken by the Board at Executive Session.

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There being no further business to come before the committee, the meeting adjourned at 2:25 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:

Jerry Strickland	Jim McShan	Elaine Charlson
Carl Carlucci	John Robinson	Emily Messa
Dona Cornell	Dave Maggard	Malcolm Davis
Grover Campbell	Dave Irvin	Oscar Gutierrez
Michael Rierson	Katina Jackson	Dan Gardner
Ed Jones	Carl Stockton	Joe Tedesco
Michelle Dotter	Ed Hugetz	Gerry Mathisen