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

August 12, 2009

The Chair of the Committee, Lynden B. Rose, convened the meeting of the Facilities, Construction and Master Planning Committee of the University of Houston System Board of Regents in the Melcher Board Room 100B, Athletics/Alumni Center, University of Houston, 3100 Cullen Boulevard, Houston, TX at 10:54 a.m. on Wednesday, August 12, 2009, with the following members present: Carroll Robertson Ray, Jim P. Wise, Kristen Lindley, and Welcome W. Wilson, Sr., Ex Officio.

Regent Rose stated there would be eleven action items and one information item presented to the committee and turned the meeting over to Dr. Carl Carlucci, who presented the following items for consideration by the committee:

Action Items

1. Approval is requested to delegate authority to the Chancellor to negotiate and execute an agreement conveying an easement to City of Sugar Land for the construction of an elevated water storage tank and water lines and related agreements – UH System
   Approval was requested to delegate to the Chancellor to negotiate and execute an agreement conveying under mutually acceptable conditions:
   - an easement to the City of Sugar Land to construct, repair, operate and maintain an elevated water storage tank and associated above and below ground appurtenances and fencing;
   - a water line easement to construct, install, repair, operate and maintain water lines; and
   - associated easements.

   The water storage tank and water lines would provide an increased level of service for the existing and proposed facilities at the UH System Sugar Land campus and would also provide increased water pressure for future fire and life safety systems. There will be no cost to UH System Sugar Land to grant the easement.

Regent Wilson moved committee approval of this item as presented; Regent Wise seconded the motion; and members of the committee concurred. This item will be placed on the agenda for the August 18, 2009 Board of Regents meeting for final board approval.

2. Approval is requested to delegate authority to the Chancellor to negotiate and execute an agreement conveying an easement to Fort Bend County of the hiking and jogging trail at the University of Houston System at Cinco Ranch – UH System

Dr. Carlucci requested approval to delegate to the Chancellor to negotiate and execute an agreement conveying an easement to Fort Bend County of the hiking and jogging trail at the UH System Cinco Ranch (UHSCR) campus. The granting of this easement would allow proper maintenance and improvements to the trail, enhancing the condition and utilization of the trail with no interference to campus functionality. The relationship with the county would be enhanced, the community would be better served and the university property would be improved at no cost to the UH System.

Regent Wise moved committee approval of this item as presented; Regent Ray seconded the motion; and members of the committee concurred. This item will be placed on the agenda for the August 18, 2009 Board of Regents meeting for final board approval.

3. Approval is requested for the Energy Research Park development program – University of Houston
   Dr. Carlucci requested approval for the program and corresponding site improvements at University Business Park as part of the Energy Research Park. This facility requires renovation, deferred maintenance and repair of the 68 acre site, 580,552 SF of office, office/warehouse and light manufacturing space in 14 buildings. This project would renovate the University Business Park (UBP) for these uses by addressing renovation, deferred maintenance and repair of the site and number of the facilities to accommodate UH needs and improve marketability to outside tenants.

Regent Wise moved committee approval of this item as presented; Regent Wilson seconded the motion; and members of the committee concurred. This item will be placed on the agenda for the August 18, 2009 Board of Regents meeting for final board approval.

4. Approval of the renovation to 4902 Gulf Freeway to create a consolidated warehousing facility – University of Houston
   Approval was requested for the renovation to 4902 Gulf Freeway to create a consolidated warehouse facility with limited office space at the UH Energy Research Park. This facility includes 82,623 GSF of truck served high bay unconditioned warehouse space and 19,702 GSF of conditioned, two story office space. The 5.0032 acre site has an asphalt access drive and 90 surface parking spaces. This renovation project would repair and improve the property to comply with all applicable building codes, meet all applicable regulatory requirements and be comparable in quality to the overall UH campus and facilities.

Regent Ray moved committee approval of this item as presented; Regent Wise seconded the motion; and members of the committee concurred. This item will be placed on the agenda for the August 18, 2009 Board of Regents meeting for final board approval.

5. Approval of UH Renovation of Science, Engineering, and Classroom Laboratory build-out Phase III – University of Houston
   Approval was requested for the third phase of the SERC Laboratory build-out. This phase would include HVAC upgrades serving the entire building; installation of laboratory casework, fittings, and equipment for the east half of Fifth floor and east half

of Third Floor. It would also include additional design of other floors and finishing them as funds allow.

Regent Ray moved committee approval of this item as presented; Regent Wise seconded the motion; and members of the committee concurred. This item will be placed on the agenda for the August 18, 2009 Board of Regents meeting for final board approval.

6. Approval of the Stadium Parking Garage #1 project – University of Houston
   Approval was requested for a 2,000-2,400 car parking garage and 10,000 SF of mixed use space in the Stadium Precinct. This garage would replace lost surface parking spaces, meet the parking needs of the west portion of campus and Athletics, and provide additional spaces for projected future commuter demand in this area. The garage will be accessed from Holman and from Cullen. It was also mentioned that the Athletic Director would be involved in the design of this project.

Regent Wilson moved committee approval of this item as presented; Regent Rose seconded the motion; and members of the committee concurred. This item will be placed on the agenda for the August 18, 2009 Board of Regents meeting for final board approval.

7. Re-Approval of the Health & Biomedical Sciences Center Building (formerly known as the Optometry addition) – University of Houston
   Dr. Carlucci requested re-approval for the revised Health & Biomedical Sciences Center building (formerly known as the Optometry addition) program of approximately 84,000 ASF/167,000 GSF. The conceptual and schematic design has continued since the building received committee approval in December 2008 and various financing options were considered. Based on this the project program and scope were revised. The first phase of the project constructs a six story building with two of the floors as shell space. These floors would be finished later as a separate project as grants and other funds become available.

   During conceptual design it was also determined that additional mechanical space would be required for two reasons: (1) the building could most economically be served with separate utility systems; and (2) vivarium code requirements dictate related mechanical equipment that must be inside protected space. Both of these were not projected in December 2008.

Regent Wise moved committee approval of this item as presented; Regent Wilson seconded the motion; and members of the committee concurred. This item will be placed on the agenda for the August 18, 2009 Board of Regents meeting for final board approval.

8. Re-Approval of the Classroom and Business Building (formerly Bauer Business Building III) – University of Houston
   Dr. Carlucci requested re-approval for the revised site, program and scope for the Classroom and Business Building (formerly Bauer Business Building III) of approximately 73,000 ASF/112,000 GSF. The conceptual and schematic design has continued since the building received committee approval in December 2008 and

various site, programming and financing options were considered. Based on this the project site, program and scope were revised. The first phase of the project constructs a four-story building with two of the floors as shell space. These floors will be finished later as a separate project as gifts and other funds become available.

The site had also been changed so that academic space could be utilized more fully by various colleges and the building could also share space with a future Engineering Building.

Regent Ray moved committee approval of this item as presented; Regent Wise seconded the motion; and members of the committee concurred. This item will be placed on the agenda for the August 18, 2009 Board of Regents meeting for final board approval.

9. Approval of the Naming the Newly Constructed Professional/Graduate Housing Complex at the University of Houston – University of Houston
   Approval was requested to name the newly constructed Professional/Graduate Housing Complex at the University of Houston Calhoun Lofts.

   In the absence of a donor, recent housing projects have been named, for the most part, according to their location. This project is located on Calhoun Road and "lofts" is indicative of its most salient feature, distinguishing it from the other housing projects, since it is high rise living.

Regent Wise moved committee approval of this item as presented; Regent Ray seconded the motion; and members of the committee concurred. This item will be placed on the agenda for the August 18, 2009 Board of Regents meeting for final board approval.

10. Approval is requested to locate a relay communications tower at the University of Houston-Clear Lake – UH-Clear Lake
    Approval was requested to locate a relay communications tower at the UH-Clear Lake campus. The antenna facility would enhance communications throughout the City of Houston, Harris County and the UH System for 24-hour public safety and welfare.

Regent Wise moved committee approval of this item as presented; Regent Ray seconded the motion; and members of the committee concurred. This item will be placed on the agenda for the August 18, 2009 Board of Regents meeting for final board approval.

11. Approval is requested to amend the University of Houston-Victoria master plan and develop a residence hall/academic service center – UH-Victoria
    Approval was requested to amend the UH-Victoria Master Plan and develop a residence hall/academic service center. This would require infrastructure, site and building improvements. This would also help to support downward expansion and concentrate students in one building. There are two properties being considered: (1) a property within 4 blocks of campus and contains up to 226 rooms, meeting space, dining and related hotel facilities and parking; and (2) a property within 2 miles and contains up to

126 rooms and related hotel facilities and amenities and parking. The Estimated Revenue Bond would be $5 million with $750,000 from HEAF funds.

Regent Wise moved committee approval of this item as presented; Regent Ray seconded the motion; and members of the committee concurred. This item will be placed on the agenda for the August 18, 2009 Board of Regents meeting for final board approval.

The last item was presented to the committee for information only and required no action by the committee.

Mr. Dave Irvin, Associate Vice Chancellor/Associate Vice President for Plant Operations, presented to the Status Report of Major Construction Projects – University of Houston to the committee for discussion. A complete copy of this report may also be found at http://www.uh.edu/af/MajorCapitalProjectsStatus.pdf .

There being no further business to come before the committee, the meeting adjourned at 12:32 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:

Carl Carlucci
Dona Cornell
Elwyn Lee
Suresh Khator
Barbara Stanley
John Welsh
Liz Fletcher
Malcolm Davis
Marquette Hobbs
Tom Ehardt
Elaine Charlson
Wayne Beran
Dave Irvin
Oscar Gutierrez
Craig Ness
Joe Tedesco
Jon Aldrich
Gerry Mathisen
Dan Wells
Don Guyton
John Powell
Steve Niskanen
Katherine Peek
Karen Clarke
Karla Kohn
Mike Emery