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

Tuesday, August 16, 2011 – The members of the Facilities, Construction and Master Planning Committee of the University of Houston System convened at 10:55 a.m. on Tuesday, August 16, 2011, at the University of Houston, Hilton University of Houston Hotel, Waldorf Astoria Ballroom E, Second Floor, Houston, Texas, with the following members participating:

ATTENDANCE –

Present	Non-Member(s)
Tilman J. Fertitta, Chair	Nandita V. Berry, Regent
Nelda Luce Blair, Vice Chair	Jarvis V. Hollingsworth, Regent
Welcome W. Wilson, Sr., Regent	
Carroll Robertson Ray, Ex Officio	
Tamecia Glover Harris, Student Regent	

In accordance with a notice being timely posted with the Secretary of State and there being a quorum present, Chair of the Committee, Tilman J. Fertitta called the meeting to order. Regent Fertitta stated two (2) action items and one (1) information item would be presented to the committee and introduced the first item on the agenda, the approval of minutes.

*****

AGENDA ITEMS

Action Items:

1. Approval of Minutes – Item B

   On motion of Regent Ray, seconded by Regent Blair and by a unanimous vote of the committee members in attendance, the following minutes from the meeting listed below were approved:

   - May 17, 2011, Facilities, Construction and Master Planning Committee Meeting

2. Approval of Site and Scope for University of Houston Multi-Modal Garage I – University of Houston, Item C - FCMP-C

   Dr. Carlucci, Executive Vice Chancellor for Administration and Finance, requested approval of the site and scope for construction of a multi-modal parking garage near Calhoun Road and Wheeler. The project would be a base bid of 1,500 parking spaces and approximately 500,000 GSF with an option for up to an additional 500 spaces for a total of 2,000 parking spaces and approximately 670,000 GSF.

Dr. Carlucci described this project as the first of the "multi-modal centers" which would serve this area of campus where the new METRO Light Rail Station, the University of Houston campus shuttle service and access to METRO's bus service would all intersect.

The garage would be accessed from Calhoun and would include space for the UH Shuttle busses and pedestrian walkways to the Metro Light Rail Station on Wheeler. A comprehensive traffic analysis would determine the exact size, layout, entrances, and resulting traffic accommodations; and it would also study what layout would best accommodate METRO busses.

Dr. Carlucci addressed the details of the project which included the special design features in recognition of the importance, visibility and marketing possibilities of this prime corner of campus. The security design of the garage would include extensive security cameras and emergency phones all tied to and monitored by University Police and would also include upgraded lighting levels, glass stair towers and glass rear elevator cab wells, as well as lit pedestrian circulation leading from all entrances and exits. The exterior of the building will utilize the materials used elsewhere on campus.

It should also be noted that live webcams are now available on the Administration and Finance Division's Plant Operations website for all construction projects at the following link: http://www.uh.edu/plantops/resources/construction-webcast/index.php.

On motion of Regent Wilson, seconded by Regent Blair and by a unanimous vote of the committee, the site and scope for the University of Houston Multi-Modal Garage I at the University of Houston was approved.

3. Approval of Naming of Building No. 9A at the Energy Research Park at the University of Houston to be named ConocoPhillips Petroleum Engineering Building – University of Houston, Item D – FCMP-D

Dr. Carlucci presented this item to the committee requesting approval for naming Building No. 9A at the Energy Research Park at the University of Houston, the "ConocoPhillips Petroleum Engineering Building." This request is consistent with Board policy 32.02. It is the first of the buildings in the Energy Research Park that has been converted to an academic purpose. Dr. Carlucci noted the funding was supplied by gifts as well as university money and the largest portion of that was a gift from ConocoPhillips. He asked Ms. Lisa Holdeman, Assistant Vice President for University Advancement, to brief the committee on the gift.

Ms. Holdeman stated the building was a gift of $1.0 million over a three-year period for a total gift of $3.0 million. This complies with the university's policy which is one-fifth to name the building and one-third of the building or renovation costs. There were also many other gifts received to help towards the renovation of the building for a total of $5.8 million. The university is actively looking for a name for the overall Energy Research Park at a cost of $25 million. Several proposals are currently in development for the following buildings:

- Building 1 – The most visible building in the complex will serve as office space for a number of UH administrative personnel, including ERP management;
- Building 4 – A centralized two-story office building which would provide office and meeting spaces for UH energy research faculty as well as visiting researchers and industry personnel; and
- Building 15 – One of the more technologically complex buildings in the group and houses Dr. Venkat Selvamanickam's research group.

On motion of Regent Ray, seconded by Regent Wilson and by a unanimous vote of the committee, the site and scope for the University of Houston Multi-Modal Garage I at the University of Houston was approved.

At the conclusion of the presentation action items, Regent Fertitta called for a motion from the committee to place the two (2) action items on the November 16, 2011, Board of Regents' Consent Docket agenda for final Board approval.

On motion of Regent Blair, seconded by Regent Ray, and by a unanimous vote of the committee members present, the following action items, approved by the committee, will be placed on the Consent Docket at the Board of Regents meeting on November 16, 2011 for final Board approval.

(1) Approval of Site and Scope for University of Houston Multi-Modal Garage I – University of Houston; and
(2) Approval of Naming of Building No. 9A at the Energy Research Park at the University of Houston to be named "ConocoPhillips Petroleum Engineering Building" – University of Houston.

4. <u>University of Houston Master Plan Update – University of Houston, Item E – FCMP-E</u>

Dr. Carlucci introduced this item to the committee and asked Patricia Oliver, dean of the College of Architecture, to give an update on the University of Houston Master Plan. Below is a brief summary of Dr. Oliver's powerpoint presentation.

- Priorities on the campus were assessed and the first phase was to analyze a key pressing University issue – Research;
- The College of Natural Sciences and Mathematics (NSM) was used as a case study; and the evaluation sought was to identify findings that would assist in the development of policies for governing Research space utilization, optimization, infrastructure, and responsibilities;
- The evaluation yielded three (3) major facility findings:
  (1) Student Success goals will require additional residential and student life facilities;
  (2) While some new facilities may be proposed for targeted specific needs, increasing utilization and investing in maintenance and renovation will enable enrollment projects to be met with no net increase in general instructional space; and
  (3) While some new facilities may be proposed to replace outmoded existing facilities, the goal of $200,000,000 in total research expenditures can be achieved with no net

increase in research space through increasing utilization and investing in maintenance and renovation of existing and approved facilities.

- A comprehensive maintenance and renovation program is critical to maintaining productive research space.

Dean Oliver addressed and outlined proposed Academic, Research, Student Success, and proposed Infrastructure/Support facilities. Listed below is a brief outline of Dean Oliver's remarks on each of these facilities.

(1) Academic:
- UH projects increased graduate, off campus and online enrollment, but anticipates stable on-campus undergraduate enrollment.
- Growth in online education is changing the amount and type of space needed on campus.
- Outdated lab space should be renovated for additional Academic support space;

(2) Research:
- Over the next few years, in order to meet Tier One research goals, three major research clusters (West Science Research complex, Southeast Campus Health Biomedical complex and Energy Research Park) should be expanded.
- Improved utilization will allow space for greenhouse programs and research incubation.
- The clarification of maintenance responsibilities would alleviate long-term deferred maintenance impacts and establish a baseline for IDC allocation.

(3) Student Success:
- The transition of 25% of undergraduates living on campus at UH will dramatically change the nature of UH and significantly impact student life and student success.
- Additional student support and recreational facilities is needed to meet student success goals.
- Outdated research and academic space can be renovated for additional student support space.

(4) Infrastructure/Support:
- Major investments in campus circulation and structured parking yielding at least 3,000 new spaces are required.
- Metro Light Rail Lines will definitely change campus access necessitating new campus circulation roads and revised entrances.
- Campus Infrastructure and utility systems are past their useful life and have extensive deferred maintenance issues which will require major re-investments in the next few years.

Chancellor Khator noted there were two driving forces related to how we had reached this point – one was enrollment and the other research. Below is a brief overview of Chancellor Khator's remarks:

- Generally, universities start with the assumption, to grow enrollment and to grow research, the question becomes - Is more space required?
- The first task given to the team: If it's not about new space based on what your new enrollment and research projections might be then how well are we using our space?

- What is being used for the current space and what is the national industry standards, e.g., if right now we have sufficient space dedicated to Engineering research, what is the national standard

A lengthy committee discussion followed Dean Oliver's presentation.

The Cougar Village Phase II Housing project will increase the number of beds on campus by more than 1,100, and will further expand lively, academically supportive facilities for freshmen. This project will provide additional residential housing options available to students and will also extend the student life synergy started with the Moody Dining Renovation and Cougar Village Phase I.

This development is the second phase of freshmen residence halls to be located on Wheeler Avenue along the southern edge of the UH campus. The second facility will be a design build project consisting of two-bedroom, shared-bath units with staff support space, and resident staff/resident assistant apartments like the first phase. This new facility will also include central and floor lounges, laundry room, fitness area, floor kitchenettes, and vending areas and will provide collaborative living/learning student success space including classrooms, labs and academic support space.

Mr. Dave Irvin, Associate Vice Chancellor for Plant Operations, presented a brief outline of the financial terms for this project. Mr. Irvin noted the proposed budget for this facility was $50,000,000 which is approximately the same as Cougar Village Phase I. The market continues to be good plus the original Cougar Village Phase I included utility tunnels and utilities in anticipation of the second project. The final cost of Cougar Village Phase I came in under the initial budget of $50,000,000. Dr. Carlucci also noted that the same scope and program would be used for Cougar Village Phase II.

On motion of Regent Ray, seconded by Regent Wilson and by a unanimous vote of the committee members present, the scope and site for Cougar Village Phase II Residence Hall at the University of Houston was approved. This item, approved by the committee, will be placed on the Consent Docket at the Board of Regents meeting on May 18, 2011 for final Board approval.

5. Approval of scope and site for a new Sophomore Residence Hall complex to replace the existing Cougar Place Facility at the University of Houston – University of Houston, Item D – FCMP-2

Dr. Carlucci requested approval of scope and site for a new Sophomore Residence Hall complex to replace the existing Cougar Place facility at the University of Houston. This project will be from approximately 280,000 GSF for the proposed base bid of 800 beds to approximately 350,000 GSF for the proposed base bid plus add alternate of 200 beds, for a total of 1,000 beds.

The University of Houston is seeking to increase student life and campus activity and since enacting the 2006 Campus Framework Plan, the University has steadily added residential housing to accomplish these goals. Academic studies demonstrate that if students remain on campus for the first two years of their University career they are much more likely to continue on in their studies, graduate more quickly, and have more successful academic careers.

This project would replace the current Cougar Place complex, located south of Robertson Stadium and west of Cullen Street. The project's entry will be near the intersection of Cougar Place Drive and Cullen, directly across from the intersection of Cougar Place Drive and the proposed loop road. It will double the housing density currently at the site, remove buildings with significant deferred maintenance problems, meet all current codes, and offer new housing and academic amenities to this area of campus.

The project will be a design build facility. The unit configuration is expected to be four-bedroom suites with two private baths, and a small common living area. There will be two facilities on campus for housing freshmen, Cougar Village Phase I and Cougar Village Phase II. It has been noted that once the freshman become sophomores, there would then be a facility on campus that would be available to them.

The cost estimate of this facility is currently under development, but it is anticipated to be approximately $42,000,000.

On motion of Regent Wilson, seconded by Regent Ray and by a unanimous vote of the committee members present, the scope and site for a new Sophomore Residence Hall complex to replace the existing Cougar Place facility at the University of Houston was approved. This item, approved by the committee, will be placed on the Consent Docket at the Board of Regents meeting on May 18, 2011 for final Board approval.

The following two action items were introduced by Dr. Carlucci and presented to the committee with remarks given by Dr. Don Smith, Interim President of the University of Houston-Victoria. Chair of the Committee, Regent Fertitta, requested these two items be presented together for clarity purposes.

6. Approval of scope and site of a Sophomore Housing Project at the University of Houston-Victoria, Item E – FCMP-3; and

7. Approval to amend the University of Houston-Victoria (UHV) residence hall plan to include additional properties – University of Houston-Victoria, Item F – FCMP-4

Approval to amend the University of Houston-Victoria residence hall plan to include additional properties was presented. The first UHV residence hall, Jaguar Hall, opened in a renovated hotel in September 2010 as part of the University's downward expansion and enrollment of freshmen and sophomores. This project was extremely successful in student recruitment, student engagement, and student life and support.

This lead to the demands by those residents for a similar high quality living/learning experience oriented to their needs as sophomores. And in order to accommodate that demand, UHV is requesting approval for the scope and site for a sophomore residence hall. The project size will be from approximately 77,000 GSF for the proposed base bid of 200 beds to approximately 104,000 GSF for the proposed base bid plus add alternate of 52 beds, for a total of 252 beds. This Sophomore Residence Hall would be adjacent to Jaguar Hall. In order to meet all of the requirements of this additional residence hall, UHV would need to acquire additional property; and by doing so is a more cost effective option to meet parking requirements by allowing space for constructing additional surface parking rather than constructing a parking structure. The property in question is a 2.5 acre property to the south of Jaguar Hall at a cost of $55,000. This property would also provide land for the 176+ parking spaces required for students in the proposed Sophomore Residence Hall; and improved safer access via Ben Wilson Street.

On motion of Regent Wilson, seconded by Regent Ray and by a unanimous vote of the committee members present, the scope and site of a Sophomore Housing Project at the University of Houston-Victoria and the approval to amend the University of Houston-Victoria Residence Hall Plan to include additional properties – University of Houston-Victoria were approved. These two items, approved by the committee, will be placed on the Consent Docket at the Board of Regents meeting on May 18, 2011 for final Board approval.

8. Approval of amended scope and location for the UH University Center Expansion/ Renovation – University of Houston, Item G – FCMP-5

Dr. Carlucci requested approval for the amended scope and site for the University Center (UC) Expansion/Renovation at the University of Houston per discussions and agreements with the stakeholders which is a change to this project.

In August 2010, upon completion of two years of feasibility studies, focus group discussions, student interviews, and the student referendum, the first phase of a two phase student facility renovation project was approved by the Board of Regents. At that time, an addition of up to 69,500 NSF/107,000 GSF of new construction on the east side of the current University Center (UC) to house campus activities, major student organization offices, meeting space, and relocated retail spaces and food service operations currently located in the UC.

A comprehensive Facilities Condition Audit (FCA) of the existing UC and University Center Underground (UCU) were completed. This detailed assessment of all building conditions and building systems included mechanical, plumbing, electrical, structural, civil (water, storm, sewer), building envelope, roofing, fire alarm, fire protection, hazardous material, including mold survey and Life Safety and ADA code implications. This assessment also

included some destructive testing, closely examining all building components and systems and other evaluation techniques.

As part of this assessment, it was determined that one of the costliest renovation tasks identified was removing the UCU plaza improvements and landscaping, waterproofing the shell, and then restoring the plaza to its original condition. The planning team realized that the monies involved in stripping and replacing the plaza could be better spent constructing additional student organization space in the vicinity of many current UCU student operations and improving the openness and aesthetics of the underground.

Dr. Carlucci noted that the proposed change would be to have two additions instead of the single addition to the east of the existing building as originally proposed. The second addition would be constructed above the UC North Patio (above the UCU).

Mr. Dave Irvin, Associate Vice Chancellor for Plant Operations gave brief remarks on this project. Below is a summary of his comments.

- The first phase of the plans proposes an addition east of the UC to which utility-intensive dining areas will be located, thus minimizing mechanical, electrical and plumbing renovations of the existing facility. Above the first floor dining areas, the second floor of the addition will house a 400-seat theatre space, a Senate Chamber for Student Government Association, and contingent on funding, a 600-person ballroom.

- The second addition would be constructed above the UC North Patio (above the UCU) to avoid the otherwise necessary cost of stripping the patio of its stair vestibule, paving and landscaping, waterproofing the UC shell, and replacing the plaza improvements. The North Patio addition will become the new home of student organization offices, carrels, and workspaces.

- These additions will be followed by renovation of the existing building including eliminating deferred maintenance items.

The anticipated construction of Phase I would begin in Spring 2012, with Phase I final occupancy in Fall 2013. Construction of Phase II would begin in Fall 2013, with final occupancy in Summer 2015.

Dr. Carlucci introduced Mr. Jared Gogets to the committee, who is Senator-at-Large for the University of Houston; Co-Chair of the Transformation Project, representing the students on the Transformation team; and President of the Program Board. Mr. Gogets remarked that many students were currently unaware of the many student organizations and clubs that were housed in the UCU. Mr. Gogets noted that one of the major objectives the Transformation team addressed was to the change the University Center. One way to accomplish this task was to move the current underground facilities to above ground so that the student organizations and clubs would be more accessible and visible of the student organizations to students.

A complete copy of the powerpoint presentation has been filed in the Board office.

On motion of Regent Ray, seconded by Regent Wilson and by a unanimous vote of the committee members present, the amended scope and location for the University Center Expansion/Renovation at the University of Houston was approved. This item, approved by the committee, will be placed on the Consent Docket at the Board of Regents meeting on May 18, 2011 for final Board approval.

9. Approval of scope for Energy Research Park Building One Renovation at the University of Houston – University of Houston, Item H – FCMP-6

Dr. Carlucci requested approval of scope for the Energy Research Park Building One Renovation of approximately 55,000 GSF at the University of Houston.

It was noted that the Energy Research Park Building One is the signature building at the Research Park, and as such, it has historical and architectural significance. Dr. Carlucci stated the renovation of this three level building would be to meet code requirements; bring it up to standards; allow for increased usage; and extend the useful life of the structure. This building will house University Services, UH Advancement and University partner tenants, as well as support the relocation of some Building Two tenants, creating necessary flex space to allow renovations of other buildings.

The proposed start date of construction would begin in October 2011 with occupancy anticipated in June 2012.

On motion of Regent Wilson, seconded by Regent Ray and by a unanimous vote of the committee members present, the scope for Energy Research Park Building One renovation at the University of Houston was approved. This item, approved by the committee, will be placed on the Consent Docket at the Board of Regents meeting on May 18, 2011 for final Board approval.

10. Approval is requested to delegate authority to the Chancellor to convey a 375 square foot easement to the City of Houston – University of Houston, Item I – FCMP-7

Dr. Carlucci requested approval to delegate authority to the Chancellor to convey a 375 square foot easement to the City of Houston to accommodate a City of Houston water meter. The .0086 acre water meter easement will provide a location for the meter that is being installed as part of the construction of the new Science Teaching Lab Building and to provide access for the City to maintain this device.

On motion of Regent Wilson, seconded by Regent Ray and by a unanimous vote of the committee members present, the approval to delegate authority to the Chancellor to convey a 375 square foot easement to the City of Houston was approved. This item, approved by the committee, will be placed on the Consent Docket at the Board of Regents meeting on May 18, 2011 for final Board approval.

11. Approval is requested to delegate authority to the Chancellor to convey a water meter access easement to the City of Houston – University of Houston, Item J – FCMP-8

Dr. Carlucci presented this item requesting approval to delegate authority to the Chancellor to convey a 1,048 square foot (20' X 52.41') water meter access easement to the City of Houston to provide a location for the meter and to provide access for the City of Houston to maintain this device. The water meter will serve the new Health and Bioscience Building at the University of Houston.

On motion of Regent Wilson, seconded by Regent Ray and by a unanimous vote of the committee members present, the approval to delegate authority to the Chancellor to convey a water meter access easement to the City of Houston was approved. This item, approved by the committee, will be placed on the Consent Docket at the Board of Regents meeting on May 18, 2011 for final Board approval.

After all action items were presented and approved by the committee, on motion of Regent Wilson, seconded by Regent Ray and by a unanimous vote of the committee members in attendance, all eight (8) action items above were approved for placement on the Board of Regents agenda at the May 18, 2011 Board of Regents meeting for final approval.

Information Item:

1. University of Houston System Major Capital Projects and Master Plan Update – University of Houston System, Item K – FCMP-9

Dr. Carlucci introduced this item and asked Mr. Dave Irvin to give a presentation on major construction projects and master planning. Mr. Irvin discussed current Board approved capital projects currently underway; the status of major construction projects; and an update on major capital projects and master planning. Below is a summary of Mr. Irvin's remarks to the committee.

Major Capital Projects Update:

- UH Science Teaching Lab Building
  (a) Designing build-out of hall of 4th floor shell space for chemistry research;
  (b) Initial portion of project to open January 2012;
  (c) Project now a larger portion of Science buildings' renovation project; and
  (d) Fleming and Old Science renovations to be Life Safety/Code Compliance only.
- UH Energy Research Park (discussed earlier in the meeting)
- UH Moody Renovation
  (a) $3 million renovation/updating this summer;
  (b) Includes carpet, cabinetry, finishes;
  (c) Renovation requested by students; and
  (d) Increasing residence sign-ups.
- UH Quadrangle Renovation
  (a) $2 million renovation/updating this summer;
  (b) Includes carpet, cabinetry, finishes;
  (c) Renovation requested by students; and

(d) Increasing residence sign-ups.

- UH Family Housing and Childcare Center
  (a) Working with private developer on Housing/Childcare complex;
  (b) Anticipate ground lease to August Board of Regents meeting; and
  (c) Project opening August 2013.
- UH-Clear Lake Housing
  (a) Project waiting for approval of UHCL downward expansion;
  (b) 250 bed complex to include student support space;
  (c) Anticipate project approval to August Board of Regents meeting; and
  (d) Project opening August 2014.

UH System Master Plan – Initial Findings:

- Improved utilization would allow for new programs and research incubation in existing facilities;
- UH System does not need to construct classroom space to accommodate enrollment growth prior to 2015;
- THECB space model overstates University space needs;
- Online education growth changing type and amount of space needed on campus;
- Each campus needs additional student support space to meet student success goals; and
- UH System needs additional research space but also needs to utilize existing space more effectively.

Major Capital Projects Summary Report:

- Projects in Progress – 12 projects for a total project cost of approximately $255.7 million;
- Projects in Design – 3 projects for a total project cost of approximately $46.4 million;
- Projects in Planning – 13 projects with the total project cost yet TBD; and
- Projects Completed – 1 project – SERC Phase III for a total project cost of $12.0 million.

Medium Capital Projects Summary Report:

- Projects in Progress – 5 projects for a total project cost of approximately $9.1 million;
- Projects in Design – 8 projects for a total project cost of approximately $9.8 million;

This item was for information only and required no committee action. A complete copy of Mr. Irvin's powerpoint presentation has been filed in the Board Office.

There being no further business to come before the committee, the meeting adjourned at 12:13 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	Ed Hugetz	Elaine Charlson
Carl Carlucci	Don Guyton	Jared Gogets

John Antel
Dona Cornell
Mike Lawrence
Don Smith
Tom Ehardt
Willie Munson
Keith Kowalka
Raymond Bartlett
Wayne Beran
Mike Emery
Barbara Stanley
Mark Clarke
Jon Aldrich
Emily Messa
Spencer Moore
Marquette Hobbs
Malcolm Davis
Dave Irvin
Ed Jones
Monica McHenry
Dan Wells
Craig Ness
Sean York
Gerry Mathisen