

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

Thursday, November 14, 2019 – The members of the Facilities, Construction and Master Planning Committee of the University of Houston System Board of Regents convened at 1:05 p.m. on Thursday, November 14, 2019, at the Hilton University of Houston Hotel, Conrad Hilton Ballroom, Second Floor, 4450 University Drive, Houston, Texas, 77204 with the following members participating:

ATTENDANCE –

Member(s) Present

Doug H. Brooks, Chair
Gerald W. McElvy, Vice Chair
Beth Madison, Member
Alonzo Cantu, Member
Tilman J. Fertitta, Ex Officio

Non-Member(s) Present

Durga D. Agrawal, Regent
Steve I. Chazen, Regent
John A. McCall, Jr., Regent
Jack B. Moore, Regent
John D. Fields, Student Regent, Non-voting

In accordance with a notice being timely posted with the Secretary of State and there being a quorum in attendance, Chair of the Committee, Doug H. Brooks called the meeting to order. Regent Brooks stated the committee would be presented six (6) agenda items: four (4) for the committee's consideration and approval and two (2) for information only.

Regent Brooks moved to Item B, the approval of the minutes from the August 22, 2019, Facilities, Construction and Master Planning Committee meeting.

AGENDA ITEMS

Action Item(s):

1. Approval of Minutes – Item B

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

- August 22, 2019, Facilities, Construction and Master Planning Committee meeting

Following the approval of the minutes, Regent Brooks moved to Item C, the Approval is requested for the site and project scope of the new Auxiliary Retail Center Building located in the Central District at the University of Houston – University of Houston, and asked Mr. Jim McShan, Senior Vice Chancellor for Administration and Finance, to introduce this item.

Mr. McShan stated that this was a request for the site and project scope of the new Auxiliary Retail Center to be located in the Central District at the University of Houston. This new project would be built at the site of the existing Student Satellite Center, which would be demolished and

filled since it was an underground location. Mr. McShan explained that the Satellite had experienced major flooding damage over the last fifteen (15) years during both Tropical Storm Allison and Hurricane Harvey. The new construction would be a 35,000 square foot building; construction phase was scheduled to begin in Summer 2020; and expected to be completed within two (2) years by Summer 2022. Mr. McShan added that this building would include food services, retail areas, office spaces, and conference center among others.

Mr. McShan noted that this was a great project and would provide students with food options while Moody Towers goes offline due to renovations in the future. Additionally, he stated that this was a good example of the expansion of the campus, the benefits of the growth of our student body, and in general, the improvement in the food service on campus.

On motion of Regent McElvy, seconded by Regent Madison, and by unanimous vote of the committee members in attendance, Item C, Approval is requested for the site and project scope of the new Auxiliary Retail Center Building located in the Central District at the University of Houston – University of Houston was approved.

The next action item listed on the agenda was Item D, Approval is requested of the annual update to the University of Houston-Clear Lake Master Plan – University of Houston-Clear Lake. Regent Brooks asked Mr. McShan to present this item.

Mr. McShan stated Dr. Ira Blake, President of the University of Houston-Clear Lake was unable to join the meeting, however, he introduced Dr. Steven Berberich, Senior Vice President for Academic Affairs and Provost at the University of Houston-Clear Lake, to present this item to the committee.

Dr. Berberich stated that these were exciting times at the University of Houston-Clear Lake! He said that they were currently celebrating their 45th anniversary and, at the same time, were also engaging in a strategic planning process to align their resources with their aspirations. Dr. Berberich explained that through the evolution to become a more traditional four-year institution, their campus was experiencing a growth of student population with an increased focus on their success.

Dr. Berberich explained that as their Master Plan was being updated they remained cognizant that they needed a plan that provided exceptional education and co-curricular experiences for their students.

Dr. Berberich provided an overview of the goals of the current Master Plan. First, he mentioned that the UH-Clear Lake campus was situated at the interface of an urban development that represented the Houston-Pasadena area, with an ecological network highlighted by Armand Bayou to the west, and Horse Shoe Bend Bayou bisecting the campus both north and south. The current goals recognized that the nature within and surrounding the campus was part of their identity, something valued by students, staff, faculty, alumni and the visitors alike. Dr. Berberich stated that their plans of the use of land and other future development activities included being mindful of their mission of serving their students and the need of being good stewards of the natural environment.

Dr. Berberich noted that there were no new projects currently under construction at the University of Houston-Clear Lake or the University of Houston-Clear Lake Pearland; however, there were several future initiatives that would meet their needs and align with their strategic plan. He mentioned a few of their future projects included an upgrade to their dining facilities, investing in wayfinding and signage, investing and supporting multiple modes of transportation for their students, the establishment of a Student Union, and to create a one-stop Welcome Center for students and visitors.

Dr. Berberich stated that two (2) new buildings were added to the University of Houston-Clear Lake Master Plan since their last presentation in 2018. The first one, the Health Sciences and Classroom Building, opened in Spring 2019 at the University of Houston-Clear Lake Pearland. Dr. Berberich explained that this building allowed the campus to open two (2) training clinics, one for the Center for Autism and Developmental Disabilities and the other for mental health counselors. This new building also provided an opportunity to bring new academic programming at the Pearland campus, including a Ph.D. in Educational Leadership, a Masters in Industrial and Organizational Psychology, as well as two (2) programs that would be transferred to this campus in Fall 2020, the Bachelors of Science in Behavioral Addictions Counseling and the Masters of Science in Counseling with a concentration in Mental Health. Finally, Dr. Berberich stated that this building provided a state of the art learning facility for the nursing students engaged in the RN-BSN (Registered Nurse-Bachelor of Science Nursing) Program.

Dr. Berberich mentioned that Hunter Hall opened in Fall 2019, which was the first student residence building at the UHCL campus. This building complimented the P3 (People, Prosperity and the Planet) apartment complex for its departments but, more importantly, this helped the campus create an environment where students can live, learn and engage.

Lastly, Dr. Berberich stated that there were plans in place for STEM and Classroom Building, Phase II, which would enable the university to move the remaining STEM disciplines into a new location. He explained that these facilities would allow faculty to bring real world experience to their students and learning environments, as well as engage better with community partners and applied research.

Dr. Berberich noted that there were no new land purchases or boundary updates. And lastly, he mentioned that they were able to restore Spiritus Mundi with the assistance of the University of Houston System Public Art Committee; they completed the restoration of Wetland that was damaged during Hurricane Harvey; and they were working with Harris County to create a bike path on campus.

A brief discussion followed.

On motion of Regent McElvy, seconded by Regent Madison, and by unanimous vote of the committee members in attendance, Item D, Approval is requested of the annual update to the University of Houston-Clear Lake Master Plan – University of Houston-Clear Lake was approved.

The last approval item on the agenda was Item E, Approval is requested of the annual update to the University of Houston-Downtown Master Plan – University of Houston-Downtown, and Regent Brooks asked Mr. McShan to present this item.

Mr. McShan introduced Dr. Juan Sánchez Muñoz, President of the University of Houston-Downtown campus to present this item to the committee.

President Muñoz began by providing an overview of the current Master Plan goals such as developing a greater ‘sense of place’ and ‘true campus feel.’ He highlighted the importance of planning for major projects that would impact the campus including the Highway Relocation by the Texas Department of Transportation, the North Canal which would involve the City of Houston, Harris County Flood Control District and Texas Department of Transportation, and the possibility of a project related to Union Pacific Railroad Line as well as the construction projects of the campus. President Muñoz added that the university also focused on providing for academic and research growth and development, to strengthen campus connectivity, and to improve student parking.

President Muñoz stated that their future initiatives included construction of a Student Wellness and Success Center to replace the existing Student Life Center; construction of a Student Parking Garage well in advance of the I-45 North construction project; adding a 4th Floor to the Girard Street Building; aggregate all of their student’s academic services into one location once the Student Wellness and Success Center is built; and then the existing Student Life Center would be remodeled into a Student Union. Lastly, relocating the Police Department into a permanent stand-alone structure since their current location suffered damages during the last two major floods.

With regards to Building Updates, President Muñoz highlighted the completion of the Sciences and Technology Building in 2019. He noted that a dedication of this building was scheduled in Spring 2020. He also mentioned that architects had been selected for the Student Wellness and Success Center and they were in the final stages of identifying a general contractor for this project. UHD was also in the process of evaluating the options available for a new Student Parking Garage, as well as undergoing general maintenance of existing assets.

In terms of land purchases, President Muñoz thanked Ms. Dona Cornell, General Counsel at the University of Houston System, and her team for the support and assistance to the University of Houston-Downtown campus in the negotiation process. President Muñoz explained that they were engaged in discussions with TXDOT (Texas Department of Transportation) regarding UH System land that would be required for the upcoming Highway Relocation project. He also mentioned another project that just received funding of approximately \$130 million called the North Canal that would also take a portion of property owned by the University of Houston System.

Lastly, President Muñoz discussed a few landscaping projects including working with community partners to integrate bayou parklands into the UHD campus and how to activate an area referred to as Allen’s Landing. He mentioned landscaping maintenance being done to the Outdoor Sports Field completed in Summer 2019 but will be gone after the I-45 North Highway Relocation project is completed. Finally, Dr. Muñoz stated that they were in conversations with outside

firms to obtain advice on how to strengthen the campus when it comes to flooding in order to prevent the scale of damage and disaster that occurs on campus during those times.

President Muñoz provided the Board with several images of how the campus will be affected by the two major projects, the I-45 North Highway Relocation and the North Canal. He noted that UHD and UH System have been working diligently to stay informed and participate in meetings with TXDOT to make sure they stay on top of things with regards to these two (2) projects and their impact on the campus. He noted that the I-45 North Highway Relocation project was expected to be completed in about seven (7) to nine (9) years according to TXDOT's calendar. President Muñoz emphasized the importance of planning and how critical it was for the segments of these projects to be sequenced in the right way or it could be catastrophic to their enrollment, which had experienced years of continuous growth.

President Muñoz expressed that their campus has planned very seriously and carefully in terms of their Master Plan in order to minimize the impact on students, faculty and staff's ability to come to campus every day.

A brief discussion followed.

On motion of Regent McElvy, seconded by Regent Madison, and by unanimous vote of the committee members in attendance, Item E, Approval is requested of the annual update to the University of Houston-Downtown Master Plan – University of Houston-Downtown was approved.

Following the approval of this item, Regent Brooks called for a vote to place the three (3) action items, unanimously approved by the committee, on the Board's Consent Docket Agenda.

On motion of Regent Madison, seconded by Regent McElvy, and by unanimous vote of the committee members present, the following three (3) action items were placed on the Board of Regents' Consent Docket Agenda for final board approval at the November 14, 2019, Board of Regents meeting held later that day as follows:

1. Approval is requested for the site and project scope of the new Auxiliary Retail Center Building located in the Central District at the University of Houston – University of Houston;
2. Approval is requested of the annual update to the University of Houston-Clear Lake Master Plan – University of Houston-Clear Lake; and
3. Approval is requested of the annual update to the University of Houston-Downtown Master Plan – University of Houston-Downtown

The first information item on the agenda was Item F, Annual update of University of Houston System Deferred Maintenance – University of Houston System, and Regent Brooks asked Mr. McShan to introduce this item.

Mr. McShan stated this was a statutorily required annual update of the deferred maintenance status of the University of Houston and its System components. This item would be presented for information only and Mr. McShan asked Mr. David Oliver, Associate Vice Chancellor for Facilities and Construction Management, to present the Annual Deferred Maintenance System Report to the committee.

Mr. Oliver explained that every year the System does an assessment of the infrastructure of each campus to determine the deferred maintenance amounts. He reported that the 5-Year projected total campus deferred maintenance was a little over \$400 million. FY2019 Deferred/Planned Maintenance Expenditures were an estimated \$13 million and another \$12 million was in budget for FY2020.

Mr. Oliver explained that the total deferred maintenance cost was based on Facility Condition Assessment (FCA) Reports which were completed in Fiscal Year 2015 and 2019 by a third party that performed an assessment of the buildings on campus and life cycle of the system. Mr. Oliver highlighted two (2) of the projects, the Core Renovations and Quad Projects, which were having a heavy impact on the Deferred Maintenance numbers at the UH campus, and amounted to an estimated \$150 million of the total Deferred Maintenance expenditures in the system.

For the University of Houston-Downtown, their Deferred Maintenance projected total was \$17.1 million, about \$1.3 million was spent in FY2019, and approximately \$1.7 million budget for FY2020. Mr. Oliver explained that of the estimated \$17.1 million of maintenance needs identified to be addressed over the next five years, major categories included the following:

- Elevator Modernizations (\$3.3 million)
- Building Envelopes (\$2.7 million)
- Electrical Switchgear and Buss work (\$1.8 million)
- HVAC System Component replacement (\$1.7 million)
- Roof Replacements (\$1.1 million)
- Chiller Plant Equipment Renewal (\$905K)
- Building Automation systems (\$640K)

In reference to the University of Houston-Clear Lake, Mr. Oliver stated that their 5-year projected total Campus Deferred/Planned Maintenance current expenses were close to \$29 million, and approximately \$1.9 million was spent in FY2019, with a budget of an estimated \$1.7 million was planned for FY2020. Mr. Oliver added that 50% of UHCL's planned maintenance projects were related to energy-savings projects and aging infrastructure replacement, and their required maintenance included the list below:

- Planned Maintenance (\$8.2 million)
- Deferred Maintenance (\$20.7 million)

For the University of Houston-Victoria, Mr. Oliver noted that their 5-year projected total Campus Deferred/Planned Maintenance was close to \$4.1 million, approximately \$2.9 was spent in FY2019, and had a planned budget of approximately \$416K for FY2020. Mr. Oliver stated that UH-Victoria was in the process of completing their comprehensive Facilities Condition

Assessment (FCA) and expected the Deferred Maintenance numbers to change as soon as the report was finished. Currently, their 5-year required maintenance included the following projects:

- Critical Deferred Maintenance (\$0)
- Deferred Maintenance (\$4.1 million)
- Planned Maintenance FY2020 (\$416K)
 - Chiller Replacement (\$129K)
 - In House Planned Maintenance (\$288K)

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

The last item on the agenda was Item G, Update on the 50th Anniversary of Public Art of the University of Houston System – University of Houston System, and Regent Brooks asked Mr. McShan to present this item.

Mr. McShan stated that this item would also be presented for information only and introduced Dr. Emily Messa, Associate Vice Chancellor for Administration, to present this item to the committee. Mr. McShan took a moment to congratulate Dr. Messa for her work and accomplishments with the support from Regent Madison and Regent Mendoza.

Dr. Messa expressed her excitement in that the UH System was coming close to completing its 50th year of Public Art. She also shared a few highlights from the past year showcasing the breadth and depth of the Public Art program at the University of Houston System in a variety of ways.

Dr. Messa stated that the first monograph titled ‘On Site, 50 Years of Public Art of the University of Houston System’, and highlighted the nearly 700 artworks that were recently published by Scala Arts and Heritage Publishers, a London based publishing company that focuses on arts and culture publications. Dr. Messa explained that this book showcases 40 of the top works in the art collection from all of the UH System universities, and included two (2) significant essays: the first one focused on the history of the collection and the other on the significance of our programs for the future.

Additionally, Dr. Messa noted that the Temporary Public Art Program was launched in Fall 2019 with a significant project by Latin-American artist Marta Chilindrón and Houston Mobius. This program presented an opportunity to introduce new audiences to public art and provided a space for cutting-edge art, higher education, and diverse communities to converge. Furthermore, Dr. Messa stated that they expect to have two (2) major project installations annually.

Dr. Messa also stated that the UH System completed its 50th year of the program in October and an Anniversary Celebration was recently held and was co-chaired by Regent and Board Representative Beth Madison, Ms. Beth Robertson, and UH Public Art Task Force Chair Judy Nyquist. Texas artist Trenton Doyle Hancock was honored at this celebration, whose impressive *Legends* artwork is located permanently in the Welcome Center at the University of Houston-Downtown.

Lastly, Dr. Messa shared a video for the 50th Anniversary of Public Art of the University of Houston System.

Regent Brooks thanked Dr. Messa and her team for her work and Regent Madison for her involvement and support. Regent Madison expressed her gratitude for being a part of this wonderful project.

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

It was noted that an Executive Session would not be held.

There being no further business to come before the committee, the meeting was adjourned at 1:44 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	Lisa Shumate	Dan Maxwell
Jim McShan	David Oliver	Sabrina Hassumani
Dona Cornell	Emily Messa	Patrick Peters
Eloise Dunn Brice	Sean Dolton	Ed Castillo
Lisa Holdeman	Mark Clarke	Jon Aldrich
Don Guyton	Wayne Beran	Mike Rosen
Richard Walker	Macie Kelly	Branda Lumpkin
Raymond Bartlett	Mark Denney	David Bradley
Steven Berberich	Jason Marquez	Chris Paul
Juan Sánchez Muñoz	Mike Attaberry	Jeff Palmer
Chance Glenn	Karin Livingston	Ryan Harrison
Michael Johnson	Joe Brueggman	Matthew Castillo
Shannon Harrison	Richard Diaz	Mark Yzaguirre
Caesar Moore	Marquette Hobbs	Brenda Robles
Gerry Mathisen		