

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

Tuesday, May 17, 2011 – The members of the Facilities, Construction and Master Planning Committee of The University of Houston System convened at 10:53 a.m. on Tuesday, May 17, 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

Tilman J. Fertitta, Chair  
Welcome W. Wilson, Sr., Regent  
Carroll Robertson Ray, Ex Officio  
Andrew Cobos, Student Regent

Absent

Nelda Luce Blair, Vice Chair

Non-Member(s)

Nandita V. Berry, Regent  
Jim P. Wise, 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 eight (8) 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 Wilson, seconded by Regent Ray and by a unanimous vote of the committee members in attendance, the following minutes from the meeting listed below were approved:

- February 15, 2011, Facilities, Construction and Master Planning Committee Meeting

2. Approval of scope and site for Cougar Village Phase II Residence Hall at the University of Houston - University of Houston, Item C - FCMP-1

Dr. Carlucci, Executive Vice Chancellor for Administration and Finance, requested approval of the scope and site for Cougar Village Phase II Residence Hall at the University of Houston. Dr. Carlucci noted the University of Houston is working to increase student success by the recruitment of top scholars, retaining those students once they become

## University of Houston System

Cougars, graduating them in higher proportions, and seeking to increase student life and campus activity.

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.

3. 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

## University of Houston System

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.

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

## University of Houston System

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.

### 6. 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.

## University of Houston System

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 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.

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

## University of Houston System

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.

8. 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.

9. 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.

## University of Houston System

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 4<sup>th</sup> 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

University of Houston System

(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  
Carl Carlucci  
John Antel  
Dona Cornell  
Mike Lawrence  
Don Smith  
Tom Ehardt  
Willie Munson  
Keith Kowalka  
Raymond Bartlett

Ed Hugetz  
Don Guyton  
Wayne Beran  
Mike Emery  
Barbara Stanley  
Mark Clarke  
Jon Aldrich  
Emily Messa  
Spencer Moore  
Marquette Hobbs

Elaine Charlson  
Jared Gogets  
Malcolm Davis  
Dave Irvin  
Ed Jones  
Monica McHenry  
Dan Wells  
Craig Ness  
Sean York  
Gerry Mathisen