

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

Thursday, May 18, 2017 – The members of the Facilities, Construction and Master Planning Committee of the University of Houston System Board of Regents convened at 12:05 p.m. on Thursday, May 18, 2017, 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

Welcome W. Wilson, Jr., Chair  
Spencer Dr. Armour, III, Vice Chair  
Beth Madison, Member  
Paula Mendoza, Member  
Joshua Freed, Student Regent, Non-voting

Member(s) Absent

Durga D. Agrawal, Member  
Tilman J. Fertitta, Ex Officio

Non-Member(s) in Attendance

Gerald W. McElvy, Regent  
Peter K. Taaffe, Regent  
Roger F. Welder, Regent

In accordance with a notice being timely posted with the Secretary of State and there being a quorum in attendance, Chair of the Committee, Welcome W. Wilson, Jr. called the meeting to order. Regent Wilson, Jr. stated the committee would be presented five (5) agenda items: four (4) action items for the committee's consideration and approval and one (1) information item.

Regent Wilson, Jr. moved to the first approval item, the approval of the minutes from the February 23, 2017, Facilities, Construction and Master Planning Committee meeting.

\*\*\*\*\*

AGENDA ITEMS

**Action Item(s):**

1. Approval of Minutes – Item B

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

- February 23, 2017, Academic and Student Success Committee Meeting

Following the approval of the minutes, Regent Wilson, Jr. moved to the next item on the agenda, Item C, the Approval is requested for the Site and Program of the Third Ward Advancing Community Engagement Institute located at the University of Houston – University of Houston and introduced Mr. Raymond Bartlett, Senior Associate Vice Chancellor for Finance, to present the item.

2. Approval is requested for the Site and Program of the Third Ward Advancing Community Engagement Institute located at the University of Houston– University of Houston, Item C – FCMP-C

Mr. Raymond Bartlett began his presentation by displaying a map of the site location of the Third Ward Advancing Community Engagement Institute for the University of Houston and requested approval by the Board. Mr. Bartlett stated that the programing for this program was currently underway with the College of Education, and as the program continues to be developed, this would be the recommended site for this facility.

On motion of Regent McElvy, seconded by Regent Mendoza, and by a unanimous vote of the regents in attendance, the request for the Site and Program of the Third Ward Advancing Community Engagement Institute located at the University of Houston was approved.

Item D was the next action item listed on the agenda and Regent Wilson, Jr. requested Mr. Bartlett introduce this item for the committee's consideration and approval.

3. Approval is requested for the annual update to the University of Houston Master Plan – University of Houston, Item D – FCMP-D

Mr. Raymond Bartlett introduced Patricia Oliver, Dean of the College of Architecture, who presented this item to the committee.

Dean Oliver explained that this presentation was only an update to the master plan to present the range of projects at the University of Houston. Dean Oliver stated that keeping up with changes and proposals for construction projects on the main campus was vital. There are currently six (6) new buildings on the master plan being considered for building, such as the College of the Arts, a new facility for the Law Center, HBSB3, Quadrangle, and others. Dean Oliver stated that their job was to basically do preliminary siting and to work with Facilities to get those buildings placed on a preliminary program so that they can be sized and so on, before they go on to construction.

Dean Oliver moved on to signage which she stated has been slow but steady. The Arts and Athletics districts have been completed and the Professional district was currently being analyzed. She mentioned that the campus has now been divided into districts and that this change has helped students and visitors to have a better idea of where they were on campus. Dean Oliver explained that the university provides a campus guide which is updated and reprinted annually to make certain that students and visitors obtain the latest information. The signage program is an ongoing project and they were currently working on donor, public art, exterior and interior, building identification signage, among many others.

Public spaces were also being evaluated, said Dean Oliver, and the goal was that every district on campus would have its own central green area that supports and encourages the interaction between students and faculty. These areas were being reviewed for upgrading in order to make them more convenient for students to use in various weather conditions and also to use the space more efficiently. In addition, the System-wide Art Acquisition Committee was working to identify the pieces of art that will remain on campus and at the same time the College of Architecture was working with their landscape firm to enhance those sites and make the viewing

of those pieces of art more beautiful. This, in addition to the green public areas will improve the overall look and experience for students on campus.

Regent Wilson, Jr. added that the University of Houston has one of the largest public art collections in the nation and that these improvements would allow us to showcase this collection to students and to the Houston and national art communities.

On motion of Regent Armour, seconded by Regent Mendoza, and by a unanimous vote of the regents in attendance, the request for the annual update to the University of Houston Master Plan was approved.

The last action item on the agenda was Item E, the Approval is requested for the annual update to the University of Houston-Victoria Master Plan – University of Houston-Victoria. Regent Wilson, Jr. asked Mr. Bartlett introduce this item.

4. Approval is requested for the annual update to the University of Houston-Victoria Master Plan – University of Houston-Victoria, Item E, FCMP-E

Mr. Bartlett introduced Dr. Raymond “Vic” Morgan, President of the University of Houston-Victoria, who presented this item to the committee.

Dr. Morgan began his presentation by stating that there were several additions to the UHV master plan: (1) an update to the use of land acquired by UHV; and (2) they were in the process of purchasing a trailer park and the vehicles that were currently on this property were being removed.

The update of Ben Wilson Street was also discussed. This had been approved by the Victoria City Council and the University of Houston System Board of Regents on February 2017 and completion of this project was expected by the summer of 2018. The design of the UHV University Commons has been completed and groundbreaking was held in April 2017. Construction is scheduled to begin in May 2017 with an expected completion by the summer of 2018.

Dr. Morgan addressed the next project on the UHV Master Plan, the Sophomore Student Housing project. Dr. Morgan stated that the design for this project was on-going and construction was scheduled to begin in fall 2017, with an expected completion date in winter 2019. The Science, Technology, Engineering and Mathematics (“STEM”) Building design begins in May 2017 and construction for this project will begin in spring 2018, with an expected completion date of fall 2019.

Dr. Morgan moved to another project on the Master Plan, the Town Plaza Mall. The architect selection process for this project is currently underway and the design is expected to begin in spring 2017. UHV expects the renovations to begin in fall 2017, with a completion of Phase 1 in the fall 2018. Dr. Morgan stated that UHV had recently received a million-dollar matching grant from the Federal Department of Commerce of Economic Development Administration for the renovation of this building to accommodate their Regional Economic Development Center

and Entrepreneurship Center. Dr. Morgan pointed out that one of the most important features of this mall was that there were approximately 800 parking spaces. UHV had originally anticipated some high-rise parking garages; however, the cost of these garages were very high. The UHV campus currently has a shuttle service in place that would be utilized to transport students from the mall which is approximately five (5) minutes away. In addition, Dr. Morgan said the mall also has space to store library books that were not being used often. and by doing so, UHV would be able to save an estimated \$5.0 million dollars on the construction of the new library at the Learning Commons.

Dr. Morgan ended his presentation by stating that UHV has future projects within the next six (6) years, such as land/building acquisitions, a Health and Wellness Center, a fifth housing facility, a second dining hall, and an Athletic complex.

Regent Wilson, Jr. added that re-doing Ben Wilson Street will be a great improvement to UHV and it will make it a safer place for students and visitors.

On motion of Regent Madison, seconded by Regent Armour, and by a unanimous vote of the regents in attendance, the request for the annual update to the University of Houston-Victoria Master Plan – University of Houston-Victoria was approved.

Following the approval of this item, a vote was called to place the following three (3) action items, unanimously approved by the committee, on the Board's Consent Docket Agenda for final Board approval as follows:

1. Approval is requested for the Site and Program of the Third Ward Advancing Community Engagement Institute located at the University of Houston – University of Houston;
2. Approval is requested for the annual update to the University of Houston Master Plan – University of Houston; and
3. Approval is requested for the annual update to the University of Houston-Victoria Master Plan – University of Houston-Victoria.

On motion of Regent Armour, seconded by Regent Madison, and by a unanimous vote of the committee members present, all three (3) action items were placed on the Board of Regents' Consent Docket Agenda for final Board approval at the Board meeting held later that day, May 18, 2017.

Next on the agenda was Item F, a Presentation of the state of University of Houston parking– University of Houston. Regent Wilson, Jr. requested Mr. Bartlett introduce this item.

5. Presentation of the state of University of Houston parking – University of Houston, Item F, FCMP-F

Mr. Bartlett stated that the University of Houston has been working with Walter P. Moore, a leading parking consultant, on the parking situation on campus. He then introduced Dr. Emily Messa, Associate Vice Chancellor for Administration, to provide information on the state of parking for the committee. Mr. Bartlett also stated that as Dr. Khator mentioned, this would primarily focus on Phase 1 and the efforts to trying to resolve the parking issue on campus.

Dr. Messa introduced Walter P. Moore Consultant and Principal, Mr. Bryan Lozano, who is also a UH alum and very familiar with the parking situation on campus.

Dr. Messa began the presentation by stating it would focus mainly on student parking concerns, a nine-point plan to address those concerns, and the future of UH parking. She stated that Parking and Transportation was committed to student success, and as mentioned during the Academic and Student Success Committee meeting, availability of parking was part of the UH Campus-wide Student Satisfaction Survey that was conducted in spring 2017, with a score of 2.039 out of 5 possible points, with 43% of students surveyed reporting “very dissatisfied” with availability of parking.

Dr. Messa provided a list of the top student concerns re parking which were divided into three (3) categories:

- (1) Availability - which included availability of spaces and no proximal spaces near desired buildings/classrooms;
- (2) Pricing - which included permit price being too high and permit price increases not stable from year-to-year; and
- (3) Transportation/mobility - which included the need of more shuttle buses, more alternative forms of transportation/mobility, and easier pedestrian access.

She reiterated that even though the survey was sent out this spring, the University of Houston had already started to work behind the scenes on a plan to address the parking concerns. In Phase 1 of this plan, there were seven (7) points that UH intends to address which includes the following:

- (1) Student and faculty involvement in the parking study;
- (2) Demand reduction strategies;
- (3) Rate variability;
- (4) Strategic use of parking spaces;
- (5) Technology enhancements to the student parking experience;
- (6) Optimization of oversell ratio; and
- (7) Evaluation of continuous enhancements on student satisfaction.

Dr. Messa stated that Phase II would focus more in detail to truly understand specific user-group needs, such as professional/weekend/evening students, and the option of valet parking for patients on campus, as well as determine additional opportunities to bend the demand curve during peak times which had been identified as 10:00am-2:00pm, Tuesdays thru Thursdays.

Mr. Lozano stated that parking consultant Walter P. Moore engaged with UH during fall 2016 to perform a wide-ranging study to review all aspects of parking on both the UH and Sugar Land campuses. The scope of the study included looking at existing parking conditions, future projections in terms of demand thru FY2025, ways of reducing demand on campus, and finally at outsourcing options. Mr. Lozano stated this study began on October 2016 and it was estimated to be completed by August 2017.

Dr. Messa added that as part of this study, a committee was created which included representation from Student Government Association, Staff Council, Faculty Senate, Administration and Support, and Parking Staff; and this committee was being led by Mr. Elliot Kauffman, a student at UH.

Mr. Lozano stated that for Phase 1, the existing conditions on the UH campus showed that the current supply through fall 2017, as well as the mix of parking between faculty, staff and students was in the right ratio (70% student/30% faculty and staff), keeping very close to what would be considered ideal according to Walter P. Moore. Dr. Messa added that the current parking situation had shifted to the periphery of campus, which provided a more pedestrian-feel atmosphere for students.

Mr. Lozano explained that when projecting the demand through FY2025, it was found that using a linear projection of approximately 2.0% annual growth versus 3.83% annual growth (which is more in line with the current situation at UH) that at a worst case scenario, there would be a short fall of approximately 9,600 parking spaces.

Dr. Messa stated that in terms of demand mitigation strategies, the University of Houston introduced the Coogs on Alternative and Sustainable Transportation (COAST) program, which is an award winning program from the Texas Parking and Transportation Association. In this program students receive free or low-cost transportation options to the campus; it maximizes the use of public transportation; METRO provides a 50% discount to students; and for local bus riders, UH covers the remaining 50% of the cost; and for those who live close to a park-and-ride location, METRO provides a 50% student discount card and UH subsidizes the remaining 25%. Dr. Messa stated that with this participation, this program has proven to be very successful with a total of 1,960 members and a reduction in demand by 1,225 parking spaces in one year. Starting fall 2017, UH will offer a customizable COAST program in which the students will receive subsidies 2-3 days a week and the remaining days they would have garage passes to help students who might have classes/labs later in the evening.

In terms of rate variability, another program that will be available this fall is the night and weekend permit. This will be another low-cost alternative that would allow us to make use of a resource that is going underutilized in the evening. For \$105.00 a student or faculty/staff member who only needs to be on campus after 4:00pm, can purchase this permit and then have access to faculty/staff un gated spaces or student annual spaces. These options help students buy only what they need thereby making use of a resource that already exists on campus. Dr. Messa explained that this would allow for UH to explore the option of an evening/night garage permit to better manage a premium resource that might also be underutilized in the evening.

In addition, Dr. Messa mentioned that another program being promoted with the committee was a commitment for student success. This allows for a student who purchases an annual parking permit, should they graduate in December, UH would buy back their permit, give the student a refund, and in turn, sell that permit to another student at a prorated price.

In terms of strategic uses of parking spaces, Dr. Messa stated that one of the programs was the consolidation of economy parking. This program would consist of moving the remote parking spaces to the Energy Research Park (ERP), which has approximately 500 underutilized parking spaces; and those lots that were previously economy would become student annual lots. Additionally, students who purchase a remote parking permit would be able to move their vehicles on campus after 4:00 p.m. and on the weekends. Dr. Messa added that ERP is supported by UH shuttle buses, and typically have about five (5) buses running that route with a wait time of

approximately 13-14 minutes. However, UH will monitor the need to add more buses as needed to make certain that students make it to/from classes on time.

Dr. Messa stated that one of the things that will be pivotal to enhancing the student experience would be the use of technology and it will be important to use app technology, web technology and message boards at the parking lots to provide real time information to students about availability of parking.

Mr. Bryan Lozano stated that one of the other demand mitigation strategies that has been explored has been to optimize the oversell ratio that is currently seen on campus. There are plans to help with the oversell ratio, which means to sell additional permits beyond what is the part of the physical supply on campus and this fluctuates from semester to semester and lot to lot. The university is trying to find that optimal point where oversell and revenue stream are balanced. Additionally, Mr. Lozano explained that utilizing and optimizing oversell, as well as optimizing the policies on the campus, and encouraging the use of COAST ridership, could help reduce the future demand of parking spaces from 9,600 spaces to 7,500 spaces by 2025.

Dr. Messa added that it will also be important to stay informed on customer and student satisfaction. The intent will be to do so via focus groups, meetings with Deans and the Transportation and Parking Advisory Committee, and continued participation in the Campus-Wide Student Satisfaction Survey, so we can better understand student and customer satisfaction and also provide us with feedback in order to enhance services.

During Phase 2, Dr. Messa stated there will be more detailed focus on parking and transportation needs by looking at professional and graduate students and how UH can best support them, visitors and events and how can this be a more seamless process. A focus on valet and patient parking, and also work with nearby privately-run apartment complexes that house UH students in order to optimize the use of COAST and shuttles. We will also explore the use of Uber for on-campus residents and continue to look at bike-share programs, as well as market COAST to those students who live within a certain distance from campus.

Furthermore, Dr. Messa stated that Phase 2 will focus on additional opportunities to bend that demand curve by understanding specific college needs and how Parking and Transportation can support the students and colleges, and also explore customizable solutions so that students only pay for what they need and encourage the use of alternative transportations. Dr. Messa also added that critical to understanding the need for parking would be to look at enrollment data and stay in communication with the colleges.

Finally, Dr. Messa, explained that the University of Houston was looking for a seamless parking experience for the student, and presented this scenario: student wakes up and checks his/her phone before leaving for campus; sees that one lot is 80% full, while another is 35% full; he/she then heads to the lot that was 35% full and upon arrival at that lot, the student sees a message about Frontier Fiesta coming up that weekend and makes note; then hops on the shuttle bus and makes it in time for class and then spends all day on campus; it's now 10:00pm and the student is ready to head for home for the evening; checks his/her phone and knows that the shuttle bus is 20 minutes or so away; grabs a Starbucks and with minutes to spare, gets to his/her car and heads for home! A seamless experience – this is what the university would like for their students – real

time information, a seamless experience so all that a student will need to do is study for their exams.

Regent Wilson, Jr. asked if the study was overlaying the university's current shuttle schedule and METRO and train schedules not just their timing but also the locations of the pickup points as well. Mr. Lozano explained that the transportation-side of the study covered that information as well.

Regent Wilson, Jr. mentioned that it would be important to consider that information in order to adjust shuttle and/or METRO stops based on where students were parking and to make it more convenient for students to move to and from campus. In addition, Regent Wilson, Jr. stated that the TIGER Trail will be a great resource for UH students, and mentioned that perhaps a bicycle sharing program from the UH campus to Energy Research Park be considered. Mr. Lozano said that the point of bike and pedestrian enhancements will be addressed in their final report in August 2017. Dr. Messa stated that UH was working with METRO to provide other alternatives including the use of an integrated card to make it more convenient for students.

Regent Freed stated that after living on campus for four (4) years he was very familiar with the parking problems on campus. However, he believes that the biggest issue students will face with parking is the awareness problem, e.g., the COAST program which he only found out about through his job in housing. Regent Freed was concerned about how far the awareness of such programs spreads throughout the campus. He mentioned that even though there might be other alternatives available to students, they will prefer closer parking, and with less spaces available and the increasing costs for those spaces, students will continue to complain about the parking situation on campus. He believes that the biggest challenge UH will face will be the awareness and marketing aspect, especially for freshman. Marketing strategy will play a major role especially with freshman and sophomore students who are not as familiar with the campus, to show them that there are other alternatives for them to get to/from campus that are cheaper and more customizable than buying an unlimited pass.

Regent Armour raised the question of the deficit in parking spaces of 9,500 spaces projected by 2025. Dr. Messa stated that UH was aware that every step that is taken now will have an impact on future demand of parking; however, the vision is to have eight (8) parking garages. Currently the parking garage #5 has been approved and there will be a need for three (3) more, as well as McGregor parking which is expected to open in fall 2018. In order to go up to the 9,500 spaces there would be a need for parking garage #9; however, Dr. Messa also stated that the goal of the university was to constantly monitor the parking situation in order to be more proactive.

Mr. Bartlett added that in re to the parking deficit, if UH is successful in articulating the various alternatives to students and reduce this deficit by 2,500 spaces, there would be a net supply of 7,100 spaces that would be covered by three (3) more parking garages as well as the McGregor lot. He also stated that it was important to stack these garages in order to stay ahead of the demand curve and not responding to it.

Regent Wilson, Jr. added that the location for these garages has been identified and UH is set up in a way to be ahead of the demand curve. In addition, Mr. Bartlett also pointed out that if by

using other alternatives, the need for garage #9 is reduced, then UH would be saving millions of dollars.

Regent Armour also inquired about the dimension of the role of COAST in this parking situation at UH. Mr. Lozano stated that the response has been very successful when it comes to demand. In the first year alone, 1,200 parking spaces reduced in terms of demand, and as the use and promotion of this program increases, there will also be an increase in the parking supply. Regent Madison added that the results of the impact of COAST will also depend on the routes available and what areas our students are coming to/from the UH campus. Dr. Messa stated that there were many students coming from the Clear Lake and the Cullen areas and she mentioned that it will be critical to have regular meetings with METRO to discuss student needs. She also mentioned that METRO has been a great supporter and partner and that they do provide discounts and other benefits to the UH students who use their services. Regent Wilson, Jr. suggested that if we could load METRO credits on the Cougar Card somehow it would make it easier for UH students.

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

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

There being no further business to come before the committee, the meeting was adjourned at 12:54 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	David Oliver	Don Price
Dona Cornell	Tomikia LeGrand	Brian Thomas
Paula Myrick Short	Oscar Gutierrez	David Bradley
Elwyn Lee	Esmeralda Valdez	Raymond Bartlett
Eloise Brice	Chris Stanich	Phil Booth
Richard Walker	Sabrina Hassumani	Wayne Beran
Don Guyton	Dan Maxwell	Shannon Harris
Bill Staples	Mike Rosen	Hilario Yañez
Michael Olivas	Joe Bruggman	Jon Aldrich
Raymond Vic Morgan	Caesar Moore	Ryan Harrison
Ramanan Krishnamoorti	Asif Uzman	Cindy Mejia
Ed Hugetz	Neelesh Mutyala	Matthew Castillo
Mike Johnson	Macy Kelley	James Wofford
Marquette Hobbs	Glen Houston	Mike Glisson
Gerry Mathisen	Jane Ottinger	Dick Phillips
Brenda Robles	Ray Roberson	Pamelyn Klepan