

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

Thursday, May 21, 2015 – The members of the Facilities, Construction and Master Planning Committee (“FCMP”) of The University of Houston System Board of Regents convened at 10:42 a.m. on Thursday, May 21, 2015, at the Hilton University of Houston, Conrad Hilton Ballroom, Second Floor, 4800 Calhoun Road, Houston, Texas, with the following members participating:

ATTENDANCE –

Present

Welcome W. Wilson, Jr., Chair
Jarvis V. Hollingsworth, Vice Chair
Spencer D. Armour III, Member
Beth Madison, Member
Asit R. Shah, Student Regent
Tilman J. Fertitta, Ex Officio

Non-Member(s) Present

Durga D. Agrawal, Regent
Paula M. Mendoza, 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.

AGENDA ITEMS

Action Items:

1. Approval of Minutes – Item B

On motion of Regent Madison, seconded by Regent Armour, and by a unanimous vote of the members in attendance, the following minutes from the meeting listed below was approved.

- February 19, 2015, Facilities, Construction and Master Planning Committee Meeting

Following approval of the minutes, Regent Wilson, Jr. stated there would be two (2) action items presented to the committee for their consideration and approval. Regent Wilson, Jr. asked Mr. Jim McShan, Interim Vice Chancellor for Administration and Finance to introduce these items.

2. Approval is requested for Phase 1 of the University of Houston Master Plan – University of Houston, Item C – FCMP-C.

University of Houston System

Mr. McShan introduced this item and stated the committee would receive a brief presentation on the UH Master Plan which would be presented by Mr. Patrick Peters, Professor in the Gerald D. Hines College of Architecture. Below is a brief overview of Mr. Peters' remarks.

Mr. Peters thanked the committee and stated it was a pleasure for him to be at the meeting and present Phase 1 of the five-year, UH Campus Master Plan, created by designLAB. Mr. Peters was there representing the Director of designLAB, Ms. Patricia Belton Oliver, FAIA Dean and the UH Gerald D. Hines College of Architecture, who was unable to attend due to a prior commitment.

- The last cohesive examination of the UH environment was the Campus Framework Plan completed by Cooper, Robertson & Partners in 2006. Since that time, the university has grown both by the acquisition of new landholdings by approximately 20%, such as the Energy Research Park and the MacGregor Tract and also by an increase in the number of students served by 17%.
- There were five (5) goals of the Campus Master Plan 2015-2020 which were outlined as follows:
 - (a) After a period of significant growth, optimize what we have by curating and conserving what we value most;
 - (b) Contribute to the maturation of the institution;
 - (c) Achieve a destination campus with signature pedestrian corridors linking housing, classrooms, research assets, and student life amenities;
 - (d) Construct outdoor gathering spaces between research clusters and academic units to further collaborative engagement; and
 - (e) Seize opportunities presented by each necessary infrastructure project to achieve multiple physical improvements through strategic project integration.
- Three (3) strategies were presented as follows:
 - (a) Linking the academic growth models to space use documentation, analysis, and management;
 - (b) Integrate capital building projects with the definition of outdoor gathering spaces; and
 - (c) Connect maintenance activities with concern for physical enhancement.
- The University of Houston has a regional presence.
- An analysis of the historical Master Plans was taken. There is an important lesson that they offer.
 - (a) There was a noble plan established by Hare & Hare of Kansas City, Missouri and they are responsible for some of our most memorable outdoor spaces, e.g., Hermann Park; the area of the Museum of Fine Arts Memorial Park; and the University of Houston main campus.
- Public and campus transportation was addressed.
- Parking density was discussed. The total parking space count for 2015 was 20,416 spaces. The UH Transportation and Parking Committee is projecting to build a fifth garage to provide 2,400 additional spaces making it comparable in scale to the Stadium Garage. Optimizing the garage dimension and maintaining a simple footprint will help to hold down construction costs.

University of Houston System

- The next parking garage to be built could distribute parking on the north to serve the Arts and Professional Districts and also establish the fabrication presence for the new College of the Arts.
- There were eight (8) identifiable districts within the campus.
 - (a) Athletics District
 - (b) Arts District
 - (c) Biomedical District
 - (d) Central District
 - (e) Cullen North District
 - (f) Energy District
 - (g) Professional District
 - (h) Residential District
- The 2015 Existing Land Use Plan and the 2027 Centennial Land Use Plan was addressed.
- Research renovation sequencing was discussed, along with E&G space projections through 2020.
- Philanthropic opportunity buildings were given, such as new Arts District development; renovated Hofheinz and new Practice Facility; new Student Health Center; new Quadrangle Replacement; new Children's Learning Facility; new College of Education; new Law Center Building and Renovations; new Research Building; and HBSB 3.
- Housing projections through 2020 were discussed.

Regent Shah commented on the 2027 Centennial Plan and believes that this will be a very big moment for this campus. He questioned whether or not students and alumni had been incorporated in the decision making process thus far and feels that they should be. Regent Madison thanked Regent Shah for his comments and felt it was very important to attract students as well as the quality of life for students to go through a well landscaped campus. Regent Shah also commented that he felt that when the time comes, people need to be a part of this process and know what the Centennial Plan means.

Regent Wilson, Jr. asked Mr. Peters to brief the committee on Phase II. Mr. Peters stated that Phase I was technically a 20-week process of which the focus was to assess and integrate the conditions of studies that had taken place over the previous two years of infrastructure, buildings, grounds, etc.; and to try to link what was uncovered in those studies and to create a picture of where we were today.

Phase II will be a 12-month process to look in greater depth at what those assessments allow us to do and then following Phase II (which would also be presented to the committee) there would be a Phase III which would be another 12-month process; going even deeper toward recommendations. Mr. Peters did suggest that the recommendations for 2027 were really painting a target rather than a destination.

Regent Wilson, Jr. echoed what Regent Shah had stated earlier and mentioned that since they will have more time in Phase II, it might be beneficial to incorporate the views of the student body, the faculty, alumni, staff counsel, etc. A brief discussion followed.

University of Houston System

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

On motion of Regent Hollingsworth, seconded by Regent Armour, and by a unanimous vote of the members in attendance, the request for Phase I of the University of Houston Master Plan – University of Houston was approved.

The next item for the committee's consideration and approval was Item D, the Approval is requested of the University of Houston Capital Improvement Plan – University of Houston, FCMP-D.

Mr. McShan introduced this item and requested Dr. Emily Messa, Associate Vice Chancellor for Administration present this item. Below is a brief overview of her presentation.

Dr. Messa presented the 2016 Capital Improvement Plan for 2016 for the University of Houston (“UH”).

- UH has 40,000+ students enrolled.
- Over 700 acres;
- Over 12,000,000 square feet in building area with 136 buildings at UH and the Energy Research Park (ERP). Eighty of these buildings are older than 25 years; and 60 buildings of the 80 buildings were older than 40 years.
- If we were to replace all of the buildings as is, the cost would be approximately \$2.03 billion.
- In 2012, condition assessments were completed and the consultants identified \$200 million in 5-year deferred maintenance for UH.
- Annually, UH receives an allocation of \$14.3 million in HEAF that is used to address capital renewal and deferred maintenance for our campus.
- In order to maintain and look after our assets, a proactive approach is done using all of our data which includes work orders, facility condition assessment, user needs assessment, and reports from technicians in the buildings. These are filtered through the Academic and Research Plan for the Institution. From this a list of priorities or capital projects are identified and these projects are then listed in our Master Land Use Plan. These listed projects are filed annually with the THECB in the Master Plan 1 document that is submitted.
- When the major categories of work were identified in the 2012 Facilities Condition Assessment, there were three (3) large categories identified and they included HVAC, Electrical, and Modernization Issues.
- One way deferred maintenance is tracked on the UH campus is by a Facilities Condition Index Number (FCIN). The baseline number provided to us after the assessment of all of our deferred maintenance was 11.5%. This FCIN represents the costs of all of the deferred maintenance for the campus divided by the current building replacement value. This gives us the baseline that we can then use to track our progress moving forward to see how we are doing. This is a standard that is used throughout higher education and recommended by NACUBO, ALPHA and other organizations.
- Capital Improvement Planning going forward was addressed. There were four (4) large areas identified. HVAC, Fire and Life Safety and Modernization issues continue, but Electrical is a significant issue on the UH campus with half of our buildings on the residential grid.

University of Houston System

- 2015 Capital Improvement Projects were addressed. Projects authorized or in progress totaled \$16,275,000, with available funds of \$14,300,000. A brief discussion followed.

A complete copy of Dr. Messa's presentation has been filed in the Board office.

On motion of Regent Armour, seconded by Regent Madison, and by a unanimous vote of the members in attendance, the request of the University of Houston Capital Improvement Plan – University of Houston was approved.

Following the approval of this item, Regent Wilson, Jr. called for a motion to place both of the items presented on the Board of Regents' Consent Docket Agenda for final Board approval.

On motion of Regent Armour, seconded by Regent Madison, and by a unanimous vote of the members in attendance, the items listed below will be placed on the Board of Regents' Consent Docket Agenda for final Board approval at the Board of Regents meeting being held later today, May 21, 2015.

1. Approval is requested for Phase 1 of the University of Houston Master Plan – University of Houston; and
2. Approval is requested of the University of Houston Capital Improvement Plan – University of Houston.

It was noted that no Executive Session would be held.

There being no further business to come before the committee, the meeting adjourned at 11:22 a.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

Jim McShan

Paula Myrick Short

Dona Cornell

Ramanan Krishnamoorti

Elwyn Lee

Eloise Dunn Stuhr

Emily Messa

Wayne Beran

Raymond Bartlett

Patrick Peters

Shannon Harrison

Nick Bowen

Sabrina Hassumani

Jeffrey Cass

Michelle Dotter

Carl Stockton

Katie Bowen

Abner Fletcher

Joe Brueggman

Phil Booth

University of Houston System

Others Present (cont'd):

Richard Walker

William Flores

Raymond V. Morgan

William Staples

Don Guyton

Steve Wallace

Katherine Miller

Dick Phillips

Phil Aldrich

Brian Thomas

Brenda Robles

Jeanne LaMontagne

Mark Clarke

Mike Emery

Chris Stanich

Rose Sobel

Caesar Moore

Amin Kiaghadi

Dan Maxwell

Jon Aldrich

Don Price

Gerry Mathisen

Dana Rooks

Raymond Bartlett

Wayne Beran

Joe Tedesco

Varun Sreenivas

Dan Wells

Shanisha Smith

Jeffrey Cass

Ben Aldrich

Marquette Hobbs