

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

Monday, January 28, 2013 – The members of the Facilities, Construction and Master Planning Committee (“FCMP”) of The University of Houston System convened at 2:00 p.m. on Monday, January 28, 2013, at the 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, Jr., Regent
Spencer D. Armour III, Regent
Nelda Luce Blair, Ex Officio

Members Absent

Gage A. Raba, Student Regent

Non-Member(s) Present:

Jarvis V. Hollingsworth, 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 four (4) approval items 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 Jr., seconded by Regent Armour, and by a unanimous vote of the committee members in attendance, the following minutes from the meeting listed below were approved:

- August 14, 2012, Facilities, Construction and Master Planning Committee Meeting

Regent Fertitta requested Dr. Carl Carlucci, Executive Vice Chancellor for Administration and Finance to introduce the remaining three (3) action items to the committee.

2. Approval is requested for site and program for the University of Houston-Downtown Parking Garage and Welcome Center – UH-Downtown, Item C – FCMP-C

Dr. Carlucci introduced this item requesting approval for the site and program for the University of Houston-Downtown Parking Garage and Welcome Center. This would be a replacement for the current Girard Street Parking Garage at the UH-Downtown campus . This project will construct 350-400 parking spaces and is programmed for approximately

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28,000 GSF of tenant space and a Welcome Center of approximately 12,000 GSF. Dr. Carlucci asked Mr. David Bradley, Vice President for Administration and Finance at UH-Downtown to give an overview of this project to the committee.

Mr. Bradley stated the need to replace this facility and to expand a number of student services functions, including its Academic Support Lab, Advising and Mentoring Center, Veteran Affairs, and the Testing Center. UHD would like to add a Welcome Center to serve as the main entry point for prospective students and visitors. This garage was built in the mid-1960s; is in need of extensive maintenance; and has code compliance issues due to its age. To accommodate further growth of UHD and to fully utilize the site, UHD is planning a tenant floor to be located above the garage with structure in place to allow for a second tenant floor at a future date. The proposed tenant floor would tie into the One Main Building and provide space for expansion of the student services functions as mentioned above.

A Welcome Center is being proposed immediately adjacent to the new Girard Street Parking Garage which would serve as the main entry for prospective students and visitors to the campus. The Welcome Center would house satellite offices for key Enrollment Services' functions, serve as the home for Orientation and Parking and Transportation Services Office, and provide needed seminar/multi-purpose rooms. This space would also be designed to be highly flexible so that during off-peak periods, it would provide additional community/gathering space for the campus.

A number of questions concerning the project's design; cost per parking space; its location; how the project fit into the master plan; the role of the committee in the review of any schematic designs; the selection process re the choice of an architect on a project, etc. were fully addressed by the committee and discussions followed.

On motion from Regent Wilson, Jr., seconded by Regent Blair, and by a unanimous vote of the committee members in attendance, the approval, solely for scope and site - nothing to do with the design or financing, for the University of Houston-Downtown Parking Garage and Welcome Center was approved.

3. Approval of the naming of Building 1 at the University of Houston Energy Research Park to be named the Schlumberger Building – University of Houston, Item D – FCMP-D

Dr. Carlucci introduced this item and requested Ms. Eloise Dunn Stuhr, Vice Chancellor for University Advancement to discuss the agreement which we are operating under to propose this name. Ms. Dona Cornell, Vice Chancellor of Legal Affairs and General Counsel, was asked by the Chair of the Board, Nelda Luce Blair, to address our policy on this issue.

Ms. Cornell complied and stated “a confidentiality agreement in the gift agreement itself and because of that agreement she anticipates that we would honor that as well as in this committee meeting. To the extent that the committee would like more details, it would be authorized to discuss in Executive Session which can then be discussed at that time.”

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Ms. Stuhr stated the Schlumberger Technology Corporation was making a gift of real property and cash to the University and the proceeds of that gift would be used for research purposes at the Energy Research Park. This Building 1 was the building where Pierre Schlumberger had his office and is located at the entranceway to the Energy Research Park. This building had often been referred to as the “Schlumberger Building” in the past and is one that fits with perhaps the history of Houston and the University.

Regent Hollingsworth asked if in the future, an Executive Session could be placed on all committee meeting agendas. Chair of the Board, Nelda Luce Blair agreed.

Before the motion was called, Ms. Cornell wanted to add the statement that this gift agreement was in compliance with Board and University policies. So to the extent that the committee needs that assurance to vote to approve it, Ms. Cornell said she could do that.

On motion of Regent Wilson, Jr., seconded by Regent Blair, and by a unanimous vote of the members in attendance, the approval of the naming of Building 1 at the University of Houston Energy Research Park to be named the Schlumberger Building was approved.

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

Dr. Carlucci introduced this item requesting the additional land in the footprint of the UH-Victoria master plan. Dr. Carlucci asked Dr. Philip Castille, President of UH-Victoria to present the item.

Dr. Castille asked Dr. Denee Thomas, Senior Director of Enrollment Management, who joined UHV from the UT Health Science Center in San Antonio, to present the first part of the presentation to the committee.

Dr. Thomas wanted to put what UHV’s master plan would be in a sort of framework in terms of student enrollment since their downward expansion. UH-Victoria is very new to recruiting efforts but it has been an interesting journey to be a part of UHV’s expansion in this way, said Dr. Thomas. When the plan for downward expansion first came in front of the legislature, UHV included in the plan their intent to recruit in a radius around Victoria. Research had indicated that they would be able to draw students from 150-200 miles away from the Victoria area so they have been in sort of an experimental phase trying to learn about what mechanisms would work for their recruitment and where their applicants would come from.

Dr. Thomas was happy to report that in just three years, they have had a much greater reach than anticipated. UHV has a presence in Houston, San Antonio, Corpus Christi, and the areas surrounding Victoria; but interestingly, there are many applicants that are now coming from the Austin, Killeen and Waco areas as well as the I-35 corridor, Dallas and a number of students in the Rio Grande Valley, El Paso and West Texas. Their applicant pool is being drawn from all over the state.

UHV’s original plan as brought before the legislature was to grow freshmen and sophomores more conservatively, but as shown in the powerpoint presentation, UHV has not only met the

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projected enrollment but they have exceeded enrollment each year. Dr. Thomas outlined the recruiting efforts from Fall 2010 to the present as follows:

- Fall 2010 – Total Freshman and Sophomores Enrollment – 379
- Fall 2010 – Total Freshman and Sophomores Applications Accepted – 1,448
- Fall 2013 – Projected Total Freshman and Sophomores Enrollment – 648
- Fall 2013 – Projected Total Freshman and Sophomores Applications Accepted – 3,549
- Percentage Increase in Total Freshman and Sophomores Enrollments from FY2010 to FY2013 is 71%
- Percentage Increase in Total Freshman and Sophomores Applications Accepted from FY2010 to FY2013 is 145%.

Dr. Thomas posed the question, “How does the projected increase in applications and student enrollment at UHV relate to the UHV master plan?” Below is a brief summary of Dr. Thomas’s remarks on this matter.

- The housing need for students was certainly growing.
- In Fall 2010, UHV had one residence hall, Jaguar Hall, that housed approximately 250 students.
- In Fall 2012, Jaguar Court was added, which added 170 student beds, raising the total number of student beds to 320.
- UHV is currently constructing Jaguar Suites which will be apartment-style housing and would bring the total number of student beds in Fall 2013 to 536.
- At this time, UHV’s applications and enrollment would point to an overwhelmingly larger enrollment of freshmen and sophomores in Fall 2013.
- From Fall 2010 to Fall 2013, there is a large projected increase in freshmen and sophomores at UHV.
- By the Fall of 2014, UHV will be just about at capacity for beds and should they have no other options, they would be in trouble for housing students beyond that point.
- UHV has had a number of students asking for that four-year, traditional residential experience, so there is a decided roll-up event that occurs - the more freshmen and sophomores UHV has, the more upper classmen that seek housing beyond their freshmen and sophomore years.
- UHV raised the issues of purchasing a few properties which would allow UHV to house upper classmen - 238 beds; and as upper classmen enrollment continues to grow, UHV would have an easier time filling that opportunity and believe they would be able to maintain 20% of their upper classmen housed on campus which is a figure that correlates well with the numbers at the University of Houston.

Dr. Thomas concluded her report to the committee and Dr. Philip Castille, President of UH-Victoria, presented the remaining portion of the report concerning the update to the UH-Victoria master plan.

Dr. Castille stated the proposal to update the UHV master plan was due to the roll-up effect more and more freshmen and sophomores become juniors and seniors, UHV would like to

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retain them at UHV and give them residential opportunities. Dr. Castille outlined the proposed recommended changes to the master plan and below is a brief summary of his remarks.

- The addition of two parcels of land would be added to the UHV master plan:
 - Jaguar Court – 2.47 acres (currently under lease, but the seller has responded very positively to an offer to purchase); and
 - Vacant Land, Mobile Home Community and Commercial Building – approximately 4.75 acres (future acquisitions)
- These two parcels of land are key to UHV's master plan.
- Arlington Apartments and Casa Del Rio Apartments are aging complexes across the street from UHV; and UHV is currently in the process of completing their due diligence on these two properties.
- These two apartment complexes would provide UHV with upwards of 300 beds and would house upper level students.
- Arlington Apartments and Casa Del Rio Apartments have been approved as part of the current UHV master plan.
- The UHV master plan going forward is to make the Ben Wilson corridor, the UHV corridor.
- Before the downward expansion (which means the authority from the State to admit freshmen and sophomores) which started in the Fall of 2010 to UHV, there were approximately 500 students on the UHV campus. UHV currently has 1,000 students on the UHV campus and all of that growth has been in freshmen and sophomores. So of that number, more than half (approximately 60%) of those freshmen and sophomores are in two of their residential units and ground was broke down last year and the third residential unit will come online in the summer of 2013.
- It is mandatory that freshmen and sophomores live in the dorms with the exception - should you live in Victoria, have a disability or any number of reasons; but UHV is going at approximately a 60% or higher rate for freshmen and sophomores living on campus.
- Residential living in Victoria has proven to be a remarkable success and once UHV grows past the Memorandum of Understanding with Victoria College and can do more recruiting in Victoria itself and the nearby region, UHV will add to this number quickly.

Following Dr. Castille's presentation, a number of questions were raised by the committee and addressed by Dr. Castille.

On motion of Regent Wilson, Jr., seconded by Regent Blair, and by a unanimous vote of the committee members in attendance, the request to approve the update to the University of Houston-Victoria master plan was approved.

At the conclusion of the approval of the three (3) action items, Regent Fertitta called for a motion to place these action items on the Board's Consent Docket Agenda for final board approval.

On motion of Regent Wilson, Jr., seconded by Regent Blair, and by a unanimous vote of the committee members in attendance, the following three (3) action items will be placed on the Board's Consent Docket Agenda at the Board of Regents meeting scheduled for January 30, 2013 for final board approval.

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- (1) Approval, solely for scope and site - nothing to do with the design or financing, for the University of Houston-Downtown Parking Garage and Welcome Center;
- (2) Approval of the naming of Building 1 at the University of Houston Energy Research Park to be named the Schlumberger Building; and
- (3) Approval is requested to update the University of Houston-Victoria master plan.

There being no further business to come before the committee, the meeting adjourned at 2:51 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
Paula Myrick Short
Carl Carlucci
Dona Cornell
Rathindra Bose
Elwyn Lee
Eloise Dunn Stuhr
Richard Walker
Phillip Castille
Bill Flores

Jonathan Thurston
Tom Ehardt
Don Guyton
David Bradley
Mark Clarke
Anna Marie Palla
Mike Emery
Denee Thomas
Jon Aldrich
Marquette Hobbs

Sean York
Emily Messa
Steve Wallace
Wayne Beran
Chris Stanich
Dan Maxwell
Troy Golden
Brenda Robles
Ed Jones
Gerry Mathisen