

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

February 9, 2010

The Chair of the Committee, Nelda Luce Blair, convened the meeting of the Facilities, Construction and Master Planning Committee of the University of Houston System Board of Regents in the Melcher Board Room 100B, Athletics/Alumni Center, University of Houston, 3100 Cullen Blvd., Houston, Texas at 12:42 p.m. on Tuesday, February 9, 2010. The following committee members were present: Nelda Luce Blair, Chair; Tilman J. Fertitta, Vice Chair; Kristen Lindley; and Welcome W. Wilson, Sr., Ex Officio. Regent Jim P. Wise was unable to attend. Regent Hollingsworth attended the meeting as a non-member of the committee.

Regent Blair stated there would be two action items and three information items presented to the committee. Regent Blair turned the meeting over to Dr. Carl Carlucci, Executive Vice Chancellor for Administration and Finance, who presented the items for consideration by the committee:

Action Items:

1. Approval is requested to name the new freshman residence hall under construction as the University of Houston Cougar Village – University of Houston

Dr. Carlucci requested approval to name the Freshman Residence Hall – “Cougar Village.” Dr. Carlucci stated the proposed name “Cougar Village” reflects the youthful “Cougar spirit” of the first year student residents. The “Village” illustrates that inside the building organized programming will build a community comprised of interest group wings and learning activities including an Arts wing, a Business wing, as well as learning workshops. Dr. Carlucci turned the meeting over to Dr. Lee, Vice Chancellor for Student Affairs, who gave a brief overview of this item. Dr. Lee stated that there had been three primary approaches in the naming of housing at the University of Houston. They involved: (1) naming housing structures after dedicated administrators such as Taub, Settegast, Law, and Oberholtzer; (2) naming the facility for a financial contributor to the campus; and (3) the more recent approach was to include a geographical reference point in the name; e.g., Cullen Oaks for the facility along Cullen; Bayou Oaks for the Greek Housing adjacent to the bayou; and Calhoun Lofts for the graduating housing on Calhoun Road.

Regent Fertitta moved approval of the item as presented. Regent Wilson seconded the motion and the committee concurred. This item will be placed on the agenda for the February 16, 2010 Board of Regents meeting for final approval.

2. Approval of UH Renovation of Science, Engineering, and Classroom Laboratory build-out Phase 4 – University of Houston

Dr. Carlucci requested approval for the fourth phase of the Science, Engineering, and Classroom Laboratory (SERC) build-out. This phase will include the second and fourth floors. The second floor will be constructed to house biomedical research. The fourth floor will be constructed to house molecular biology. Phase 3 was approved in August 2009. Mr. Irvin, Associate Vice Chancellor for Plant Operations, gave a brief overview of this phase of the project. The layout for each of these floors was designed for their specific researchers, doing specific kinds of science. The cost for the build-out of Phase 4 is estimated to be \$15 million, some from HEAF funds and some from indirect costs.

Regent Fertitta moved approval of the item as presented. Regent Wilson seconded the motion and the committee concurred. This item will be placed on the agenda for the February 16, 2010 Board of Regents meeting for final approval.

The next three items were for information only and require no action by the board.

1. Status Report of Major Construction Projects – UH System

Dr. Carlucci introduced this item and turned the meeting over to Dave Irvin, who gave an overview of the report. Mr. Irvin stated there were numerous projects underway but he focused his report on the University of Houston campus. There are currently 22 projects; encompassing over 3.4 million s.f.; with a cost of over \$437.6 million.

Following is a brief summary of his remarks:

- Cougar Village – (a) project within \$50 million budget; (b) project on time for August 2010 opening; and (c) project GSF – 339,000
- Moody Towers Dining Hall Renovation – (a) project bids under \$11 million budget; (b) project on schedule for May construction start; (c) project opening August 2010; and (d) project GSF – 33,542
- Cemo Hall – (a) project under \$8,987,000 budget; (b) grand opening – April 2, 2010; and project GSF – 34,000
- SERC Build-Out Phase III – (a) project under \$12 million budget; (b) project on schedule for October 2010 completion; and (c) project GSF – 20,000
- Valenti Expansion and Renovation – (a) project within \$2.8 million budget; (b) project on schedule; and (c) project GSF 6,500
- Fleming Addition – (a) project bids under \$31.2 million budget; (b) added alternate for fourth floor of 20,000 sf research shell space; (c) project on schedule for August 2011 opening; and (d) project GSF – 80,000
- Stadium Parking Garage – (a) project bids under \$26 million; (b) added alternate to expand to 2,400 cars; (c) studying options for additional spaces; and (d) project on schedule for August 2011 opening
- Central Plant Expansion – (a) project within \$45 million budget; (b) project on schedule for May 2010 construction start and Spring 2013 completion; and (c) project GSF – 10,000

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- Energy Research Park – (a) 4902 Warehouse – project within \$1.8 million budget and completed; (b) Building 4 – project budget \$1 million with project completion Fall 2010; and Building 9A – project budget \$4 million with project completion Fall 2010.

A copy of Mr. Irvin's presentation and status report has been filed in the Board office.

2. Presentation of Facilities Procurement Process – UH System

Dr. Carlucci presented the Procurement Process and asked Mike Glisson, Executive Director of Finance, to give an overview of the process. A flow chart was presented which described the process for purchasing our construction contracts over \$4,000,000 which requires Board approval and Texas Higher Education Coordinating Board (CB) approval. There are two tracks: Request for Qualifications (RFQ) and Request for Proposal (RFP). Depending on the type of contract we are trying to procure determines whether or not a RFQ and/or a RFP will be required. This process is also outlined in the Texas Education Code.

Also included in this process is the Historically Underutilized Businesses or HUB component, said Dr Carlucci. In the construction process we go through the same procedures that are mandated by our policies. Dr. Carlucci called on Carla West, Director of Procurement and previously the Director of the HUB Program, to give a brief summary of how this entire process was done. Ms. West stated that for each document in excess of \$100,000 or more, a HUB sub-contracting plan is attached along with the qualifications of the RFP. When they are returned, they are verified that they are state certified. If they are not state certified, we assist the vendors in getting state certification as a vendor. This is a state designation not federal. The state goal is 26.1% for construction and in FY 2009 we had 35% HUB participation.

3. Presentation on President's Blue Ribbon Task Force on Safety and Security for the University of Houston

This item was withdrawn due to the lack of time but will be presented to the committee at the May meeting.

There being no further business to come before the committee, the meeting adjourned at 2:07 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.

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Others Present:

Carl Carlucci
Dona Cornell
Elwyn Lee
Grover Campbell
Michael Rierson
Don Birx
Barbara Stanley
Mark Clarke
Amy Burras
Carla West
Gerry Mathisen

Dave Irvin
Charles D. Gooden
Tom Ehardt
Ed Jones
David Bell
Dan Wells
Diane Murphy
Ed Hugetz
Marquette Hobbs
Sugit Sangiry

Katherine Peek
Don Guyton
Mike Glisson
Jon Aldrich
Craig Ness
Elaine Charlson
Joe Hernandez
Liz Fletcher
Mike Emery
Terry Dike