

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

Tuesday, February 15, 2011 – The members of the Facilities, Construction and Master Planning Committee of The University of Houston System convened at 10:51 a.m. on Tuesday, February 15, 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 three action items and one information item would be presented to the committee and introduced the first action item, the approval of minutes.

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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 was approved:

- November 15, 2010, Facilities, Construction and Master Planning Committee Meeting

2. Approval of scope and site for a new University of Houston West Dining Facility - University of Houston, Item C - FCMP-1

Dr. Carlucci, Executive Vice Chancellor for Administration and Finance, stated this was the first of a series of projects on all of the UH System campuses that reflect the idea of our Master Plan. There are sixteen (16) projects that have been completed and/or are currently under construction totaling \$232 million; five (5) projects currently in design totaling \$154

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million; and fourteen (14) projects in planning at an estimated value of approximately \$458 million.

This is a dining project to support increase housing. The new West Campus Dining Facility will be approximately 15,000 NSF/25,000 square feet residential dining hall to support the residents of the Quads, a new Cougar Place Replacement Project, and the needs of the campus community on the west side of campus. This new facility will feature the Real Food Campus (RFoC) all-you-care-to-eat concept that is currently very popular with Quad residents and the communities who work in Roy Cullen, Heyne, Farish and McElhinney. Emily Messa, Assistant Vice President for University Services, was available to answer any questions posed by the committee concerning this initiative. The facility will provide an excellent alternative and compliment to the renovated Moody Dining Facility and a new C-store providing small grocery and convenience items will also be included.

Dr. Carlucci stated this new facility would serve 1,500+ residents of these communities as well as prepare for Phase II of Cougar Village, so it is important this facility be up and running by August 2012. Cougar Village Phase II is beginning conceptual planning; and opening of this significant structure is expected in Fall 2013 further increasing the need for on campus dining facilities. This project will also meet these needs, provide a new state-of-the-art facility; provide an attractive alternative to compliment Moody Dining; include outdoor dining options; and increase service to the campus.

On motion of Regent Ray, seconded by Regent Wilson and by a unanimous vote of the committee members present, the approval of scope and site for a new University of Houston West Dining Facility was approved by the committee and will be placed on the Consent Docket at the Board of Regents meeting on February 16, 2011 for final Board approval.

3. Project Scope Re-approvals for University of Houston Fleming Addition, the University of Houston Classroom and Business Building and the University of Houston-Clear Lake Arbor Building – University of Houston System, Item D – FCMP-2

Dr. Carlucci introduced this item and stated re-approvals were requested for the revised project scopes for University of Houston Fleming Addition, the University of Houston Classroom and Business Building and the University of Houston-Clear Lake Arbor Building.

The UH Classroom and Business Building project size and scope increased from 112,723 GSF to 146,940 GSF with the addition of a fifth floor. The project also expanded to include the build out of three (3) floors of shell space for academic needs.

The UH Fleming addition project size and scope increased from 60,000 GSF to 105,686 GSF with the addition of a fourth floor of shell space for future research.

Due to the current favorable bidding climate, the bids for both the UH Fleming and the UH Classroom and Business Building were significantly below the approved project budgets which allowed the University to increase the size of each project and construct additional square footage.

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The UH-Clear Lake Arbor Building project has not contracted for the project within 18 months from its final Board approval date as required by the Texas Higher Education Coordinating Board. Due to the project delay, the project was revised so it came in under budget and allowed acceptance of an add alternate for additional space within the approved budget. The project size and scope increased from 31,000 GSF to 33,384 GSF with the addition of another wing to the building.

On motion of Regent Ray, seconded by Regent Wilson and by a unanimous vote of the committee members present, the project scope re-approvals for University of Houston Fleming Addition, the University of Houston Classroom and Business Building and the University of Houston-Clear Lake Arbor Building was approved by the committee and will be placed on the Consent Docket at the Board of Regents meeting on February 16, 2011 for final Board approval.

### **Information Item:**

#### 4. Status Report on Major Capital Projects – University of Houston System, Item E – FCMP-3

Dr. Carlucci gave a brief update on the number of projects in construction (13); projects in design (5); projects in planning (14); and projects completed (3). Dave Irvin, Associate Vice Chancellor for Plant Operations presented a Major Capital Projects Update to the committee and below is a brief summary of his remarks.

- Central Utility Plant – Bids under \$38.5 million budget; reduces energy usage 3-4%; reduces NOX emissions 90%; provides increased capacity, infrastructure for new buildings; and construction phased completion September 2013.
- UH Fleming Addition – Bids under \$31.2 million budget; added floor of shell space for Research; and construction substantial completion Fall 2011.
- UH Energy Research Park Petroleum Engineering (Building 9) – 42 student class – January 2011; additional 100+ students August 2011; Level 1 – classrooms, lab and research; and Level 2 – offices, future research/lab space.
- UH Energy Research Park – Research Headquarters (Building 4) – Upgrade to “base condition” underway; office/research (2 Levels – 27,000 sf); shared facilities and food services; and phase one completion June 2011.
- UH Health Biomedical Sciences Building – Bids under \$70 million budget; developing plans to finish floors of shell space; construction phase 1 start February 2011; and construction phase 2 completion August 2012.
- UH Classroom Business Building – Bids under \$31 million budget; added floor of shell space for academic use; construction start February 2011; and construction phased substantial completion March, August 2012.
- UH Stadium Parking Garage – Bids under \$26 million budget; 2,400 parking spaces; construction start June 2011; and project completion July 2012.
- UH UC Expansion/Renovation – Completed full existing building condition analysis; three phase project – east addition, underground addition, renovation; project \$80 million with alternates to remain in budget; and ground breaking summer 2012.
- UH-Victoria Jaguar Hall – 181 residence hall beds opened August 2010; 71 beds completed December 2010; instruction in two classrooms January 2011; tutoring,

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- computer labs, Athletic Department and Student Services open January 2011; and project under \$10.45 million budget.
- UH-Victoria Sophomore/Upper Division Housing – 250 beds with support space, 175 parking spaces; construction start August 2011; construction opening August 2012; and students housed in private complexes for Fall 2011.
  - UH-Victoria Sophomore Housing – UHV Master Plan to define property need; developing parking alternatives; and developing support facilities alternatives.
  - UH Cougar Place/Sophomore Housing – 800 bed complex to replace existing 400 bed facility; includes support facilities, 560 parking spaces; supports West Dining Facility; and phased opening – August 2012 and August 2013.
  - UH Family Housing & Childcare Center – UH Master Plan to determine specific site location, project limit; 400 bed apartment complex with support facilities; includes 250 child and infant care complex, 390 parking spaces; and project opening August 2013.
  - UH-Clear Lake Freshmen Housing – 200 beds with support space, 140 parking spaces; UHCL Master Plan to determine site location and area; required to support UHCL downward expansion; and project opening Fall 2013.

Questions by the committee members were raised and discussions followed. 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 11:53 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.

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Others Present:

Renu Khator  
Carl Carlucci  
John Antel  
Dona Cornell  
Grover Campbell  
Elwyn Lee  
Don Smith  
Tom Ehardt  
Keith Kowalka  
Marquette Hobbs

Ed Hugetz  
Don Guyton  
Wayne Beran  
Mike Emery  
Barbara Stanley  
Dan Wells  
Jon Aldrich  
Emily Messa  
Dimitri Litvinov  
Gerry Mathisen

Elaine Charlson  
Oscar Gutierrez  
Karen Clarke  
Dave Irvin  
Ed Jones  
Mark Clarke  
Monica McHenry  
Craig Ness  
Micah Kenfield