
AGENDA

UNIVERSITY OF HOUSTON SYSTEM FACILITIES, CONSTRUCTION AND MASTER PLANNING COMMITTEE MEETING

DATE: Thursday, December 2, 2021
TIME: 1:45 PM
PLACE: Hilton University of Houston Hotel
Conrad Hilton Ballroom, Second Floor
4450 University Drive
Houston, Texas 77204
Link to broadcast: <https://uh.edu/bor-live>

Chair: Doug H. Brooks
Vice Chair: Alonzo Cantu
Members: Beth Madison
Ricky A. Raven
Tilman J. Fertitta, Ex Officio

I. **Facilities, Construction and Master Planning Committee**

Presenter: Chair Doug Brooks

A. Call to Order

Presenter: Chair Doug Brooks

B. Approval of Minutes

- August 26, 2021, Facilities, Construction and Master Planning Committee Meeting

Action: Approval

Presenter: Chair Doug Brooks

C. Approval is requested for the site and program for the University of Houston at Sugar Land Academic Building 2 - University of Houston

3

Action: Approval

Presenter: Raymond Bartlett, Senior Vice Chancellor for Administration and Finance

D. Approval is requested for appointment of a Committee member and corresponding appointment term for the University of Houston System-

5

wide Public Art Committee - University of Houston System

Action: Information

Presenter: Mr. Raymond Bartlett, Senior Vice Chancellor for Administration and Finance

- E. Approval is requested for the annual review of the University of Houston System Board of Regents Facilities, Construction, and Master Planning Committee Charter - University of Houston System 8

Action: Approval

Presenter: Mr. Raymond Bartlett, Senior Vice Chancellor for Administration and Finance

- F. Annual update of University of Houston System deferred maintenance report - University of Houston System 10

Action: Information

Presenter: Mr. Raymond Bartlett, Senior Vice Chancellor for Administration and Finance

II. **Executive Session**

Presenter: Chair Doug Brooks

- A. 1. Consultation with System Attorney Regarding Legal Matters, and/or Contemplated Litigation or Settlement Offers.
Texas Gov't Code Section 551.071
2. Deliberations regarding the Purchase, Exchange, Sale or Value of Real Property.
Texas Gov't Code Section 551.072
3. Deliberation Regarding a Prospective Gift.
Texas Gov't Code Section 551.073
4. Personnel Matters Relating to appointment, Employment, Evaluation, Assignment, Duties, Discipline, or Dismissal of Officers or Employees including but not limited to the Chancellor, Presidents, Vice Chancellors, in the Division of Athletics and members of the Board of Regents.
Texas Gov't Code Section 551.074

III. **Report and Action from Executive Session**

Presenter: Chair Doug Brooks

IV. **Adjourn**

**UNIVERSITY OF HOUSTON SYSTEM
BOARD OF REGENTS AGENDA**

COMMITTEE: Facilities, Construction and Master Planning

ITEM: Approval is requested for the site and program for the University of Houston at Sugar Land Academic Building 2.

DATE PREVIOUSLY SUBMITTED: N/A

SUMMARY:

Approval is requested to for the site and program of the new Academic Building 2 located at the University of Houston at Sugar Land campus. The building will be approximately 80,000 GSF to support the complete relocation of the College of Technology to the University of Houston at Sugar Land location. The building program will include classrooms, research facilities, innovation space, administrative space, and other space types required to support the College of Technology. The project may include parking and building amenities if required.

SUPPORTING DOCUMENTATION: Schedule and Site Plan

FISCAL NOTE: N/A

**RECOMMENDATION/
ACTION REQUESTED:** Administration recommends approval of this item

COMPONENT: University of Houston



11/24/2021

PRESIDENT

Renu Khator

DATE



SENIOR VICE CHANCELLOR

Raymond S. Bartlett

DATE

11/15/2021



CHANCELLOR

Renu Khator

DATE

11/24/2021

**UNIVERSITY OF HOUSTON
SUGAR LAND ACADEMIC BUILDING 2
SUPPORTING DOCUMENTATION**

PROJECT SCHEDULE

BOR Review and Approval	December 2021
Design Completion	Spring 2023
Construction Starts	Summer 2023
Completion	Spring 2025

SITE MAP

Master Plan Map (red = existing buildings; white = future buildings)



**UNIVERSITY OF HOUSTON SYSTEM
BOARD OF REGENTS AGENDA**

COMMITTEE: Facilities, Construction and Master Planning

ITEM: Approval is requested for appointment of a Committee member and corresponding appointment term for the University of Houston System-wide Public Art Committee.

DATE PREVIOUSLY SUBMITTED: August 26, 2021

SUMMARY:

Approval is requested for appointment of a Committee member and corresponding appointment term for the University of Houston System-wide Public Art Committee. The recommended Committee member was selected per the process prescribed in the UH System-wide Public Art Committee Operating Procedures Manual.

The Board of Regents approved the acquisition of public art in 1966 to be funded under state and federal laws. The acquisitions are to be financed in whole or part by the 1% for Art program, which was enacted into law in the state of Texas in 1969. The University of Houston was the first Texas university to establish a percent for art program, which includes more than 500 works of art. The University of Houston System-wide Public Art Committee was formed to select and acquire a notable collection to compliment and reinforce campus buildings and to benefit the University of Houston System and the community at large.

SUPPORTING

DOCUMENTATION: New Member Roster and Biography

FISCAL NOTE: N/A

**RECOMMENDATION/
ACTION REQUESTED:** Administration recommends approval of this item

COMPONENT: University of Houston System



SENIOR VICE CHANCELLOR

Raymond S. Bartlett



DATE



CHANCELLOR

Renu Khator

11/24/2021

DATE

Public Art
University of
Houston System

University of Houston System-wide Public Art Committee
New Member Roster and Biographies
December 2021

University of Houston System Board of Regent Representative (1)

Name	Term
Regent Beth Madison	12/30/2021 – 08/30/2024

**University of Houston System-wide Public Art Committee
New Member Biography**

Board of Regents Representative (1)

Beth Madison, Board of Regents Representative

Beth Madison was appointed to the University of Houston System Board of Regents by Governor Greg Abbott in 2015 for a second six-year term that expired on August 31, 2021. Governor Greg Abbott re-appointed Madison for a third six-year term in October 2021 and she will serve through August 31, 2027. In 1983, she founded Madison Benefits Group, Inc., which in 2008 became a wholly owned subsidiary of Higginbotham, a commercial risk management and insurance firm. Madison is a Certified Employee Benefits Specialist, Certified Property and Casualty Underwriter and a Chartered Life Underwriter. She served as President of the Houston Estate and Financial Forum and on the board for the Houston Chartered Life Underwriters as well as national advisory boards for multiple insurance companies. Madison is active in Houston philanthropic activities, serving as Trustee of Madison Charitable Foundation, Past Chairman of the Houston World Affairs Council, Senior Chairman of the Houston Grand Opera, Secretary for the Board of the Alley Theatre and Secretary for the Rice University Shepherd School of Music Society. She has served on the boards for The Houston Symphony, Trees for Houston, Preservation Houston and the Advisory Boards for Baylor College of Medicine Teen Clinic and the Baylor Partnership. She has been recognized for her services by ABC/13 as a Woman of Distinction in 2011 and named Ambassador in 2014. She received the Community Pillar Award in 2012 from Preservation Houston, and was named a Visionary Leader by the Houston Symphony in 2012. She was inducted into the Greater Houston Women's Chamber of Commerce Hall of Fame in 2013. Madison received a BA from the University of Houston in 1972 and has been active in supporting the Business, Music, Athletic and Engineering Schools. She was awarded the President's Medallion and named Distinguished Alumni in 2010.

Term: 12/30/2021 – 08/30/2024

**UNIVERSITY OF HOUSTON SYSTEM
BOARD OF REGENTS AGENDA**

COMMITTEE: Facilities, Construction and Master Planning

ITEM: Approval is requested for the annual review of the University of Houston System Board of Regents Facilities, Construction, and Master Planning Committee Charter.

DATE PREVIOUSLY SUBMITTED: December 3, 2020

SUMMARY:

In accordance with the UH System Board of Regents Bylaws, the Facilities, Construction, and Master Planning Committee shall review this charter at least once a year. There are no recommended changes to the charter during this review period.

SUPPORTING DOCUMENTATION: Facilities, Construction, and Master Planning Committee Charter

FISCAL NOTE: None

**RECOMMENDATION/
ACTION REQUESTED:** Administration recommends approval of this item

COMPONENT: University of Houston System

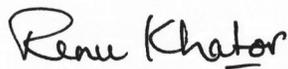


SENIOR VICE CHANCELLOR

Raymond S. Bartlett



DATE



CHANCELLOR

Renu Khator

11/24/2021

DATE

Facilities, Construction and Master Planning Committee

Charter: The facilities, construction and master planning committee has oversight of policy and performance related to the physical assets, including reviewing the Chancellor's recommendations on capital priorities. It also provides oversight of physical master plans for each location.

More specifically, the committee shall:

- (a) review and recommend approval of physical and facility master plans as well as capital improvement plans for each UH System site;
- (b) review and recommend approval of the master plan amendments for purchase, lease, sale or development programs for real estate;
- (c) review and recommend delegation of authority to the Chancellor for programs regarding new construction or major repair and rehabilitation of building and facilities when the total cost is equal to or greater than the submittal threshold requiring Texas Higher Education Coordinating Board notification;
- (d) review major reports regarding the use, occupancy and security of facilities and property;
and
- (e) review and recommend naming of facilities consistent with board policy.
- (f) review an annual report on the condition of the UH System buildings and facilities, including information concerning deferred maintenance with respect to those buildings and facilities.

The committee is required to perform a review of the charter annually, as required by Board of Regent Bylaws.

**UNIVERSITY OF HOUSTON SYSTEM
BOARD OF REGENTS AGENDA**

COMMITTEE: Facilities, Construction and Master Planning

ITEM: Annual update of University of Houston System deferred maintenance report.

DATE PREVIOUSLY SUBMITTED: November 2020

SUMMARY:

The annual update of the University of Houston-System deferred maintenance report, per Sec. 61.05821 of the Texas Education Code, will be presented. This report, covering University of Houston System Universities, will be presented by Associate Vice Chancellor for Facilities/Construction Management David Oliver.

SUPPORTING DOCUMENTATION: PowerPoint Presentation

FISCAL NOTE: N/A

**RECOMMENDATION/
ACTION REQUESTED:** Information

COMPONENT: University of Houston System



SENIOR VICE CHANCELLOR

Raymond S. Bartlett



DATE



CHANCELLOR

Renu Khator

11/24/2021

DATE

University of Houston System

Board of Regents Annual Deferred Maintenance Report

December 2, 2021

FY 2021 DEFERRED MAINTENANCE REPORT

5 Year Projected Total Campus Deferred/Planned Maintenance

\$ 402,000,000 – E&G

\$ 98,000,000 – Auxiliary

\$ 500,000,000 – Total (includes soft cost)

FY 2021 Deferred/Planned Maintenance Expenditures

\$ 15,000,000 – Standard Allocations

\$ 21,300,000 - Capital Renewal Core projects

\$ 11,600,000 - Life Sciences projects

\$ 2,500,000 – Other Sources

\$ 50,400,000 – Total

FY 2022 Deferred/Planned Maintenance Budget

\$ 15,000,000 – Standard Allocations

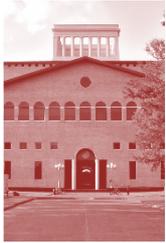
\$ 38,600,000 - Capital Renewal Core projects

\$ 6,800,000 - Life Sciences projects

\$ 60,400,000 – Total

FY 2021 DEFERRED MAINTENANCE REPORT

Campus at a Glance



Total Campus Replacement Value = **\$ 8.65b**
(Buildings: \$7.1b, Infrastructure: \$1.54b)



Building count = **159¹**



Total GSF = **16.3m¹**



Avg. Building Age = **37 yrs.¹**



Total E&G assignable = **3.5m¹**
Total Aux. assignable = **6.1m¹**

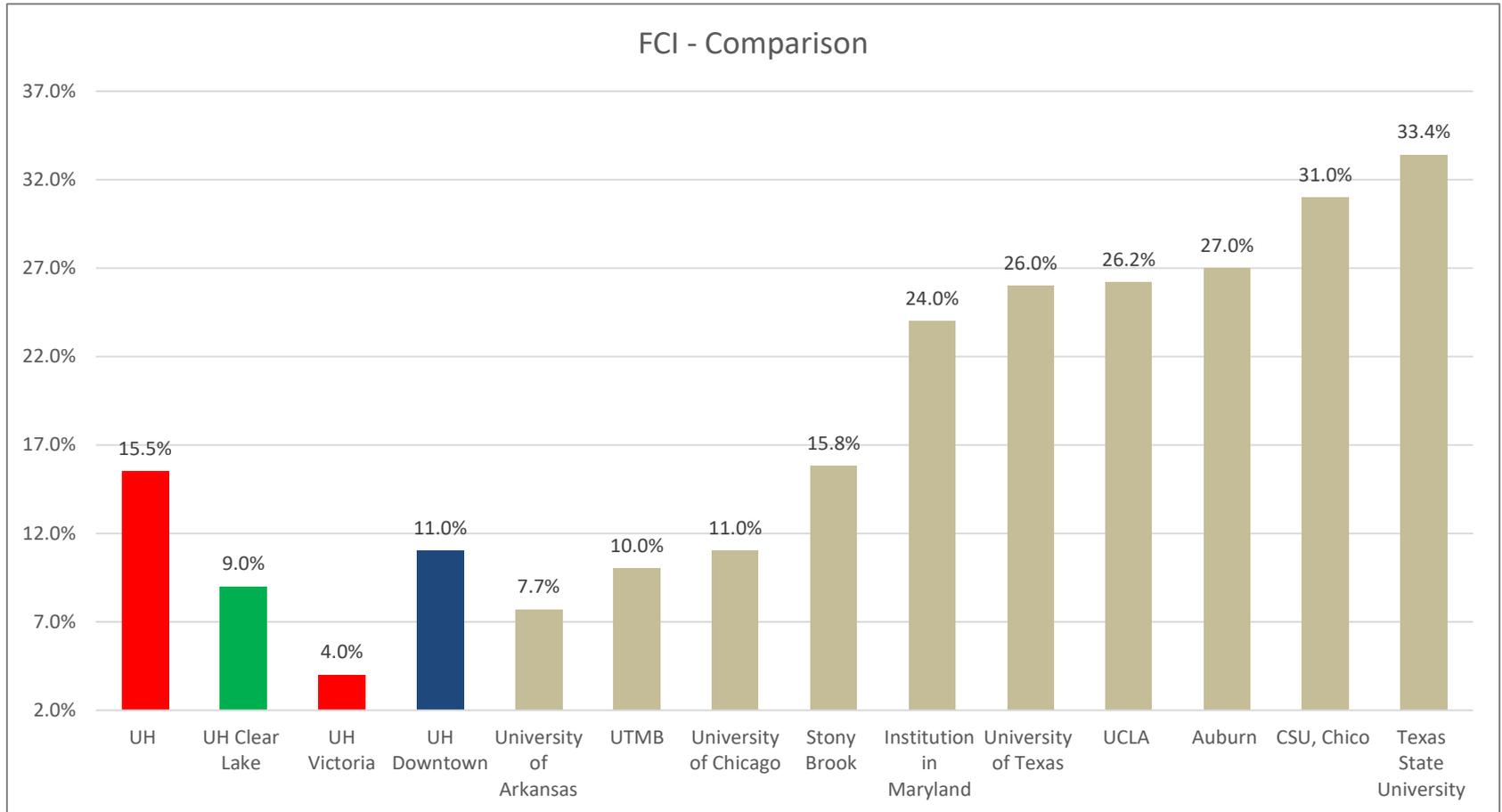


Combined Facility Condition Index = **15.5%¹**

1- Central Campus, including Technology Bridge, Coastal Center, UH¹³ at Sugar Land, and UH at Katy

FY 2021 DEFERRED MAINTENANCE REPORT

FCI Benchmark



Data was provided by each institution
Median 16%

FY 2021 DEFERRED MAINTENANCE REPORT

Asset Performance - 20 Assets Ranked by Highest FCI

	Building Name	FCI	FCI Cost	CRV	AGE
Critical	J. Davis Armistead	0.58	\$ 45,810,000	\$ 79,000,000	45
	*College of Phar.Tx.Med.Center	0.51	\$ 12,535,254	\$ 24,687,000	41
	A. D. Bruce Religion Center	0.56	\$ 7,418,000	\$ 13,200,000	57
	Lamar Fleming, Jr.	0.51	\$ 37,000,000	\$ 71,800,000	56
	Cullen Coll. of Engineering 1	0.43	\$ 59,500,000	\$ 138,000,000	52
	Stephen Power Farish Hall	0.39	\$ 25,200,000	\$ 65,500,000	51
	Agnes Arnold Auditorium	0.39	\$ 3,710,088	\$ 9,600,000	53
	Student Service Center 1	0.38	\$ 7,150,000	\$ 19,000,000	53
	Philip Guthrie Hoffman Hall	0.36	\$ 28,500,000	\$ 79,900,000	47
	Isabel C. Cameron	0.30	\$ 5,300,000	\$ 17,700,000	51
Poor	Ezekiel W Cullen	0.29	\$ 20,400,000	\$ 71,000,000	71
	* Agnes Arnold Hall	0.27	\$ 26,400,000	\$ 99,500,000	54
	*Charles F. McElhinney Hall	0.27	\$ 11,700,000	\$ 43,300,000	50
	Bates Law (Law Center)	0.25	\$ 12,840,000	\$52,000,000	52
	Fine Arts Building	0.24	\$ 19,600,000	\$80,200,000	49
	M. D. Anderson Library	0.24	\$ 48,500,000	\$200,700,000	71
	*Science and Research 1	0.22	\$ 28,800,000	\$ 131,500,000	52
	University of Houston Science Cent.	0.20	\$ 9,893,158	\$70,047,151	30
	Moody Towers Residence Halls	0.17	\$ 25,000,000	\$148,000,000	51
	Max Krost Hall	0.14	\$ 3,041,487	\$ 22,000,000	51

0.11- 0.30 Poor

0.31 – Up Critical

Chart does not include storage buildings, or facilities that are scheduled to be removed

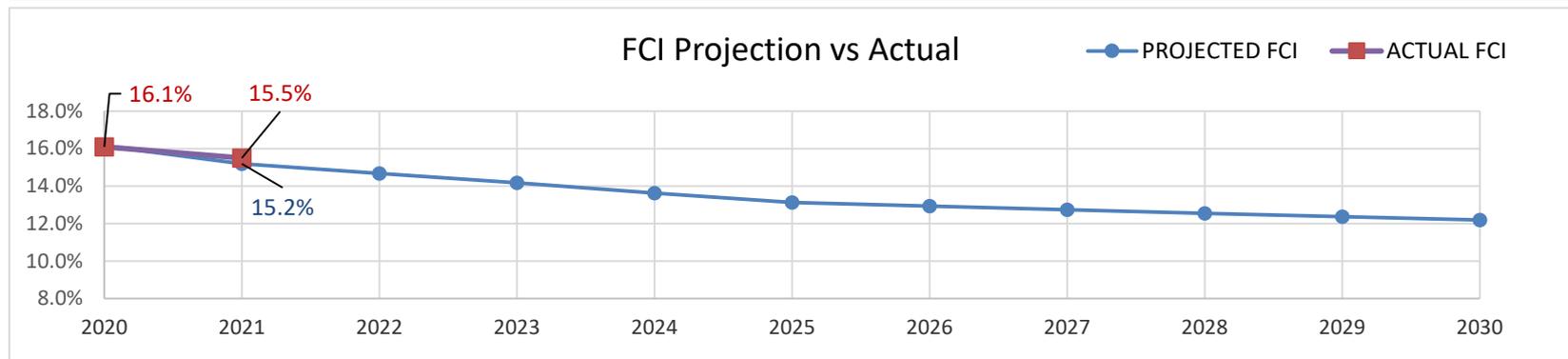
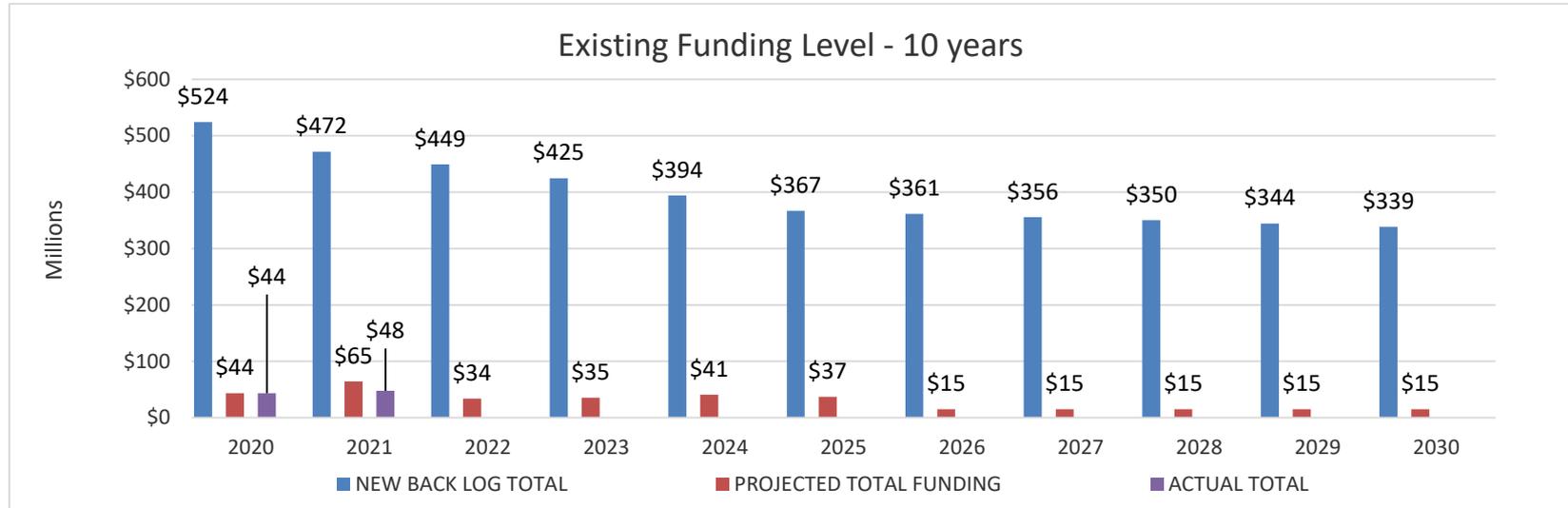
CRV values were rounded up

* CORE or Life Science Projects

FCI and CRV values will be recalculated on yearly basis

FY 2021 DEFERRED MAINTENANCE REPORT

10 YEAR PLAN AT CURRENT LEVEL (\$15M per year) WITH CORE AND LIFE SCIENCE PROJECTS



Accounts for 100% of the annual budget toward backlog reduction
 10 year outlook, does not include storage, or facilities that are scheduled to be removed
 Values are in today's dollars (3% inflation) with .025% Backlog Deterioration per year

FY 2021 DEFERRED MAINTENANCE REPORT

5 Year Projected Total Campus Deferred/Planned Maintenance

\$ 14,777,700 – Total (includes soft cost)

FY 2021 Deferred/Planned Maintenance Expenditures

\$ 2,530,147 – Standard Allocations

\$ 482,123 – Project related

\$ 275,993 – Other

\$ **3,288,263** - Total

FY 2022 Deferred/Planned Maintenance Budget

\$ 1,666,210 – Standard Allocations

\$ 33,790 – Project related

\$ **1,700,000**– Total

FY 2021 DEFERRED MAINTENANCE REPORT

Additional Information

- **Total Deferred Maintenance cost is based on FY2015, FY2019 & 2020 FCA reports.**
- **FCAs will be performed every three years on each campus building**
- **FY2021 deferred maintenance projects include: site improvements, site utilities, electrical systems, HVAC systems, plumbing, interiors, conveying, and building envelope.**

FY 2021 DEFERRED MAINTENANCE REPORT

Campus at a Glance



Total Campus Replacement Value = **\$441,742,187**



Building count = **10**



Total GSF = **1.5m**



Avg. Building Age = **30 yrs.**



Total E&G assignable = **1.2m**
Total Aux. assignable = **0.3m**



Combined Facility Condition Index = **11%**

Note:

FY 2021 DEFERRED MAINTENANCE REPORT

Asset Performance Opportunities - Assets Ranked by Highest FCI

Building Name	FCI	FCI Cost	CRV	AGE
One Main Building	0.18	\$21,300,000	\$134,000,000	91

Poor



Does not include capital renewal projects, storage buildings, or facilities scheduled to be removed.
 CRV values were rounded up.

FY 2021 DEFERRED MAINTENANCE REPORT

5 Year Projected Total Campus Deferred/Planned Maintenance

\$11,715,000 – E&G

\$ 1,265,000 – Auxiliary

\$12,980,000 – Total (includes soft cost)

FY 2021 Deferred/Planned Maintenance Expenditures

\$ 670,000 – Standard Allocations

\$ 980,000 – Project related

\$ 375,000 – Other

\$ 2,025,000 - Total

FY 2022 Deferred/Planned Maintenance Budget

\$ 1,000,000 – Standard Allocations

\$ 1,540,000 – Project related

\$ 170,000 – Other

\$ 2,710,000 – Total

FY 2021 DEFERRED MAINTENANCE REPORT

Additional Information

- **Additional funding allocated for:**
 - **Air quality/air handling upgrades**
 - **Emergency Generator**
 - **Dining facility safety upgrade**

- **Energy Performance Proposal**
 - **Lighting, building envelope, building automation system upgrades**



FY 2021 DEFERRED MAINTENANCE REPORT

Campus at a Glance



Total Campus Replacement
Value = \$ **308,050,563**¹



Building count = **4**¹



Total GSF = **767m**¹



Avg. Building Age = **38**¹



Total E&G assignable = **405m**¹
Aux. assignable = **362m**¹



Combined Facility Condition
Index = **9%**¹

1 – includes: Bayou Building, Arbor Building complex, Delta Building, and the Student Services and Classroom Building. Recently constructed buildings will be assessed in future years.



University
of Houston
Clear Lake

FY 2021 DEFERRED MAINTENANCE REPORT

Asset Performance Opportunities - Assets Ranked by Highest FCI

Building Name	FCI	FCI Cost	CRV	AGE
Bayou Building	0.13	\$ 24,838,767	\$ 200,000,000	46
Arbor Central Building	0.08	\$1,581,869	\$ 18,616,000	50
Delta Building	0.07	\$ 1,826,155	\$ 25,965,000	42
Student Services Classroom Building (SSCB)	0.00	\$ 52,807	\$ 72,500,000	17



Does not include recently constructed buildings, they will be assessed in the next two years
 CRV values were rounded up.



University
of Houston
Clear Lake

FY 2021 DEFERRED MAINTENANCE REPORT

5 Year Projected Total Campus Deferred/Planned Maintenance

\$ 3,567,429 – E&G

\$ 4,630,776 – Auxiliary

\$ 8,198,205 – Total (includes soft cost)

FY 2021 Deferred/Planned Maintenance Expenditures

\$ 31,634 – Standard Allocations

\$ 529,866 – Project related

\$ 2,414 – Other

\$ 563,914 – Total

FY 2022 Deferred/Planned Maintenance Budget

\$ 172,268 – Standard Allocations

\$ 534,750 – Project related

\$ 707,018 – Total

FY 2021 DEFERRED MAINTENANCE REPORT

Additional Information

- **FY22 Deferred/Planned Maintenance Items**
 - **Standard Allocations are for building repairs due to age.**
 - **5 year projected deferred/planned maintenance dollar values are from the 2019 Facilities Condition Assessment done by Accruent.**

FY 2021 DEFERRED MAINTENANCE REPORT

Campus at a Glance



Total Campus Replacement Value = **\$257,891,307**



Building count = **14**



Total GSF = **715,162**



Avg. Building Age = **19 yrs**



Total E&G assignable = **400,845**
Total Aux. assignable = **314,317**



Combined Facility Condition Index = **4%**

FY 2021 DEFERRED MAINTENANCE REPORT

Asset Performance Opportunities - Assets Ranked by Highest FCI

	Building Name	FCI	FCI Cost	CRV	AGE
Critical	None at this time				
Poor	None at this time				

