
AGENDA

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

DATE: Wednesday, November 30, 2022
TIME: 4:00 PM
PLACE: The Post Oak Hotel at Uptown Houston
Post Oak Ballroom, Third Floor
1600 West Loop South
Houston, TX 77027

Chair: Durga D. Agrawal
Vice Chair: Beth Madison
Members: Alonzo Cantu
John A. McCall, Jr.
Ricky A. Raven
Edward Carrizales – Non-voting
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 25, 2022, Facilities, Construction and Master Planning Committee Meeting

Action: Approval

Presenter: Chair Doug Brooks

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

3

Action: Approval

Presenter: Raymond Bartlett, Senior Vice Chancellor for

Administration and Finance

- D. Approval is requested of the annual update to the University of Houston- Downtown Master Plan 5

Action: Approval

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

- E. Approval is requested of the annual update to the University of Houston-Clear Lake Master Plan. 12

Action: Approval

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

- F. Annual Update of University of Houston deferred maintenance report. 18

Action: Information

Presenter: 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 annual review of the University of Houston System Board of Regents Facilities, Construction, and Master Planning Committee Charter

DATE PREVIOUSLY SUBMITTED: December 02, 2021

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

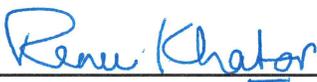
COMPONENT: University of Houston System



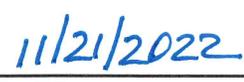
SENIOR VICE CHANCELLOR Raymond S. Bartlett



DATE



CHANCELLOR Renu Khator



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: Approval is requested of the annual update to the University of Houston-Downtown Master Plan.

DATE PREVIOUSLY SUBMITTED: February 2022

SUMMARY:

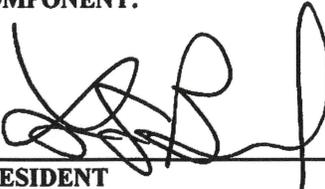
Approval is requested for the annual update to the University of Houston-Downtown Master Plan, which will be presented by President Loren Blanchard.

SUPPORTING DOCUMENTATION: PowerPoint Presentation

FISCAL NOTE:

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

COMPONENT: University of Houston-Downtown



PRESIDENT Loren Blanchard

11/2/2022
DATE



SENIOR VICE CHANCELLOR Raymond S. Bartlett

11/4/2022
DATE



CHANCELLOR Renu Khator

11/21/2022
DATE

**BOARD OF REGENTS
ANNUAL MASTER PLAN UPDATE
FOR
UNIVERSITY OF HOUSTON-DOWNTOWN**

November 30, 2022

MASTER PLAN UPDATE OVERVIEW

Master Plan Goals

- Create a new Master Plan that aligns with the University's 2022-2027 Strategic Plan , *"A New Paradigm"* by designing a physical environment that best supports
 - Greater 'sense of place' and true campus feel
 - Flexible learning spaces to grow academic excellence and quality
 - Attractive campus spaces to enhance the student experience
 - Enhance pedestrian circulation, both internal and external
 - Provide open spaces and clarify wayfinding
 - Strengthen connectivity with downtown Houston

Future Initiatives

- Wayfinding Project (Phase II)
- 4th Floor Addition to the Girard Street Building
- Re-purpose space in the One Main Building
- Landscaping Enhancement

MASTER PLAN UPDATE OVERVIEW

Building Update

- Student Wellness & Success Center – opening Spring 2023
- Address Planned/Deferred Maintenance as per Life Cycle Index
- Waterproofing, painting and repairing the exterior of the historic One Main Building

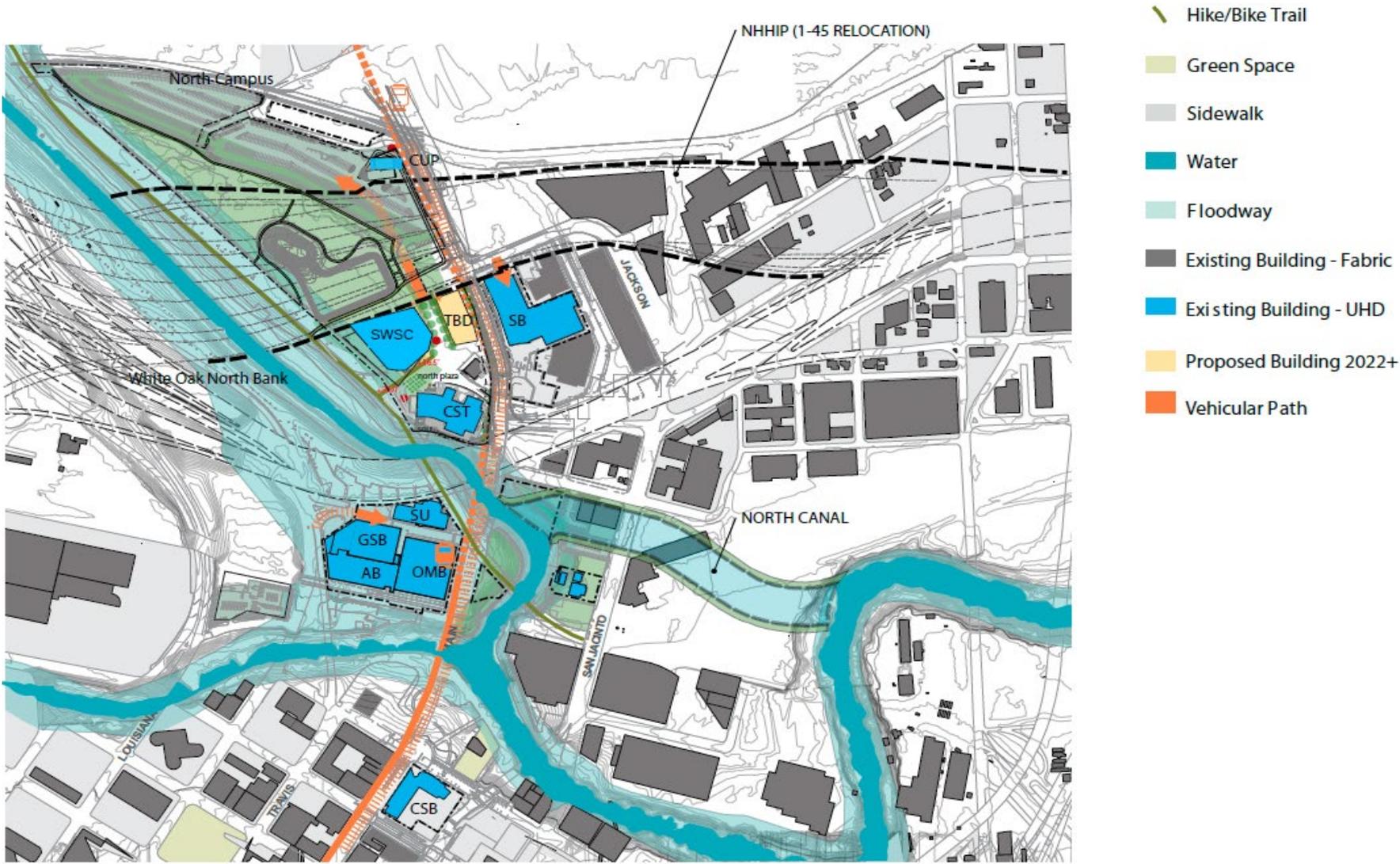
Land Purchases / Real Estate Update

- UHD/UHS (OGC & ORES) remain engaged in discussions with TXDoT regarding UHS land that will be required for the coming highway relocation project
- UHD/UHS (OGC & ORES) expects to be in discussions with the City of Houston and Harris County regarding UHS land that will be required for the North Canal Project
- UHD/UHS (OGC & ORES) will continue to assess and evaluate undeveloped or underdeveloped real estate tracts adjacent to the campus with the intention of acquiring

Landscape, Art or Misc. Update

- Science & Tech Building Landscaping – Multi-year effort to establish sustainable grounds comprised of native plants, prairie grasses, and wildflowers
- Develop and enhance green spaces throughout campus

UHD CMP OVERVIEW (with TXDoT/North Canal)



AB= Academic Building CSB= College of Public Services CST= College of Sciences & Technology
 GBS= Girard Street Building OMB= One Main Building SB= MD College of Business SU= Student Life Center
 SWAC= Student Wellness & Success Center



MASTER PLAN UPDATE OVERVIEW

Summary of Next Steps

- **Continue to work with Huitt-Zollars and stakeholders on the development of an extensive Master Plan**
 - **Completion date: Spring 2023**
- **The new plan will include all current buildings, adjacent UHD owned land, and the integration of the UHD campus with the surrounding Downtown and Near North Side neighborhoods**
- **Review and implement a landscape enhancement design to foster a collegiate student experience, and generate a cohesive and memorable set of indoor and outdoor spaces**
- **Present the final Campus Master Plan to the Board of Regents for approval 2024**

Wellness and Success Center - Construction



UNIVERSITY OF HOUSTON SYSTEM
BOARD OF REGENTS AGENDA

COMMITTEE: Facilities, Construction and Master Planning

ITEM: Approval is requested of the annual update to the University of Houston-Clear Lake Master Plan.

DATE PREVIOUSLY SUBMITTED: February 2022

SUMMARY:

Approval is requested for the annual update to the University of Houston-Clear Lake Master Plan, which will be presented by President Richard Walker.

SUPPORTING DOCUMENTATION: PowerPoint Presentation

FISCAL NOTE:

RECOMMENDATION/
ACTION REQUESTED: Administration recommends approval of this item

COMPONENT: University of Houston-Clear Lake



PRESIDENT Richard Walker

11/3/2022
DATE



SENIOR VICE CHANCELLOR Raymond S. Bartlett

11/4/2022
DATE



CHANCELLOR Renu Khator

11/21/2022
DATE

**BOARD OF REGENTS
ANNUAL MASTER PLAN UPDATE
FOR
University of Houston – Clear Lake**

November 30, 2022

MASTER PLAN UPDATE OVERVIEW

Current Master Plan Goals

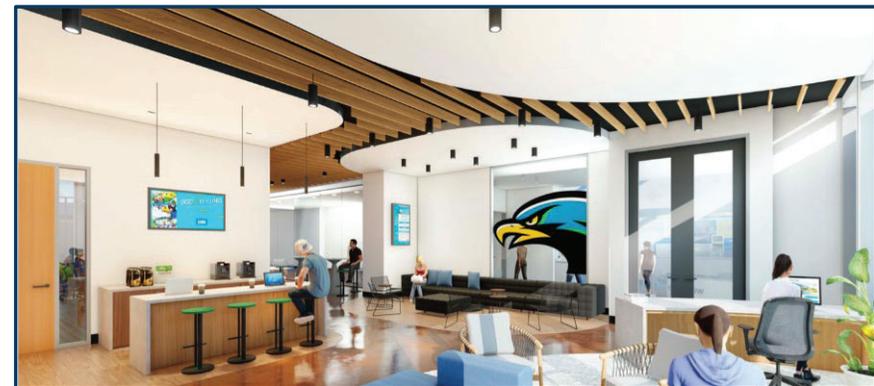
- Enhance campus identity and visibility
- Reinforce a coherent land use and development framework
- Employ compact development strategies
- Celebrate the natural environment

Future Initiatives

- STEM II
- CCAP: Bayou Building renovation
- Student Center referendum planning
- Develop 3rd floor of HSCB at Pearland
- Enrollment Center facelift
- Campus-wide transportation plan, including vehicular, bicycle, public transit, shuttle, pedestrian and support for Pearland and TMC
- Welcome Center



Student Center referendum



Enrollment Center facelift



CCAP: Bayou Building renovation

MASTER PLAN UPDATE OVERVIEW

Building Updates

- No new buildings added or removed since our last report
- Planning underway for the following priorities of the Master Plan:
 - STEM II requested as part of upcoming Legislative Session
 - Student Center – planning for a student referendum and exploring other funding sources to offset construction costs.

Land Purchases or Boundary

- No Updates

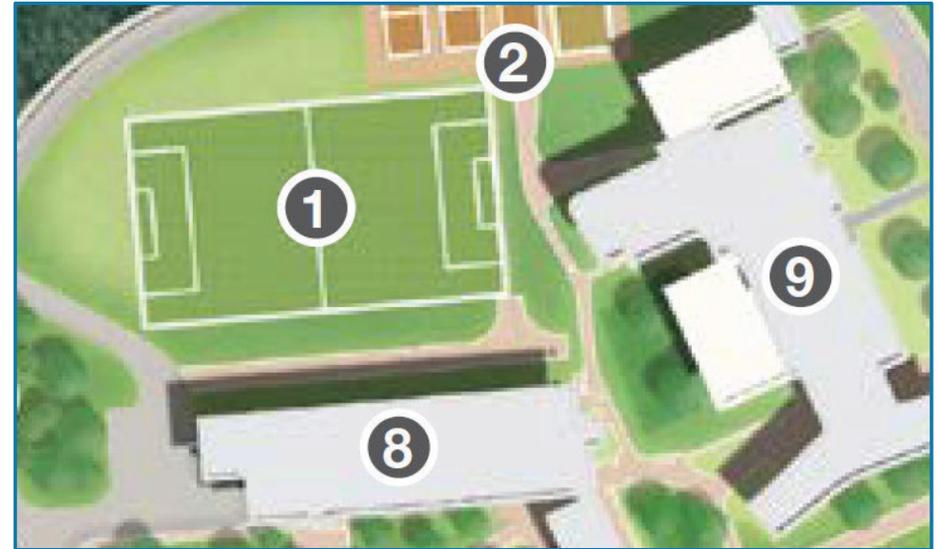
Landscape, Art or Misc. Updates

- New main entrance at Pearland – *projected completion Spring 2023*
- Wayfinding Project Update: New monument signs installed – *completion Fall 2022*
- Upgrades to nature trail and Coastal Savanna restoration – *grant funded*
- Sports field project – *in progress*
- Rethinking campus mall from costly to maintain lawn to bioswale
 - Maintaining our campus' look and feel, offering shade and enhanced flood mitigation
- Refurbished art in STEM I lobby

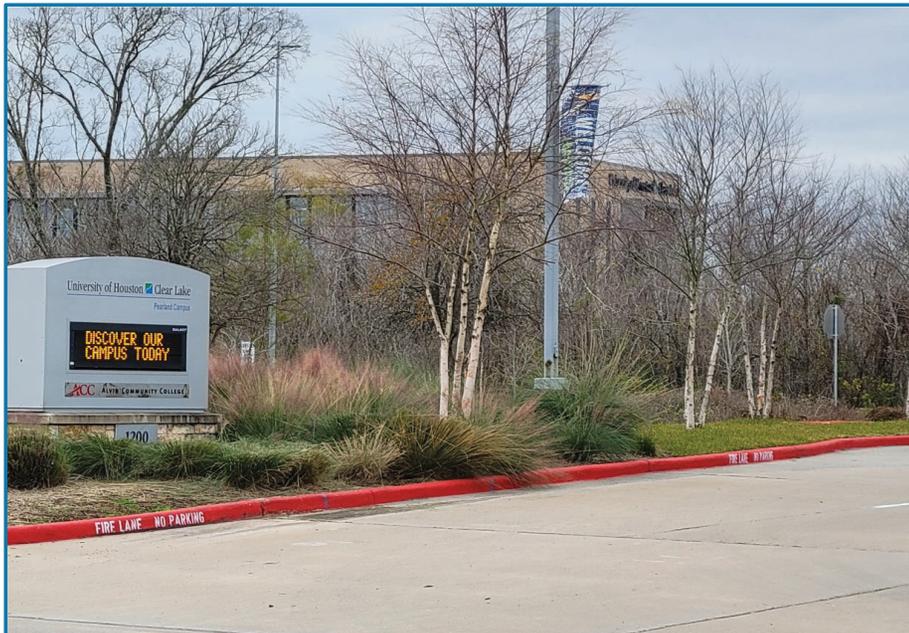
MASTER PLAN UPDATE OVERVIEW

UHCL Current Major Projects

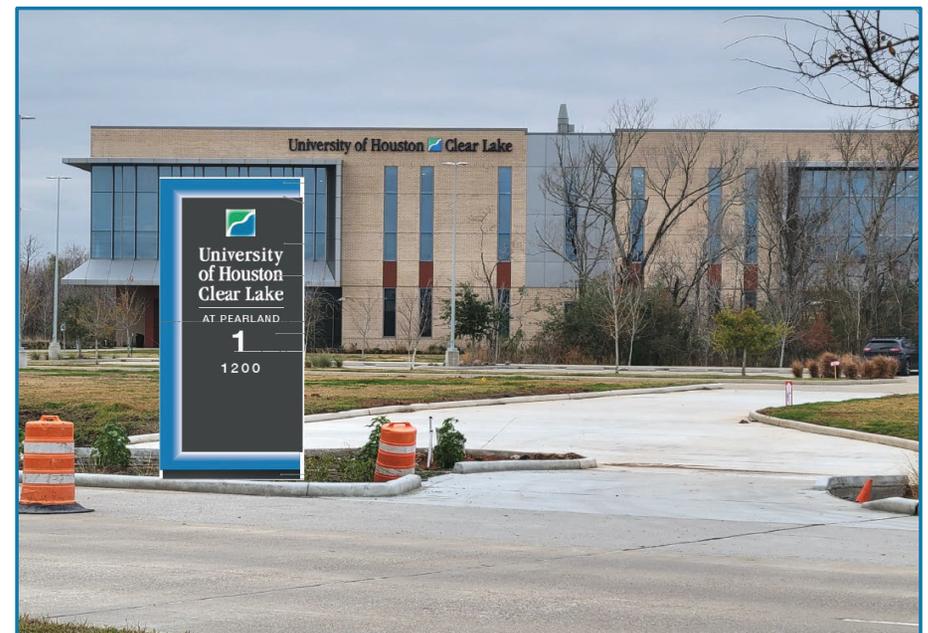
- Renovation/Deferred Maintenance of Bayou Build – CCAP
- New campus monuments and directional/building signage. – Wayfinding Project
- Addition of two lighted athletic fields, volleyball and BBQ area – Recreation/Wellness Center extension



UHCL Sports Fields



Wayfinding: Before



Wayfinding: After

MASTER PLAN UPDATE OVERVIEW



Next Major Projects

- Two new building Initiatives
 - STEM II
 - Student Center
- Creating a new 'Center' of the UHCL Campus
- Campus Mall vs. Bioswale



**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: December 2021

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 Sr. Associate Vice Chancellor/Vice President for Facilities and 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

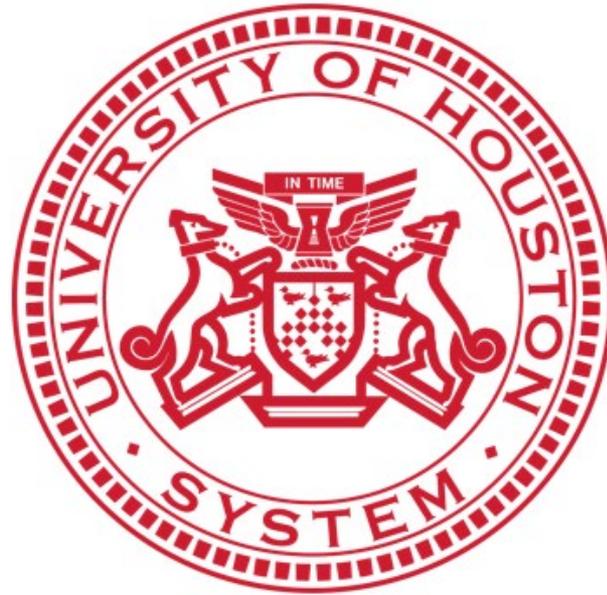
DATE



CHANCELLOR

Renu Khator

11/21/2022
DATE



Board of Regents
Annual Deferred Maintenance System Report

November 30, 2022

FY 2022 DEFERRED MAINTENANCE REPORT

5 Year Projected Total Campus Deferred/Planned Maintenance

\$ 403,150,000 – E&G

\$ 109,350,000 – Auxiliary

\$ 512,500,000 – Total (includes soft cost)

FY 2022 Deferred/Planned Maintenance Expenditures

\$ 15,000,000 – Standard Allocations

\$ 7,305,000 - Capital Renewal Core projects

\$ 38,396,000- Life Sciences projects

\$ 10,600,000 – Other Funding Sources

\$ 71,265,000 – Total

FY 2023 Deferred/Planned Maintenance Budget

\$ 15,000,000 – Standard Allocations

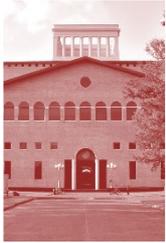
\$ 14,100,000 - Capital Renewal Core projects

\$ 6,300,000 - Life Sciences projects

\$ 35,400,000 – Total

FY 2022 DEFERRED MAINTENANCE REPORT

Campus at a Glance



Total Campus Replacement Value = **\$ 9.59b**
(Buildings: \$7.88b, Infrastructure: \$1.71b)²



Building count = **161**¹



Total GSF = **16.7m**¹



Avg. Building Age = **38 yrs.**¹



Total E&G assignable = **3.6m**¹
Total Aux. assignable = **6.0m**¹

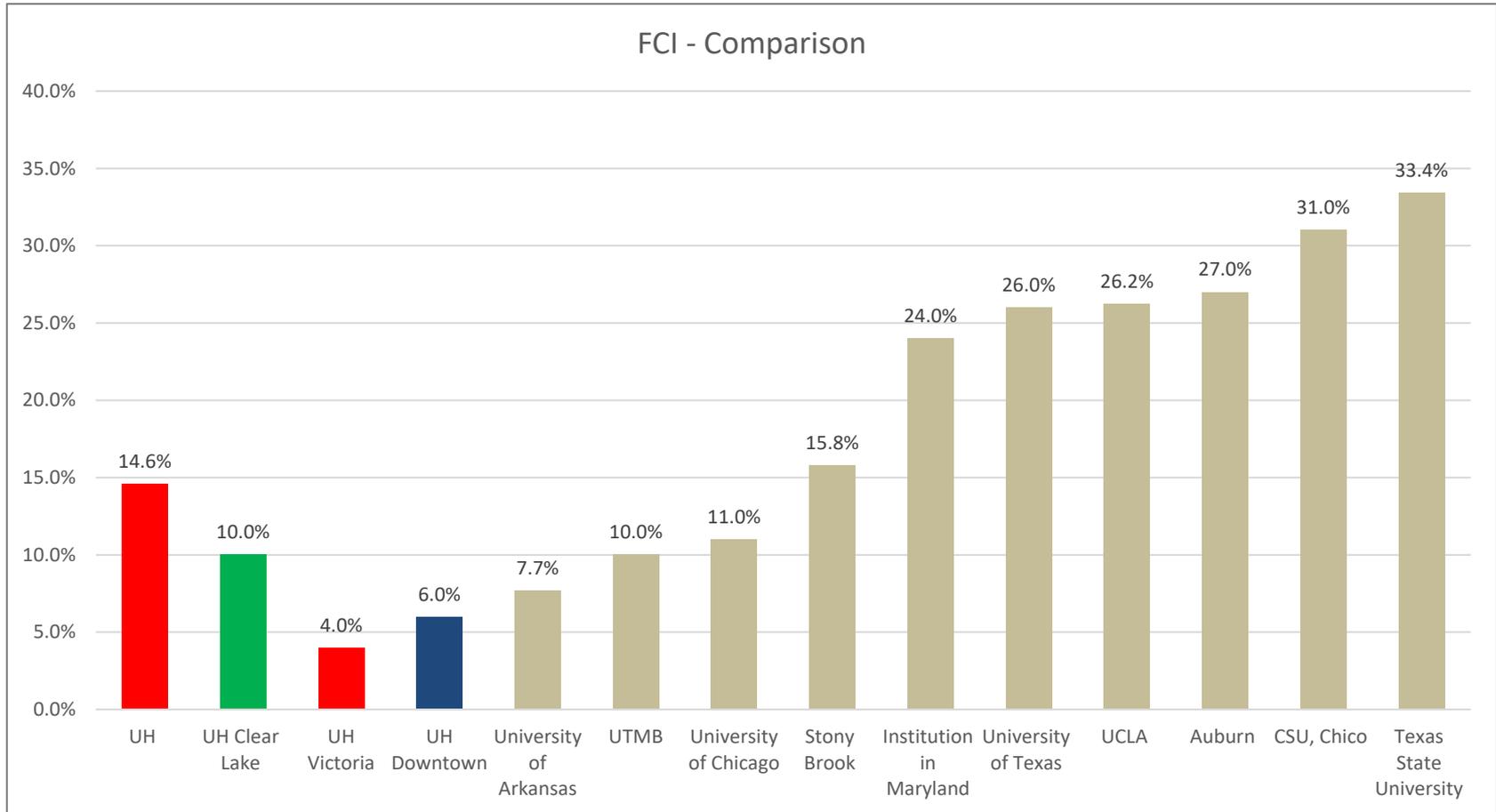


Combined Facility Condition Index = **14.6%**¹

1- Central Campus, including Technology Bridge, Coastal Center, UH at Sugar Land, and UH at Katy
Excludes Hilton Tower and HUB
2 – 11% Escalation from previous year

FY 2022 DEFERRED MAINTENANCE REPORT

FCI Benchmark



Data was provided by each institution
Median 16%
Data from other universities: 2016-2020

FY 2022 DEFERRED MAINTENANCE REPORT

Asset Performance - 20 Assets Ranked by Highest FCI

	Building Name	FCI	FCI Cost	CRV	AGE
Critical	J. Davis Armistead	0.58	\$50,435,000	\$87,690,000	46
	*College of Phar.Tx.Med.Center	0.51	\$13,914,132	\$27,402,570	42
	A. D. Bruce Religion Center	0.56	\$8,233,980	\$14,652,000	58
	Lamar Fleming, Jr.	0.51	\$40,515,000	\$79,698,000	57
	Cullen Coll. of Engineering 1	0.43	\$66,045,000	\$153,180,000	53
	**Stephen Power Farish Hall	0.38	\$27,978,000	\$75,705,000	52
	Agnes Arnold Auditorium	0.39	\$4,118,198	\$10,656,000	54
	Student Service Center 1	0.38	\$7,936,500	\$21,090,000	54
	Philip Guthrie Hoffman Hall	0.36	\$31,635,000	\$88,689,000	48
Poor	Isabel C. Cameron	0.30	\$5,883,000	\$19,647,000	52
	Ezekiel W Cullen	0.29	\$22,644,000	\$78,810,000	72
	* Agnes Arnold Hall	0.27	\$29,304,000	\$110,445,000	55
	*Charles F. McElhinney Hall	0.27	\$12,987,000	\$48,063,000	51
	Bates Law (Law Center)	0.25	\$14,252,400	\$57,720,000	53
	Fine Arts Building	0.24	\$21,756,000	\$89,022,000	50
	M. D. Anderson Library	0.24	\$53,835,000	\$222,777,000	72
	*Science and Research 1	0.22	\$31,968,000	\$145,965,000	53
	University of Houston Science Cent.	0.20	\$15,421,405	\$77,752,338	31
	Moody Towers Residence Halls	0.17	\$27,750,000	\$164,280,000	52
	Max Krost Hall	0.14	\$3,376,051	\$24,420,000	52

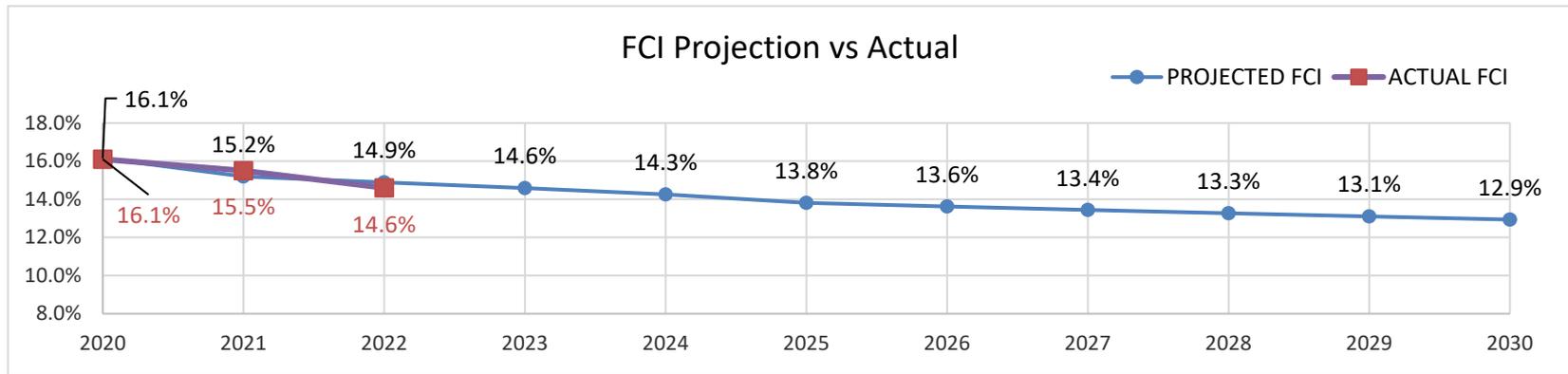
0.11- 0.30 Poor

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
 **To be removed with Centennial Master Plan Project
 FCI and CRV values will be recalculated on yearly basis

FY 2022 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
 .025% Backlog Deterioration per year

Escalation: 2022-24 at 8% each year, all others at 3% ea.

FY 2022 DEFERRED MAINTENANCE REPORT

5 Year Projected Total Campus Deferred/Planned Maintenance

\$ 7,674,000 – E&G

\$ **7,674,000** – Total (includes soft cost)

FY 2022 Deferred/Planned Maintenance Expenditures

\$ 10,315,094 – Standard Allocations

\$ 135,723 – Project related

\$ **10,450,817** - Total

FY 2023 Deferred/Planned Maintenance Budget

\$ 1,800,000 – Standard Allocation

\$ **1,800,000** – Total

Additional Information

- **Total Deferred Maintenance cost based on FY2015, FY2019 & FY2020 FCA reports**
- **FCAs will be performed every three years on each campus building**
- **FY2022 deferred maintenance projects include: site improvement, site utilities, electrical systems, HVAC systems plumbing, interiors, conveying and building envelope**

FY 2022 DEFERRED MAINTENANCE REPORT

Campus at a Glance



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



Building count = **10**



Total GSF = **1.7m**



Avg. Building Age = **31 yrs.**



Total E&G assignable = **565,000**
Total Aux. assignable = **330,000**



Combined Facility Condition Index = **6%**

Note:

FY 2022 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	92

Poor



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

FY 2022 DEFERRED MAINTENANCE REPORT

5 Year Projected Total Campus Deferred/Planned Maintenance

\$ 22,166,250 – E&G

\$ 2,260,000 – Auxiliary

\$ 24,426,250 – Total (includes soft cost)

FY 2022 Deferred/Planned Maintenance Expenditures

\$ 670,000 – Standard Allocations

\$ 250,000 – Project related

\$ 920,000 - Total

FY 2023 Deferred/Planned Maintenance Budget

\$ 1,000,000 – Standard Allocations

\$ 200,000 – Project related

\$ 1,200,000 – Total

FY 2022 DEFERRED MAINTENANCE REPORT

Additional Information

- **Use of Higher Education Emergency Relief Fund (HEERF)**
 - **Air handling upgrades**
 - **Emergency generator**

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

- **Capital Construction Assistance Project (CCAP)**
 - **HVAC, electrical distribution, domestic water upgrades**

FY 2022 DEFERRED MAINTENANCE REPORT

Campus at a Glance



Total Campus Replacement
Value = \$ **354,470,029***



Building count = **4***



Total GSF = **1.25m***



Avg. Building Age = **39***



Total E&G assignable = **605,000***

Aux. assignable = **156,431***



Combined Facility Condition
Index = **10%***

* –includes Bayou Building, Arbor Building complex, Delta Building and the Student Services and Classroom Building. Recently constructed buildings will be assessed in FY23



University
of Houston
Clear Lake

FY 2022 DEFERRED MAINTENANCE REPORT

Asset Performance Opportunities - Assets Ranked by Highest FCI

Building Name	FCI	FCI Cost	CRV	AGE
Delta Building	.21	5,855,500	27,844,959	43
Bayou Building	.10	21,789,000	212,812,503	46
Arbor Building Complex	.10	3,420,000	36,116,708	51
Student Services & Classroom Building	.07	5,025,000	77,695,859	18



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 2022 DEFERRED MAINTENANCE REPORT

5 Year Projected Total Campus Deferred/Planned Maintenance

\$ 2,907,910 – E&G

\$ 4,496,904 – Auxiliary

\$ 7,404,814 – Total (includes soft cost)

FY 2022 Deferred/Planned Maintenance Expenditures

\$ 16,112 – Standard Allocations

\$ 88,259 – Project related

\$ 104,371- Total

FY 2023 Deferred/Planned Maintenance Budget

\$ 2,200,000 – Standard Allocations

\$ 900,000 – Project related

\$ 3,100,000 – Total

FY 2022 DEFERRED MAINTENANCE REPORT

Additional Information

- **FY23 Deferred/Planned Maintenance Items**
 - **Standard Allocations are for building repairs due to age.**
 - **Center Building Roof and building envelope repairs**
 - **Project Related**
 - **Chiller Replacement at the North Building**
 - **Chiller Replacement on University Commons**
- **CCPAC – SB52 will fund the building these infrastructure projects.**
- **5 Year projected deferred/planned Maintenance dollar values are from the 2019 Facilities Condition Assessment done by Accruent.**
- **Lack of available resources have not allowed us to be as aggressive toward deferred\planned maintenance backlog.**

FY 2022 DEFERRED MAINTENANCE REPORT

Campus at a Glance



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



Building count = **14**



Total GSF = **885,000**



Avg. Building Age = **20 yrs**



Total E&G assignable = **200,000**
Total Aux. assignable = **213,000**



Combined Facility Condition Index = **4%**

FY 2022 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				

