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# AGENDA

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## UNIVERSITY OF HOUSTON SYSTEM FINANCE AND ADMINISTRATION COMMITTEE MEETING

**DATE:** Thursday, May 18, 2023  
**TIME:** 2:00 PM  
**PLACE:** Hilton University of Houston Hotel  
Conrad Hilton Ballroom, Second Floor  
4450 University Drive  
Houston, Texas 77204

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**Chair:** Ricky Raven  
**Vice Chair:** Alonzo Cantu  
**Members:** John A. McCall Jr.  
Jack B. Moore  
Tammy Murphy  
Mielad Ziaee, Non-Voting  
Tilman J. Fertitta, Ex Officio

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I. **Finance and Administration Committee**

*Presenter: Chair John McCall, Jr.*

A. Call to Order

*Presenter: Chair John McCall, Jr.*

B. Approval of Committee Minutes

- February 23, 2023, Finance and Administration Committee Meeting

**Action:** Approval

C. Approval is requested to delegate authority to the Chancellor to negotiate and execute contracts exceeding \$1 million for the purchase of goods or services, excluding construction contracts, at the University of Houston System

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**Action:** Approval

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

- D. Approval is requested to delegate authority to the Chancellor to negotiate and execute construction contracts exceeding \$1 million for projects at the University of Houston System 8

**Action:** Approval

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

- E. Approval is requested for changes to the University of Houston System Board of Regents Finance and Administration Committee Charter 10

**Action:** Approval

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

- F. Approval is requested to delegate authority to the Chancellor to negotiate and execute contracts for the design and construction of the Health and Wellness Center at the University of Houston-Victoria. 12

**Action:** Approval

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

- G. Approval is requested to delegate authority to the Chancellor to negotiate and execute contracts for the design and construction of the new Football Operations Building- University of Houston. 23

**Action:** Approval

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

## II. **Executive Session**

*Presenter: Chair John McCall, Jr.*

- 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 John McCall, Jr.*

IV. **Adjourn**

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

**COMMITTEE:** Finance and Administration

**ITEM:** Approval is requested to delegate authority to the Chancellor to negotiate and execute contracts exceeding \$1 million for the purchase of goods or services, excluding construction contracts, at the University of Houston System.

**DATE PREVIOUSLY SUBMITTED:** N/A

**SUMMARY:**

Approval is requested for contracts that are expected to exceed \$1 million that are associated with the purchase of goods or services, excluding construction contracts, at the University of Houston System. Board of Regents policy 55.01.01 states that the board must approve any contract, including any amendment, extension, or renewal thereto, that results in the value of the contract exceeding \$1 million throughout the term of the contract.

**SUPPORTING DOCUMENTATION:** Summary of Contracts

**FISCAL NOTE:** See supporting documentation for value of each contract.

**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

University of Houston System  
Summary of Goods and Services Contracts Greater than \$1 Million  
F&A Committee - May 18, 2023

Component	Project	Procurement Method	Vendor	Purpose	Term	Amount	Funding Source	HUB Goal	Comments
<b>Goods and Services Contracts Greater than \$1 Million</b>									
UH	Campus Water Systems Chemistry	RFP	TBD	To obtain a contract for water systems including equipment installation, equipment service and maintenance, and water chemistry.	Initial Term: 3 years Optional Terms: 2 one-year options	Initial Term: \$2,000,000 Option Terms: \$1,500,000	Designated and Auxiliary Funds	32.9%	
UH	Custodial Services for the Katy and Sugarland Locations	RFP	TBD	To provide contracted custodial services for routine and scheduled needs, relief staffing, specific project, seasonal needs, and general university event custodial services for three buildings located in Sugar Land and one building located in Katy.	Initial Term: 3 years Optional Terms: 2 one-year options	Initial Term: \$2,070,000 Optional Terms: \$1,430,000	Designated and State Funds	26.0%	
UH	Maintenance, Repair & Operations Supply	RFP	TBD	Obtain an on-site solution for Maintenance, Repairs, and Operations (MRO) supply chain services that will provide all supplies and materials necessary for facilities staff to repair and maintain the University.	Initial Term: 3 years Optional Terms: 2 one-year options	Initial Term: \$21,000,000 Optional Terms: \$17,000,000	Designated and Auxiliary Funds	21.1%	
UHS	Banking Services	RFP	JP Morgan Chase	Obtain banking, treasury management, and card merchant services for the University of Houston System campuses and operations	Initial Term: 3 years Optional Terms: 2 one-year options	Initial Term: \$10,900,000 Optional Terms: \$7,400,000	Designated Funds	0%	Financial services do not have a HUB requirement.
UHS	External Financial Auditing Services	RFQ	TBD	Obtain required external financial auditing services for Houston Public Media, Cancer Prevention and Research Institute of Texas, National Collegiate Athletic Association Agreed Upon Procedures, and the UH System Endowment Fund from up to four firms.	Initial Term: 5 years	Initial Term: \$2,025,000	Multiple Funds	23.70%	
UH	Consulting services for Athletics Multi-Media Rights.	Cooperative Agreement	Leona Marketing Group	Obtain expert professional consulting and recommendation services for assistance with the procurement, evaluation, and negotiation of multi-media rights for the University of Houston Athletics Department.	Initial Term: 3 years Optional Term: 7 years	Initial Term: \$290,000 Optional Term: \$980,000	Auxiliary Funds	0%	

University of Houston System  
Summary of Goods and Services Contracts Greater than \$1 Million  
F&A Committee - May 18, 2023

Component	Project	Procurement Method	Vendor	Purpose	Term	Amount	Funding Source	HUB Goal	Comments
UHS	UHS Master Food Service Agreement	RFP	Compass Group USA, Inc. (Chartwells Division)	Extend the UHS Master Food Service Revenue agreement, which provides residential and retail food services to all UH universities, to reduce costs and student rates.	Initial Term: 10 years Amendment 1: 5 years Amendment 2: 5 years	Initial Term: \$80,300,000 Revenue, \$16,700,000 Expense Amendment 1: \$54,500,000 Revenue, \$8,300,000 Expense Amendment 2: \$58,200,000 Revenue, \$13,100,000 Expense	Auxiliary Funds	26.0%	
UH	Academic Transcript Delivery and Diploma Replacement Order Processing	RFP	Parchment LLC	Amend the existing agreement for automated academic transcript and replacement diploma ordering services to include the provision of web-based transcripts and an on-demand diploma service. There is no change in term or contract cost.	Initial Term: 5 years	Initial Term: \$2,500,000	Designated Funds	0%	
UH	Digital Marketing and Recruitment	RFP	TBD	Obtain digital marketing and student recruitment services for Bauer College of Business which include the direct recruitment of new students, running the digital marketing campaign for program offerings, brand strategy execution, media strategy consulting, creative execution, website development, search engine optimization and targeted outreach campaigns.	Initial Term: 3 years Optional Terms: 2 one-year options	Initial Term: \$6,000,000 Optional Terms: \$4,000,000	Designated Funds	26.0%	
UH	Financial market trading database subscription	Sole Source	Bloomberg Finance, L.P.	Extend the existing agreement for financial data feeds and hardware (trading terminals) that are required for the AIM Center for Investment Management for the delivery of curriculum to students enrolled in the graduate Certificate for Financial Service Management as well as faculty members and doctoral students for research in finance, accountancy and taxation.	Initial Term: 21 years Amendment 1: 4 years	Initial term: \$913,000 Amendment 1: \$430,000	Designated and Gift Funds	0%	Financial services do not have a HUB requirement.

University of Houston System  
Summary of Goods and Services Contracts Greater than \$1 Million  
F&A Committee - May 18, 2023

Component	Project	Procurement Method	Vendor	Purpose	Term	Amount	Funding Source	HUB Goal	Comments
UHS	Legal Services	RFQ	TBD	To provide legal services for FY2024 and FY2025 in the areas of intellectual property, real estate and finance transactions, corporate law, sports law, construction, and export controls, and other areas of expertise.	Original Term: 2 years	Original Term: \$10,000,000	Designated Funds	0%	Legal services do not have a HUB requirement.
UHS	Central Mobile App	Sole Source	Modo Labs Inc.	Amend the existing University of Houston System agreement for central integration mobile device apps (a central app from which all other Campus mobile apps are developed) to include the University of Houston Downtown.	Original Term: 5 Years Amendment 1: No Change	Original Term: \$810,000 Amendment 1: \$290,000	Designated Funds	0%	
UH	Marketing Consulting Services	RFP	TBD	Obtain marketing services, including advertising across a variety of media, media planning, web design and development, video production, graphic design, and campaign development and services for the University of Houston.	Initial Term: 3 Years	Initial Term: \$2,514,000	Designated Funds	0%	
UH	Transmission Electron Microscope	Sole Source	TBD	Construct and assemble a fully digital extremely high resolution field emission scanning electron microscope equipped with a plasma focused ion beam to allow large area sample preparation and high-image resolution imaging, processing and testing in materials science research.	Initial Term: 4 years	Initial Term: \$5,000,000	Multiple Funds	21.1%	
UH	Event Ticketing Software	RFP	Paciolan LLC	Extend the existing event ticketing software agreement to upgrade hardware needed to address increasing sales and attendance.	Initial Term: 5 years Amendment 1: 5 years Amendment 2: 3 years	Initial Term: \$1,155,000 Amendment 1: \$1,715,000 Amendment 2: \$1,095,000	Auxiliary Funds	0%	

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

**COMMITTEE:** Finance and Administration

**ITEM:** Approval is requested to delegate authority to the Chancellor to negotiate and execute construction contracts exceeding \$1 million for projects at the University of Houston System.

**DATE PREVIOUSLY SUBMITTED:** N/A

**SUMMARY:**

Approval is requested for contracts that are expected to exceed \$1 million that are associated with construction projects at the University of Houston System as listed in the supporting documentation. Board of Regents policy 55.01.01 states that the board must approve any contract, including any amendment, extension, or renewal thereto, that results in the value of the contract exceeding \$1 million throughout the term of the contract.

**SUPPORTING DOCUMENTATION:** Summary of Construction Contracts

**FISCAL NOTE:** See supporting documentation for value of each contract.

**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

University of Houston System  
Summary of Construction Contracts Greater than \$1 Million  
F&A Committee - May 2023

Component	Project	Procurement Method	Vendor	Purpose	Amount	Funding Source	HUB Goal	Comments
UHS	Disaster Preparedness	RFP	TBD	<b>Construction contract.</b> Construction contract for Disaster Services on an as-needed basis. Contracts available to all campuses.	\$ 30,000,000	Various Project Funds	21.10%	Award three vendors maximum with total contract values not to exceed \$30M. Each contract to have a maximum term of five years (three years with two one year renewal options).
UH	High Voltage Electrical Systems Maintenance & Repairs	RFP	Electrical Power Systems (EPS)	<b>Construction contract.</b> Construction contract for maintenance and repairs to the high voltage electrical distribution system located at the University of Houston campus.	\$ 3,000,000	Various Project Funds	21.10%	Contract to have a maximum term of five years (three years with two one year renewal options).
UHS	Facilities Make Ready Services	RFP	TBD	<b>Construction contract.</b> Construction contract for Make Ready Services for reconditioning dormitory rooms on an as-needed basis. Contracts available to all campuses.	\$ 5,000,000	Auxiliary	21.10%	Award three vendors maximum with total contract values not to exceed \$5M. Each contract to have a maximum term of five years (three years with two one year renewal options).
UHS	Building Envelope Services CSA	RFQ	TBD	<b>Continuing Services Agreement Contract:</b> Building Envelope Services to be performed on an as-needed basis for new construction and renovation projects. Contracts available to all campuses.	\$ 3,000,000	Various Project Funds	23.70%	Award three vendors maximum with total contract values not to exceed \$3M. Each contract to have a maximum term of five years (three years with two one year renewal options).
UHS	Commissioning Services CSA	RFQ	TBD	<b>Continuing Services Agreement Contract:</b> Commissioning Services to be performed on an as-needed basis for new construction and renovation projects. Contracts available to all campuses.	\$ 3,000,000	Various Project Funds	23.70%	Award three vendors maximum with total contract values not to exceed \$3M. Each contract to have a maximum term of five years (three years with two one year renewal options).
UHS	Materials Testing Services CSA	RFQ	TBD	<b>Continuing Services Agreement Contract:</b> Materials Testing Services to be performed on an as-needed basis for new construction and renovation projects. Contracts available to all campuses.	\$ 3,000,000	Various Project Funds	21.10%	Award three vendors maximum with total contract values not to exceed \$3M. Each contract to have a maximum term of five years (three years with two one year renewal options).
UHS	Testing Adjusting Balancing Services CSA	RFQ	TBD	<b>Continuing Services Agreement Contract:</b> Testing Adjusting Balancing Services to be performed on an as-needed basis for new construction and renovation projects. Contracts available to all campuses.	\$ 3,000,000	Various Project Funds	23.70%	Award three vendors maximum with total contract values not to exceed \$3M. Each contract to have a maximum term of five years (three years with two one year renewal options).

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

**COMMITTEE:** Finance and Administration

**ITEM:** Approval is requested for changes to the University of Houston System Board of Regents Finance and Administration Committee Charter

**DATE PREVIOUSLY SUBMITTED:** November 30, 2022

**SUMMARY:**

There are two recommended changes to the charter. The first change is to move to the Facilities, Construction and Master Planning Committee the review and recommending delegation of authority to the Chancellor for contracts and related expenditures pertaining to construction projects and major repair and rehabilitation of building and facilities when the total cost is \$10 million or greater. This recommended change will streamline the Finance and Administration Committee since these \$10M or greater contracts are already presented in the Facilities, Construction and Master Planning Committee. The second edit is to delete item (g) as its meaning is the same as item (e).

**SUPPORTING**

**DOCUMENTATION:** Finance and Administration Committee Charter

**FISCAL NOTE:** None

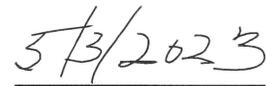
**RECOMMENDATION/  
ACTION REQUESTED:** Administration recommends approval of this item

**COMPONENT:** University of Houston System



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**SENIOR VICE CHANCELLOR**

Raymond S. Bartlett



\_\_\_\_\_  
**DATE**



\_\_\_\_\_  
**CHANCELLOR**

Renu Khator



\_\_\_\_\_  
**DATE**

**University of Houston System**  
**Board of Regents**  
**Finance & Administration Committee Charter**  
**May 18, 2023**

The Finance and Administration Committee has oversight of budget, finance, and business operations policy and performance, including reviewing the Chancellor's recommendations on annual budgets and tuition and fees.

More specifically, the committee shall:

- (a) review and recommend approval of fiscal policies and major financial plans including annual operating budgets;
- (b) review and recommend approval of tuition and fees;
- (c) review and recommend delegation of authority to the Chancellor for banking agreements;
- (d) review major financial and management reports;
- (e) review and recommend delegation of authority to the Chancellor for financial contracts and expenditures (single procurements greater than \$1 million annually, excluding construction projects and major repair and rehabilitation of building and facilities when the total cost is \$10 million or greater);
- (f) review and recommend delegation of authority to the Chancellor for land acquisition by purchase or gift; and
- (g) review and recommend approval for bond issuance.

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:** Finance and Administration

**ITEM:** Approval is requested to delegate authority to the Chancellor to negotiate and execute contracts for the design and construction of the Health and Wellness Center at the University of Houston-Victoria.

**DATE PREVIOUSLY SUBMITTED:** August 2020, February 2022

**SUMMARY:** Approval is requested to delegate authority to the Chancellor to negotiate and execute contracts for the design and construction of the Health and Wellness Center at the University of Houston-Victoria. This building would be located at the intersection of North Ben Wilson St. and East Red River Rd. The facility will include sporting and fitness areas, along with E&G space and has the potential to include community partnership programmed spaces. At this time we are requesting approval for an increased project budget as a result of market conditions.

**SUPPORTING DOCUMENTATION:** Budget, Project Schedule, Site Map & Contract Approvals

**FISCAL NOTE:** \$29.2 million: Student Fees, State-Supported Bonds, Gifts/Donations, and Lease Revenues

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

**COMPONENT:** University of Houston-Victoria

 _____	Robert K. Glenn	<u>5/12/23</u> DATE
 _____	Raymond S. Bartlett	<u>5/15/2023</u> DATE
 _____	Renu Khator	<u>05/15/2023</u> DATE

**UNIVERSITY OF HOUSTON - VICTORIA**  
**HEALTH & WELLNESS CENTER**  
**MAY 2023**

**REVISED APPROVED PROJECT BUDGET**

Construction Cost (w/ contingency)	\$25,000,000
A/E Fees	\$2,000,000
Professional Service & Testing Fees/Admin	\$1,358,050
Miscellaneous	\$208,000
Furniture	\$633,950
<b>TOTAL PROJECT COST</b>	<b>\$29,200,000</b>

**PREVIOUSLY APPROVED PROJECT BUDGET**

Construction Cost (w/ contingency and FF&E)	\$21,546,950
A/E Fees	\$2,000,000
Professional Service & Testing Fees/Admin	\$1,358,050
Miscellaneous	\$208,000
<b>TOTAL PROJECT COST</b>	<b>\$25,113,000</b>

**UNIVERSITY OF HOUSTON - VICTORIA**  
**HEALTH & WELLNESS CENTER**  
**MAY 2023**

**REVISED PROJECT SCHEDULE**

BOR Review and Approval	February 2022
Design Starts	April 2022
Construction Starts	September 2023
Occupancy	March 2025

**PREVIOUSLY APPROVED PROJECT SCHEDULE**

BOR Review and Approval	August 2020
Design Starts	April 2021
Construction Starts	August 2022
Occupancy	December 2023

**UNIVERSITY OF HOUSTON - VICTORIA**  
**HEALTH & WELLNESS CENTER**  
**MAY 2023**

**SITE PLAN**



-  Proposed Master Plan Additions
  
- Admin/Academic Buildings**
- ① West Building
- ② Center Building
- ③ Athletics/PCI
- ④ Arts & Sciences/VBEC
- ⑤ VC/UHV Shared Library
- ⑥ Facilities Service Building
- ⑩ North Building
  
- Student Housing Facilities**
- ⑦ Jaguar Hall
- ⑧ Jaguar Suites
- ⑨ Jaguar Court
  
- Project Sites**
- ⑪ Student Center & Learning Commons
- ⑫ Smith Hall
- ⑬ STEM Building
- ⑭ Ben Wilson St.
- ⑯ Northwest Campus
- ⑰ Wellness Center
- ⑲ Student Housing V
- ⑳ Student Housing VI
  
- Future Acquisitions**
- ⑮ Residential Properties
- ⑱ Various Commercial Properties for Parking

University of Houston System  
 Summary of Construction Contracts Greater than \$1 Million - UHV Health & Wellness Center  
 F&A Committee - May 2023

Component	Project	Procurement Method	Vendor	Purpose	Amount	Funding Source	HUB Goal	Comments
UHV	Health and Wellness Center	RFQ	Smith Group	<b>Design contract.</b> Design Contract for the Health & Wellness Center Building on the UHV campus.	\$ 2,000,000	Student Fees, State Funds, Donations	23.70%	Previously approved for \$2,000,000 at the August 2020 and February 2022 BOR meeting.
UHV	Health and Wellness Center	CSP	TBD	<b>Construction contract.</b> Construction Contract for the Health & Wellness	\$ 25,000,000	Student Fees, State Funds, Donations	21.10%	Previously approved for \$16,000,000 at the August 2020 meeting and \$21,546,950 at

University of Houston-Victoria										
Health and Wellness Center Financial Pro Forma										
	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35
<b>Revenue</b>										
Student Fees	\$ 570,357	\$ 581,764	\$ 593,400	\$ 605,268	\$ 617,373	\$ 629,720	\$ 642,315	\$ 655,161	\$ 668,264	\$ 681,630
DeTar Hospital Lease (15 yr \$3m)	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
Student fees collected prior to Opening	487,032	487,032	487,032	487,032	487,032	487,032				
Student Service Fees	165,000	168,300	171,666	175,099	178,601	182,173	185,817	189,533	193,324	197,190
Faculty/staff plan (\$20 per month)	24,000	25,200	26,460	27,783	29,172	30,631	32,162	33,770	35,459	37,232
UHV family plan (\$30 per month)	36,000	37,800	39,690	41,675	43,758	45,946	48,243	50,656	53,188	55,848
Alumni plan (\$20 per month)	30,000	31,500	33,075	34,729	36,465	38,288	40,203	42,213	44,324	46,540
Visiting student plan (\$25 per month)	9,000	9,450	9,923	10,419	10,940	11,487	12,061	12,664	13,297	13,962
Revenue from Room Rentals	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524
E&G share of expenses at 45%	247,442	265,192	288,961	328,653	334,773	341,077	268,819	275,507	282,395	289,490
Partner share of expenses at 15%	82,481	88,397	96,320	109,551	111,591	113,692	89,606	91,836	94,132	96,497
<b>Total Revenue</b>	<b>1,856,311</b>	<b>1,899,786</b>	<b>1,951,831</b>	<b>2,025,671</b>	<b>2,055,332</b>	<b>2,085,842</b>	<b>1,525,197</b>	<b>1,557,489</b>	<b>1,590,717</b>	<b>1,624,912</b>
<b>Expenses</b>										
Payroll, includes benefits	165,000	169,950	175,049	180,300	185,709	191,280	197,019	202,929	209,017	215,288
Utilities	87,770	90,403	93,115	95,909	98,786	101,749	104,802	107,946	111,184	114,520
Custodial Contract	129,000	132,870	136,856	140,962	145,191	149,546	154,033	158,654	163,413	168,316
Marketing	5,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Maintenance	25,100	25,853	26,629	27,427	28,250	29,098	29,971	30,870	31,796	32,750
Insurance	8,000	8,240	8,487	8,742	9,004	9,274	9,552	9,839	10,134	10,438
Life Cycle Renewal Reserve	130,000	160,000	200,000	275,000	275,000	275,000	100,000	100,000	100,000	100,000
<b>Total Expenses</b>	<b>549,870</b>	<b>589,316</b>	<b>642,136</b>	<b>730,340</b>	<b>743,940</b>	<b>757,948</b>	<b>597,376</b>	<b>612,238</b>	<b>627,545</b>	<b>643,311</b>
<b>Net Operating Income (Loss)</b>	<b>1,306,441</b>	<b>1,310,469</b>	<b>1,309,695</b>	<b>1,295,331</b>	<b>1,311,393</b>	<b>1,327,894</b>	<b>927,821</b>	<b>945,251</b>	<b>963,172</b>	<b>981,601</b>
Less: Annual Debt Service	836,036	836,036	836,036	836,036	836,036	836,036	836,036	836,036	836,036	836,036
<b>Income after debt service</b>	<b>470,405</b>	<b>474,434</b>	<b>473,659</b>	<b>459,296</b>	<b>475,357</b>	<b>491,859</b>	<b>91,785</b>	<b>109,216</b>	<b>127,136</b>	<b>145,565</b>
<b>Accumulated Revenue(Loss)</b>	<b>470,405</b>	<b>944,839</b>	<b>1,418,499</b>	<b>1,877,794</b>	<b>2,353,152</b>	<b>2,845,010</b>	<b>2,936,796</b>	<b>3,046,011</b>	<b>3,173,148</b>	<b>3,318,713</b>
<b>Debt Coverage Ratio</b>	<b>1.56</b>	<b>1.57</b>	<b>1.57</b>	<b>1.55</b>	<b>1.57</b>	<b>1.59</b>	<b>1.11</b>	<b>1.13</b>	<b>1.15</b>	<b>1.17</b>

**UNIVERSITY OF HOUSTON - VICTORIA**  
**HEALTH & WELLNESS CENTER**  
**MAY 2023**

**REVISED APPROVED PROJECT BUDGET**

Construction Cost (w/ contingency)	\$25,000,000
A/E Fees	\$2,000,000
Professional Service & Testing Fees/Admin	\$1,358,050
Miscellaneous	\$208,000
Furniture	\$633,950
<b>TOTAL PROJECT COST</b>	<b>\$29,200,000</b>

**PREVIOUSLY APPROVED PROJECT BUDGET**

Construction Cost (w/ contingency and FF&E)	\$21,546,950
A/E Fees	\$2,000,000
Professional Service & Testing Fees/Admin	\$1,358,050
Miscellaneous	\$208,000
<b>TOTAL PROJECT COST</b>	<b>\$25,113,000</b>

**UNIVERSITY OF HOUSTON - VICTORIA  
HEALTH & WELLNESS CENTER  
MAY 2023**

**REVISED PROJECT SCHEDULE**

BOR Review and Approval	February 2022
Design Starts	April 2022
Construction Starts	September 2023
Occupancy	March 2025

**PREVIOUSLY APPROVED PROJECT SCHEDULE**

BOR Review and Approval	August 2020
Design Starts	April 2021
Construction Starts	August 2022
Occupancy	December 2023

**UNIVERSITY OF HOUSTON - VICTORIA**  
**HEALTH & WELLNESS CENTER**  
**MAY 2023**

**SITE PLAN**



- Proposed Master Plan Additions**
- Admin/Academic Buildings**
    - ① West Building
    - ② Center Building
    - ③ Athletics/PCI
    - ④ Arts & Sciences/VBEC
    - ⑤ VC/UHV Shared Library
    - ⑥ Facilities Service Building
    - ⑩ North Building
  - Student Housing Facilities**
    - ⑦ Jaguar Hall
    - ⑧ Jaguar Suites
    - ⑨ Jaguar Court
  - Project Sites**
    - ⑪ Student Center & Learning Commons
    - ⑫ Smith Hall
    - ⑬ STEM Building
    - ⑭ Ben Wilson St.
    - ⑮ Northwest Campus
    - ⑯ Wellness Center
    - ⑰ Student Housing V
    - ⑱ Student Housing VI
  - Future Acquisitions**
    - ⑮ Residential Properties
    - ⑯ Various Commercial Properties for Parking

University of Houston System  
 Summary of Construction Contracts Greater than \$1 Million - UHV Health & Wellness Center  
 F&A Committee - May 2023

Component	Project	Procurement Method	Vendor	Purpose	Amount	Funding Source	HUB Goal	Comments
UHV	Health and Wellness Center	RFQ	Smith Group	<b>Design contract.</b> Design Contract for the Health & Wellness Center Building on the UHV campus.	\$ 2,000,000	Student Fees, State Funds, Donations	23.70%	Previously approved for \$2,000,000 at the August 2020 and February 2022 BOR meeting.
UHV	Health and Wellness Center	CSP	TBD	<b>Construction contract.</b> Construction Contract for the Health & Wellness	\$ 25,000,000	Student Fees, State Funds, Donations	21.10%	Previously approved for \$16,000,000 at the August 2020 meeting and \$21,546,950 at

University of Houston-Victoria											
Health and Wellness Center Financial Pro Forma											
		FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35
<b>Revenue</b>											
Student Fees	\$	570,357	\$ 581,764	\$ 593,400	\$ 605,268	\$ 617,373	\$ 629,720	\$ 642,315	\$ 655,161	\$ 668,264	\$ 681,630
DeTar Hospital Lease (15 yr \$3m)		200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
Student fees collected prior to Opening		487,032	487,032	487,032	487,032	487,032	487,032				
Student Service Fees		165,000	168,300	171,666	175,099	178,601	182,173	185,817	189,533	193,324	197,190
Faculty/staff plan (\$20 per month)		24,000	25,200	26,460	27,783	29,172	30,631	32,162	33,770	35,459	37,232
UHV family plan (\$30 per month)		36,000	37,800	39,690	41,675	43,758	45,946	48,243	50,656	53,188	55,848
Alumni plan (\$20 per month)		30,000	31,500	33,075	34,729	36,465	38,288	40,203	42,213	44,324	46,540
Visiting student plan (\$25 per month)		9,000	9,450	9,923	10,419	10,940	11,487	12,061	12,664	13,297	13,962
Revenue from Room Rentals		5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524
E&G share of expenses at 45%		247,442	265,192	288,961	328,653	334,773	341,077	268,819	275,507	282,395	289,490
Partner share of expenses at 15%		82,481	88,397	96,320	109,551	111,591	113,692	89,606	91,836	94,132	96,497
<b>Total Revenue</b>		<b>1,856,311</b>	<b>1,899,786</b>	<b>1,951,831</b>	<b>2,025,671</b>	<b>2,055,332</b>	<b>2,085,842</b>	<b>1,525,197</b>	<b>1,557,489</b>	<b>1,590,717</b>	<b>1,624,912</b>
<b>Expenses</b>											
Payroll, includes benefits		165,000	169,950	175,049	180,300	185,709	191,280	197,019	202,929	209,017	215,288
Utilities		87,770	90,403	93,115	95,909	98,786	101,749	104,802	107,946	111,184	114,520
Custodial Contract		129,000	132,870	136,856	140,962	145,191	149,546	154,033	158,654	163,413	168,316
Marketing		5,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Maintenance		25,100	25,853	26,629	27,427	28,250	29,098	29,971	30,870	31,796	32,750
Insurance		8,000	8,240	8,487	8,742	9,004	9,274	9,552	9,839	10,134	10,438
Life Cycle Renewal Reserve		130,000	160,000	200,000	275,000	275,000	275,000	100,000	100,000	100,000	100,000
<b>Total Expenses</b>		<b>549,870</b>	<b>589,316</b>	<b>642,136</b>	<b>730,340</b>	<b>743,940</b>	<b>757,948</b>	<b>597,376</b>	<b>612,238</b>	<b>627,545</b>	<b>643,311</b>
<b>Net Operating Income (Loss)</b>		<b>1,306,441</b>	<b>1,310,469</b>	<b>1,309,695</b>	<b>1,295,331</b>	<b>1,311,393</b>	<b>1,327,894</b>	<b>927,821</b>	<b>945,251</b>	<b>963,172</b>	<b>981,601</b>
Less: Annual Debt Service		836,036	836,036	836,036	836,036	836,036	836,036	836,036	836,036	836,036	836,036
<b>Income after debt service</b>		<b>470,405</b>	<b>474,434</b>	<b>473,659</b>	<b>459,296</b>	<b>475,357</b>	<b>491,859</b>	<b>91,785</b>	<b>109,216</b>	<b>127,136</b>	<b>145,565</b>
<b>Accumulated Revenue(Loss)</b>		<b>470,405</b>	<b>944,839</b>	<b>1,418,499</b>	<b>1,877,794</b>	<b>2,353,152</b>	<b>2,845,010</b>	<b>2,936,796</b>	<b>3,046,011</b>	<b>3,173,148</b>	<b>3,318,713</b>
<b>Debt Coverage Ratio</b>		<b>1.56</b>	<b>1.57</b>	<b>1.57</b>	<b>1.55</b>	<b>1.57</b>	<b>1.59</b>	<b>1.11</b>	<b>1.13</b>	<b>1.15</b>	<b>1.17</b>

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

**COMMITTEE:** Finance and Administration

**ITEM:** Approval is requested to delegate authority to the Chancellor to negotiate and execute contracts for the design and construction of the new Football Operations Building - University of Houston

**DATE PREVIOUSLY SUBMITTED:** February 2022

**SUMMARY:**

Approval is requested to delegate authority to the Chancellor to negotiate and execute contracts for the new Football Operations Building located on the University of Houston campus. The building will consolidate football operations and training spaces to replace the smaller facility located within the Athletic/Alumni Building. The facility will create a top recruitment experience and provide an experiential game day destination. In addition to the consolidated training and operations facility, the scope includes stadium enhancements with additional suites, premium seating, party deck, and state of the art scoreboard. The building will be integrated into the TDECU Football Stadium.

**SUPPORTING DOCUMENTATION:** Budget, Project Schedule, Site Map & Contract Approvals

**FISCAL NOTE:** \$140 million financed with gifts and auxiliary revenues

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

**COMPONENT:** University of Houston

		<u>5/11/23</u>
<b>PRESIDENT</b>	Renu Khator	<b>DATE</b>
		<u>4/28/2023</u>
<b>SENIOR VICE CHANCELLOR</b>	Raymond S. Bartlett	<b>DATE</b>
		<u>5/11/23</u>
<b>CHANCELLOR</b>	Renu Khator	<b>DATE</b>

**UNIVERSITY OF HOUSTON  
FOOTBALL OPERATIONS CENTER  
SUPPORTING DOCUMENTATION**

**REVISED PROJECT BUDGET**

Construction Cost Building & Stadium Enhancements (including contingencies & AV)	\$118,300,000
A/E Fees	\$ 11,500,000
Professional Service & Testing Fees	\$ 4,000,000
Miscellaneous	\$ 1,200,000
Furniture	\$ 5,000,000
<b>TOTAL PROJECT COST</b>	<b><u>\$ 140,000,000</u></b>

**ORIGINAL PROJECT BUDGET**

Construction Cost (including contingencies & AV)	\$ 62,450,000
A/E Fees	\$ 6,100,000
Professional Service & Testing Fees	\$ 3,700,000
Miscellaneous	\$ 750,000
Furniture	\$ 2,000,000
<b>TOTAL PROJECT COST</b>	<b><u>\$ 75,000,000</u></b>

**UNIVERSITY OF HOUSTON  
FOOTBALL OPERATIONS CENTER  
SUPPORTING DOCUMENTATION**

**REVISED PROPOSED SCHEDULE**

BOR Review and Approval	May 2023
Design Completion	Winter 2023
Construction Starts	Winter 2023
Completion	Summer 2025

**PROPOSED SCHEDULE**

BOR Review and Approval	February 2022
Design Completion	Summer 2023
Construction Starts	Summer 2023
Completion	Winter 2024

**UNIVERSITY OF HOUSTON  
FOOTBALL OPERATIONS BUILDING  
SUPPORTING DOCUMENTATION**

**SITE MAP 1**



University of Houston System  
 Summary of Construction Contracts Greater than \$1 Million  
 F&A Committee May 18, 2023

Component	Project	Procurement Method	Vendor	Purpose	Amount	Funding Source	HUB Goal	Comments
UH	Football Operations Bldg	RFQ	Austin Commercial	<b>Construction contract.</b> Construction contract for the construction of the Football Operations Bldg. located at the University of Houston.	\$ 118,300,000	Gifts	21.10%	Previously submitted on 2/24/2022 for \$62,450,000.
UH	Football Operations Bldg	RFQ	DLR	<b>Design contract.</b> Design contract for design services for the Football Operations Bldg. located at the University of Houston.	\$ 11,500,000	Gifts	23.70%	Previously submitted on 2/24/2022 for \$6,100,000.
UH	Football Operations Bldg	ITB	TBD	<b>Furnishings Contract.</b> Purchase and installation of the furnishings and equipment for the Football Operations University of Houston.	\$ 5,000,000	Gifts	21.10%	Previously submitted on 2/24/2022 for \$2,000,000. Multiple contracts and/or purchase orders for a total sum of \$5M.