
AGENDA

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

DATE: Thursday, November 16, 2023

TIME: 1:00 PM

PLACE: Hilton University of Houston Hotel
Conrad Hilton Ballroom, Second Floor
4800 Calhoun Rd
Houston, TX 77204

Chair: Ricky Raven

Vice Chair: Alonzo Cantu

Members: Beth Madison
Tammy Murphy
Tilman J. Fertitta, Ex Officio

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

Presenter: Chair Ricky Raven

A. Call to Order

Presenter: Chair Ricky Raven

B. Approval of Committee Minutes

- August 23, 2023, Facilities, Construction and Master Planning Committee Meeting

Action: Approval

Presenter: Chair Ricky Raven

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

Action: Approval

Presenter: Loren J. Blanchard, President of the University of Houston-Downtown

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

14

Action: Approval

Presenter: Richard Walker, President of the University of Houston-Clear Lake

- E. Approval is requested to delegate authority to the Chancellor to negotiate and execute contracts for the design and construction of a new Dining Commons located at the University of Houston 20

Action: Approval

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

- F. Annual report on the condition of buildings and facilities – University of Houston System 24

Action: Information

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

II. **Executive Session**

Presenter: Chair Ricky Raven

- 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 Ricky Raven

IV. **Adjourn**

**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: December 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

10/26/2023
DATE



SENIOR VICE CHANCELLOR Raymond S. Bartlett

10/27/23

DATE



CHANCELLOR Renu Khator

11/08/2023
DATE



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

November 16, 2023

Master Plan Goals

The updated Campus Master Plan serves as a tool to align the development of the university's physical campus and facilities with its mission to advance the goals of the strategic plan, "*A New Paradigm*".

- ✓ Clear sense of identity and improve visibility.
- ✓ Attractive and functional spaces that enhance the student experience.
- ✓ Flexible learning spaces that promote academic excellence.
- ✓ Increase multimodal access to and through the campus.
- ✓ Integrate the campus with downtown Houston.

Future Initiatives

- *The Gator Expansion Project:*
4th Floor Addition to the Girard Street Building.
One Main Building renovation.
- *Wayfinding Project (Phase II)*
One Main Building Roof Top Signage



One Main Building

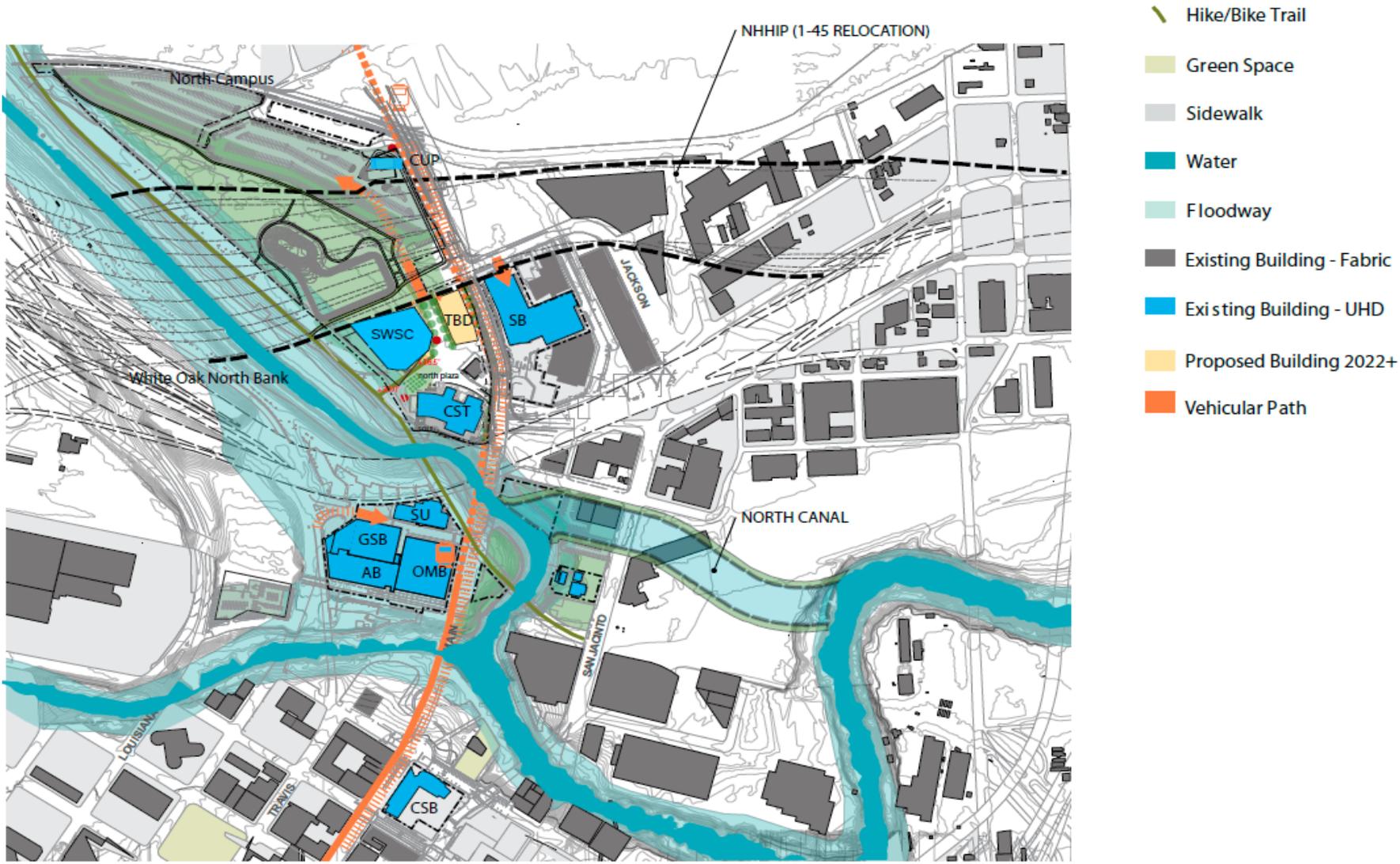
Building Updates:

- ✓ Student Wellness & Success Center opened Spring 2023.
- ✓ Final phase of waterproofing, painting and repairing the exterior of the historic One Main Building.
- ✓ Major progress on the One Main Building elevator modernization project.
- ✓ Continue to address planned/deferred maintenance as per the Life Cycle Index.

Land Purchases /Real Estate Update:

- ✓ UHD/UHS remain engaged in discussion with TXDoT regarding the UHS land required for the highway improvement project.
- ✓ UHD/UHS are in discussions with the City of Houston and Harris County regarding UHS land required for the North Canal project.
- ✓ UHD/UHS continues to assess and evaluate available property adjacent to the campus with the intention of acquiring.
- ✓ UHD is actively exploring land development options for UHD/UHS underutilized land to improve parking and resolve other space issues.

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

Plan Scenarios for Campus Improvements & Expansion:

- **Two plan scenarios were required to address the uncertain time horizon of the Highway Improvement Project and the North Canal Project.**
- **The plans design drivers were based on analysis of future space needs and stakeholders interview takeaways:**
 - ✓ **Establish defined and recognized campus borders.**
 - ✓ **Create spaces that foster a strong sense of community and pride.**
 - ✓ **Simplify the campus circulation and improve wayfinding.**
 - ✓ **“Gator Green”, an active green space along the banks of the bayous to tie the campus together.**
 - ✓ **Recreational spaces and fields to support student life & wellness.**
 - ✓ **Improve student parking.**
 - ✓ **Student housing to create a rich student life experience and a strong sense of community.**

Plan 1: Existing Landscape

No major construction on the Highway Improvement Project and the North Canal Project.

- **Continue campus expansion into the near northside neighborhood.**
- **Developed underutilized university owned property.**
 - **Washington Street Parking Lot**
 - **Vacant Student Life Center (former recreation center)**
 - **Wood Street Parking Lot**
 - **Daly Street Parking Lot**
- **Acquisition or development partnership with adjacent property owners.**
- **Continue partnering with the Downtown District and Buffalo Bayou Partnership to create welcoming green gathering spaces.**

Existing

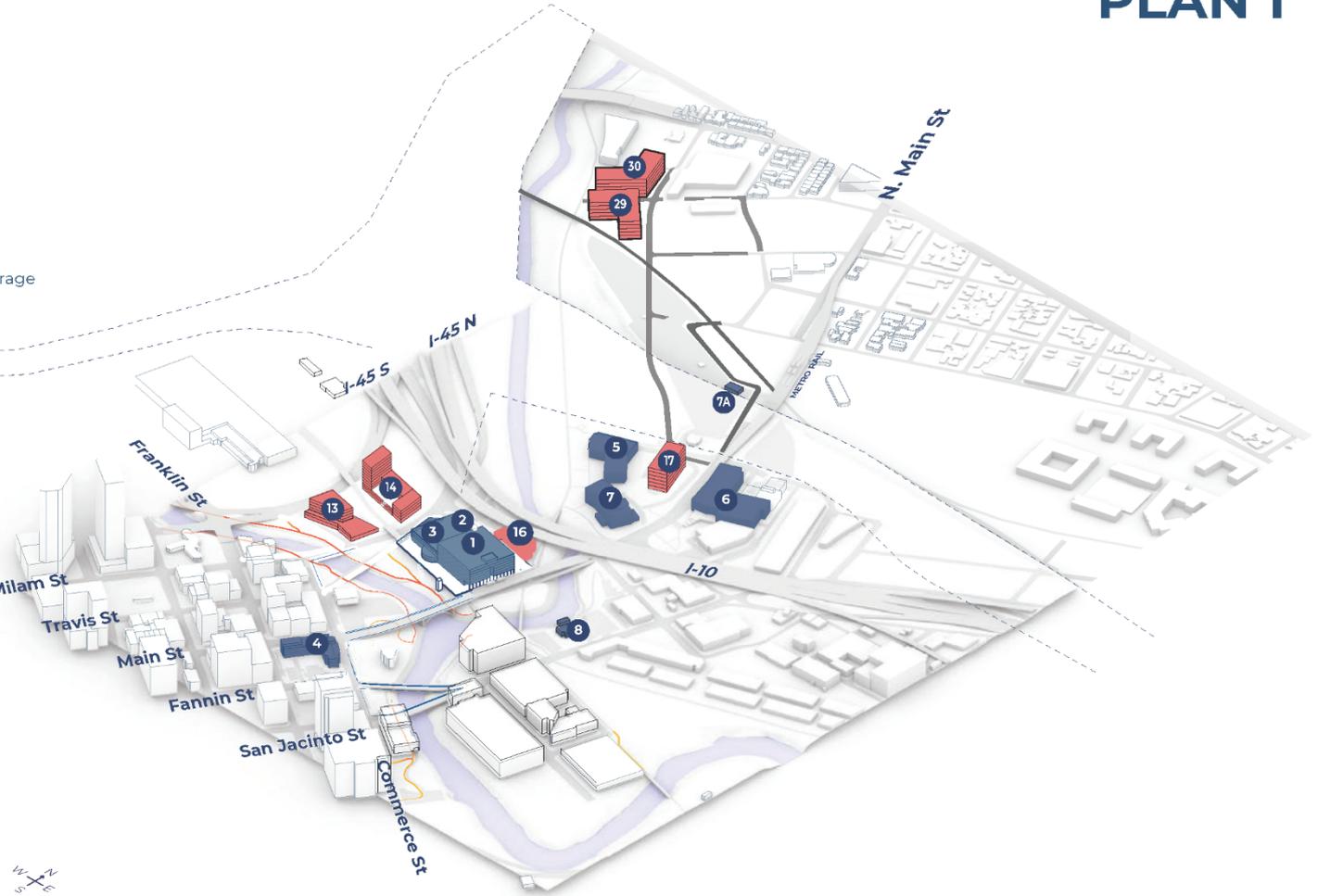
- 1 One Main Building
- 2 Girard Street Building
- 3 Academic & Student Service Building
- 4 Commerce Street Building
- 5 Wellness & Success Building
- 6 Shea Street Building & Vine Street Garage
- 7 Science & Technology Building
- 7A North Utility Plant
- 8 Willow Street Pump Station

New/Partnership

- 13 Performing Arts Building & Parking
- 14 Student Union & Convocation Center
- 16 Former Student Life Center to Student Parking & Student Housing
- 17 Innovation & Entrepreneur Center
- 29 Academic
- 30 Academic

Legend

- Existing Building
- New Building - Plan 1



Plan 2: Cohesive Campus

- ***The Highway Improvement Project and the North Canal Project moves forward.***
- **Campus expansion east into the Warehouse District.**
- **Acquire TXDoT surplus land to connect the south and north campus and provide green gathering spaces.**
- **Develop underutilized university owned property.**
 - **Washington Street Parking Lot**
 - **Vacant Student Life Center (former recreation center)**
 - **Wood Street Parking Lot**
 - **Daly Street Parking Lot**
- **Acquisition or development partnership with adjacent property owners.**

PLAN 2

PLAN 2

Existing

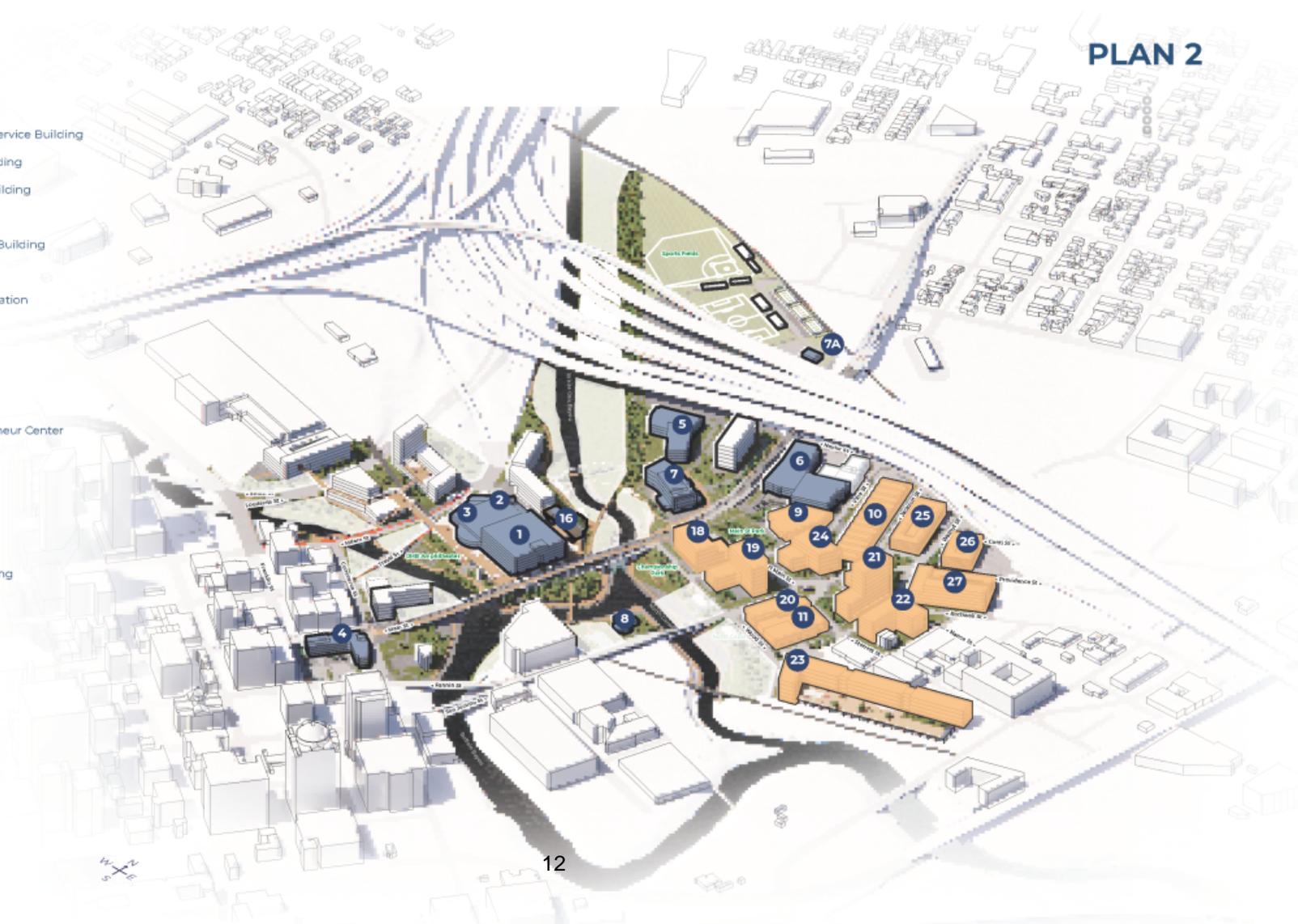
- 1 One Main Building
- 2 Girard Street Building
- 3 Academic & Student Service Building
- 4 Commerce Street Building
- 5 Wellness & Success Building
- 6 Shea Street Building
- 7 Science & Technology Building
- 7A North Utility Plant
- 8 Willow Street Pump Station
- 16 Student Life Center

New / Partnership

- 9 Student Union
- 10 Innovation & Entrepreneur Center
- 11 Academic
- 18 Academic
- 19 Academic
- 20 Academic
- 21 Performing Arts Building
- 22 Parking
- 23 Student Housing
- 24 Academic
- 25 Parking
- 26 Student Housing
- 27 Convocation Center

Legend

- Existing Building
- New Building



Summary of Next Steps:

- **Create an Implementation Strategy:**
 - **Develop priorities and preferences based on vision.**
 - **More detail planning:**
 - **Design guidelines**
 - **Feasibility studies**
 - **Funding framework**
 - **Logical phasing and sequence of capital development projects**
 - **Transformative projects in the first phase.**

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: December 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

10/26/2023
DATE



SENIOR VICE CHANCELLOR Raymond S. Bartlett

10/27/23
DATE



CHANCELLOR Renu Khator

11/08/2023
DATE



University
of Houston
Clear Lake

BOARD OF REGENTS ANNUAL MASTER PLAN UPDATE FOR UNIVERSITY OF HOUSTON-CLEAR LAKE

November 16, 2023

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
- Student Center planning
- Campus-wide transportation plan, including vehicular, bicycle, public transit, shuttle, pedestrian, and support for Pearland and TMC



MASTER PLAN UPDATE OVERVIEW

Building Updates *(added or removed)*

- No new buildings added or removed since last report
- Planning underway:
 - STEM II Request
 - Student Center – Referendum passed next step: Feb Fee Request
 - Enrollment Center Update
 - Planning for 50th Anniversary

Land or Boundary Updates *(added or removed)*

- No Updates

Landscape, Art or Misc. Updates *(added or removed)*

- New main entrance for Pearland
- Wayfinding project complete
- Upgrades to nature trail/coastal savanna restoration
- Sports field completed



MASTER PLAN UPDATE OVERVIEW

UHCL Current Major Projects

- Bayou Building CCAP Project

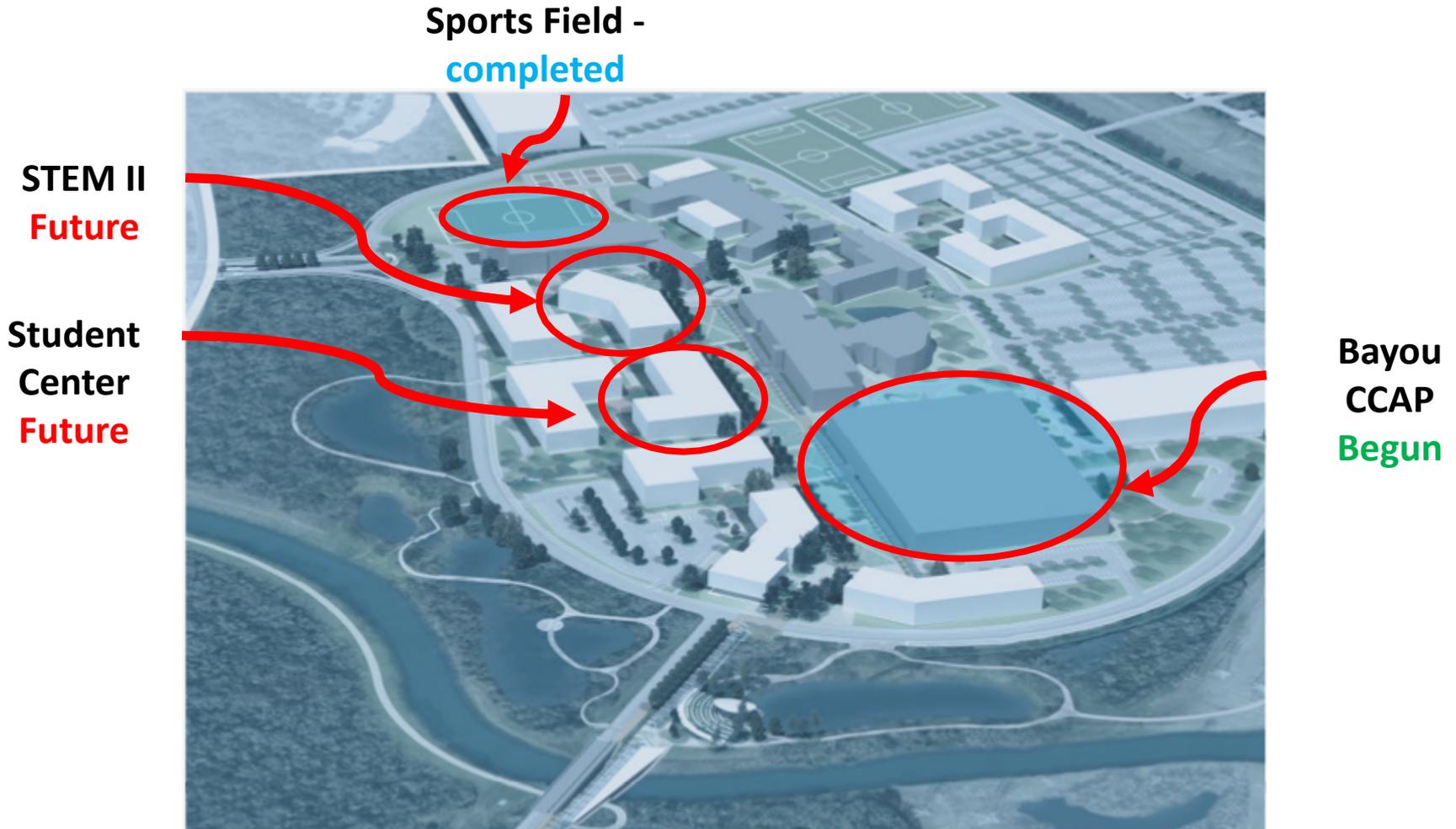


Upcoming Major Projects

- STEM II
- Student Center
- Delta Building renovation



UPDATED MASTER PLAN VISUAL



Shaded: Existing buildings
Light: Future buildings



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

COMMITTEE: Facilities, Construction and Master Planning

ITEM: Approval is requested to delegate authority to the Chancellor to negotiate and execute contracts for the design and construction of a new Dining Commons located at the University of Houston.

DATE PREVIOUSLY SUBMITTED: N/A

SUMMARY:

Approval is requested to delegate authority to the Chancellor to negotiate and execute contracts for a new Dining Commons located at the University of Houston. This new multi-story dining facility will be approximately 71,000 GSF. The new Dining Commons will be designed and constructed to replace the existing Moody Dining Hall which is currently undersized for the student body and the infrastructure and equipment are at end of life.

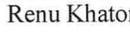
SUPPORTING

DOCUMENTATION: Project Budget, Timeline and Site Plan

FISCAL NOTE: \$64 million Auxiliary Revenue Bonds

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

COMPONENT: University of Houston

		
PRESIDENT	Renu Khator	DATE
		10/27/23
SENIOR VICE CHANCELLOR	Raymond S. Bartlett	DATE
		
CHANCELLOR	Renu Khator	DATE

**UNIVERSITY OF HOUSTON
DINING COMMONS
SUPPORTING DOCUMENTATION**

PROJECT BUDGET

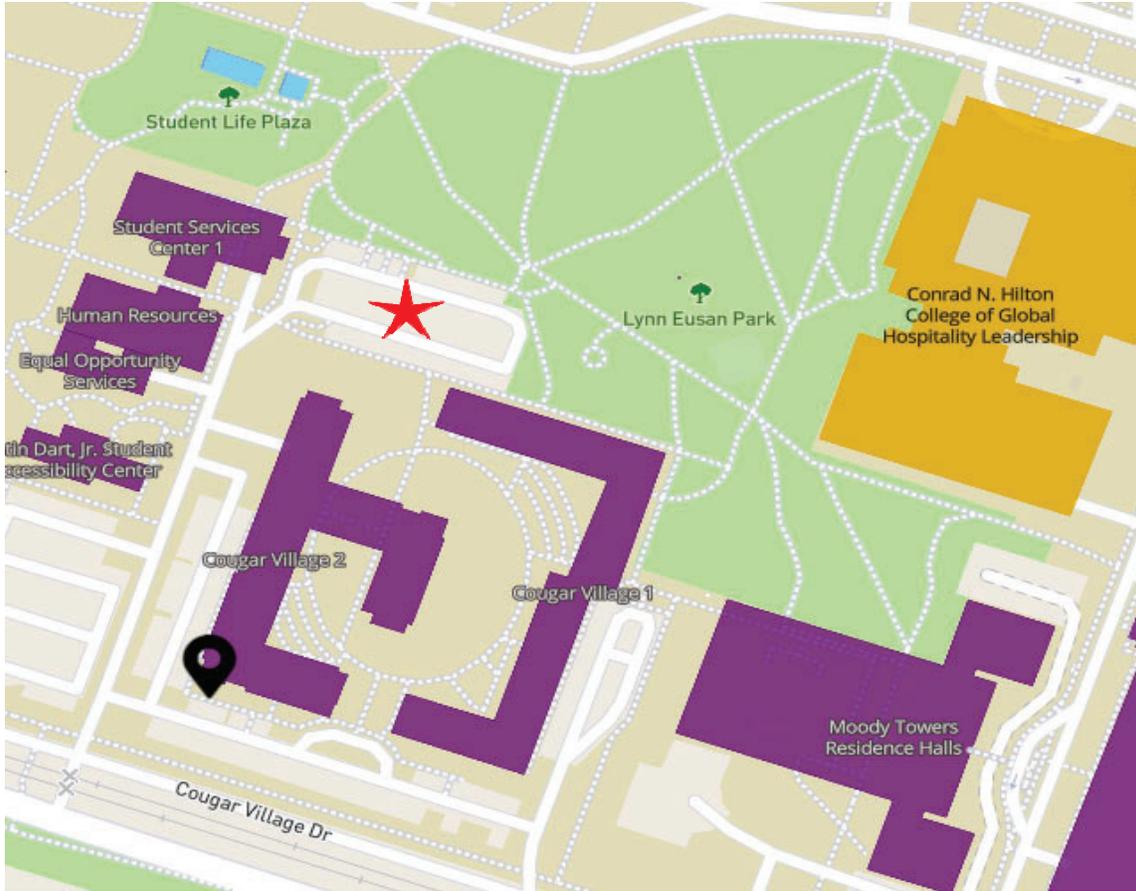
Construction Cost (including contingencies & AV)	\$53,790,000
A/E Fees	\$5,205,000
Professional Service & Testing Fees	\$3,215,000
Miscellaneous	\$590,000
FF&E	\$1,200,000
TOTAL PROJECT COST	<u>\$64,000,000</u>

PROPOSED PROJECT SCHEDULE

BOR Review and Approval	November 2023
Design Completion	Summer 2025
Construction Starts	Fall 2025
Completion	Summer 2027

UNIVERSITY OF HOUSTON
DINING COMMONS
SUPPORTING DOCUMENTATION

SITE MAP



University of Houston
 Summary of Construction Contracts Greater than \$1 Million - Dining Commons
 November 2023

Component	Project	Procurement Method	Vendor	Purpose	Amount	Funding Source	HUB Goal	Comments
UH	Dining Commons	Request for Qualifications	To Be Determined	Construction contract. Construction of the Dining Commons Project at the University of Houston.	\$ 53,790,000	Auxiliary	21.10%	
UH	Dining Commons	Request for Qualifications	To Be Determined	Design contract. Design services for the Dining Commons Project at the University of Houston.	\$ 5,205,000	Auxiliary	23.70%	
UH	Dining Commons	Invitation for Bid	To Be Determined	Furniture, Fixtures and Equipment (FF&E) contract. Procurement of FF&E for the Dining Commons Project at the University of Houston.	\$ 1,200,000	Auxiliary	21.10%	

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

COMMITTEE: Facilities, Construction and Master Planning

ITEM: Annual report on the condition of buildings and facilities – University of Houston System.

DATE PREVIOUSLY SUBMITTED: December 2022

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/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

10/27/23

DATE



CHANCELLOR

Renu Khator

11/08/2023

DATE



Board of Regents
Annual Deferred Maintenance System Report

November 16, 2023

FY 2023 DEFERRED MAINTENANCE REPORT

5 Year Projected Total Campus Deferred/Planned Maintenance

\$ 435,402,000 – E&G

\$ 118,098,000 – Auxiliary

\$ 553,500,000 – Total (includes soft cost)

FY 2023 Deferred/Planned Maintenance Expenditures

\$ 15,000,000 – Standard Allocations

\$ 11,739,000 - Capital Renewal Core projects

\$ 5,133,000- Life Sciences projects

\$ 31,900,000 – Total

FY 2024 Deferred/Planned Maintenance Budget

\$ 17,000,000 – Standard Allocations

\$ 30,400,000 - Capital Renewal Core projects

\$ 4,750,000 - Life Sciences projects

\$ 52,150,000 – Total

FY 2023 DEFERRED MAINTENANCE REPORT

Campus at a Glance



Total Campus Replacement Value = **\$ 10.35b**
(Buildings: \$8.5b, Infrastructure: \$1.85b)²



Building count = **161**¹



Total GSF = **16.7m**¹



Avg. Building Age = **37 yrs.**



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



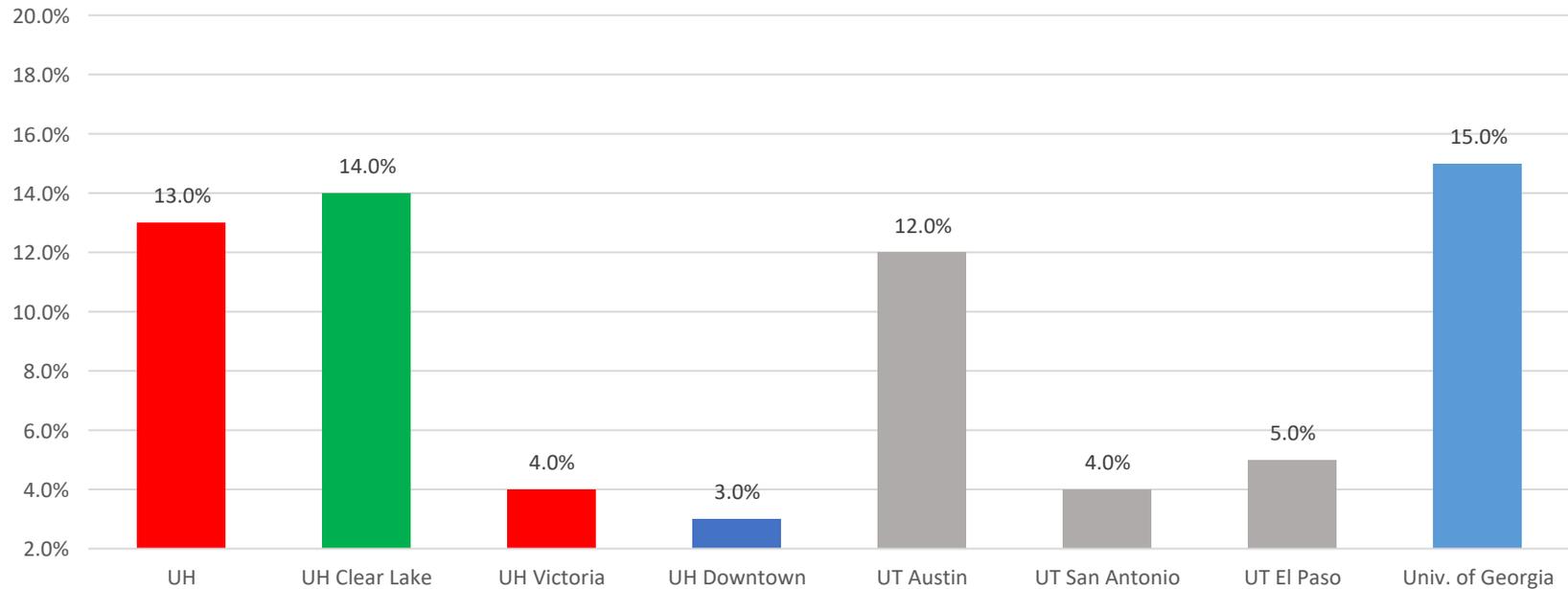
Combined Facility Condition Index = **13%**¹

1- Central Campus, including Technology Bridge, Coastal Center, UH at Sugar Land, and UH at Katy
2 – 8% Escalation from previous year

FY 2023 DEFERRED MAINTENANCE REPORT

FCI Benchmark

FCI - Comparison



Data was provided by each institution
Data from other universities: 2020-2023

FY 2023 DEFERRED MAINTENANCE REPORT

Asset Performance - 20 Assets Ranked by Highest FCI

	Building Name	FCI	FCI Cost	CRV	AGE
Critical	J. Davis Armistead	0.58	\$54,469,800	\$94,705,200	47
	*College of Phar.Tx.Med.Center	0.51	\$15,027,263	\$29,594,776	43
	A. D. Bruce Religion Center	0.56	\$8,892,698	\$15,824,160	59
	Lamar Fleming, Jr.	0.51	\$43,756,200	\$86,073,840	58
	Cullen Coll. of Engineering 1	0.43	\$71,328,600	\$165,434,400	54
	**Stephen Power Farish Hall	0.38	\$30,216,240	\$81,761,400	53
	Agnes Arnold Auditorium	0.39	\$4,447,653	\$11,508,480	55
	Student Service Center 1	0.38	\$8,571,420	\$22,777,200	55
	Philip Guthrie Hoffman Hall	0.36	\$34,165,800	\$95,784,120	49
	Poor	Isabel C. Cameron	0.30	\$6,353,640	\$21,218,760
Ezekiel W Cullen		0.29	\$24,455,520	\$85,114,800	73
* Agnes Arnold Hall		0.27	\$31,648,320	\$119,280,600	56
*Charles F. McElhinney Hall		0.27	\$14,025,960	\$51,908,040	52
Bates Law (Law Center)		0.25	\$15,392,592	\$62,337,600	54
Fine Arts Building		0.24	\$23,496,480	\$96,143,760	51
M. D. Anderson Library		0.24	\$58,141,800	\$240,599,160	73
*Science and Research 1		0.22	\$34,525,440	\$157,642,200	54
University of Houston Science Cent.		0.20	\$16,655,118	\$83,972,525	32
Moody Towers Residence Halls		0.17	\$29,970,000	\$177,422,400	53
Max Krost Hall	0.14	\$3,646,135	\$26,373,600	53	
Teaching Unit 2 Building	0.14	\$8,991,000	\$62,337,600	48	

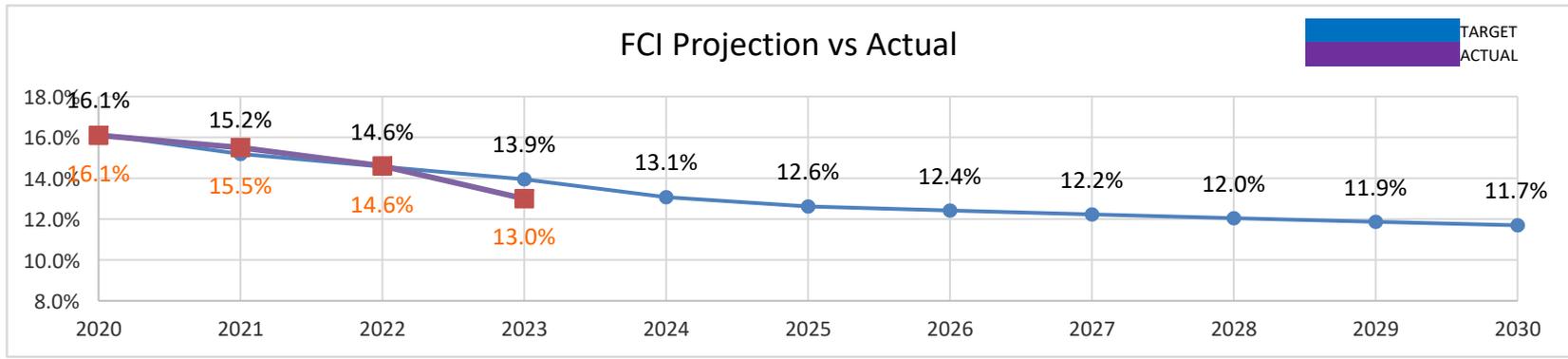
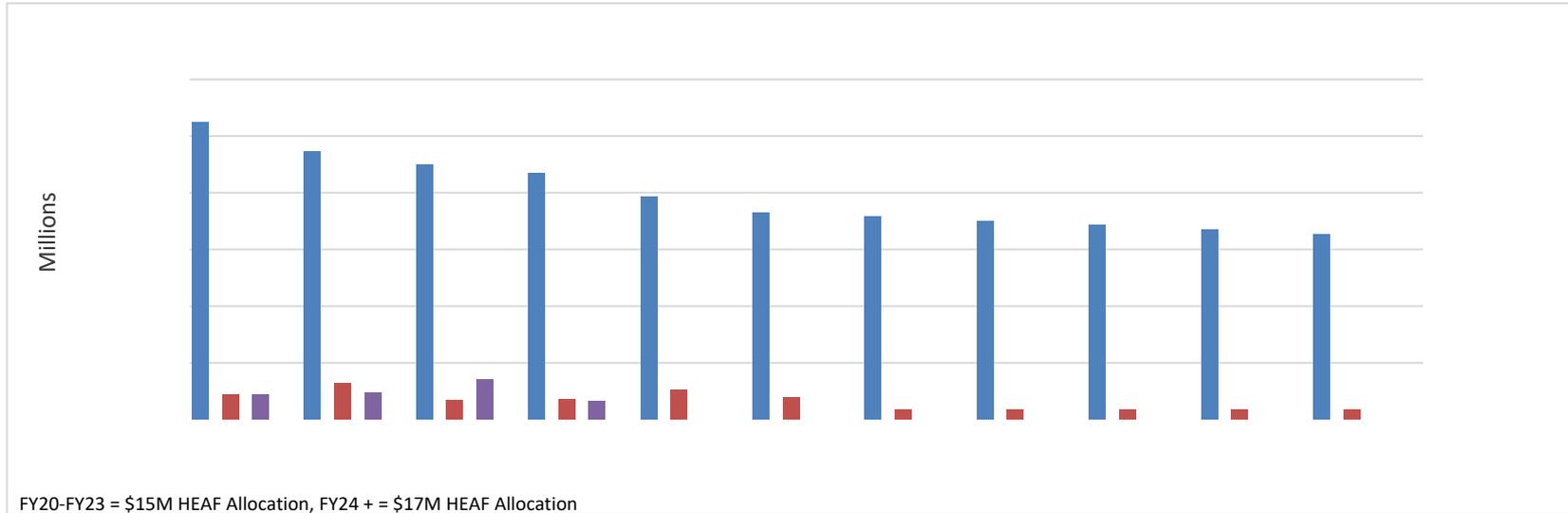
0.11- 0.30 Poor

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 2023 DEFERRED MAINTENANCE REPORT

10 YEAR PLAN AT CURRENT LEVEL (\$15M-\$17 per year) WITH CORE AND LIFE SCIENCE PROJECTS INCLUDED



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: 2023-24 at 8% each year, all others at 3% ea.



FY 2023 DEFERRED MAINTENANCE REPORT

5 Year Projected Total Campus Deferred/Planned Maintenance

\$ 12,239,000 – E&G

\$ 12,239,000 – Total (includes soft cost)

FY 2023 Deferred/Planned Maintenance Expenditures

\$ 1,800,000 – Standard Allocations

\$ 1,085,990 – Project related

\$ 389,710 – Other

\$ 3,275,700 - Total

FY 2024 Deferred/Planned Maintenance Budget

\$ 1,800,00 – Standard Allocations

\$ 75,000 – Project related

\$ 50,000 – Other

\$ 1,975,000– Total

FY 2023 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
- FY2023 deferred maintenance projects include: site improvements, site utilities, electrical systems, HVAC systems, plumbing, interiors, conveying, and building envelope.

FY 2023 DEFERRED MAINTENANCE REPORT

Campus at a Glance



Total Campus Replacement Value = **\$1,046,568,372**



Building count = **12**



Total GSF = **1.8m**



Avg. Building Age = **29 yrs.**



Total E&G assignable = **1.4m**
Total Aux. assignable = **0.4m**



Campus Facility Condition Index = **3%**

FY 2023 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				



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

FY 2023 DEFERRED MAINTENANCE REPORT

5 Year Projected Total Campus Deferred/Planned Maintenance

\$ 110,900,000 – E&G

\$ _____ 0 – Auxiliary

\$ 110,900,000 – Total (includes soft cost)

FY 2023 Deferred/Planned Maintenance Expenditures

\$ 1,000,000 – Standard Allocations

\$ 200,000 – Project related

\$ 1,200,000 - Total

FY 2024 Deferred/Planned Maintenance Budget

\$ 1,500,000 – Standard Allocations

\$ _____ 0 – Project related

\$ _____ 0 – Other

\$ 1,500,000 – Total

FY 2023 DEFERRED MAINTENANCE REPORT

Additional Information

- **Facilities Assessment Updated FY2023**
 - **Growth in projected maintenance requirements as buildings age**

- **Energy Performance Project completed**
 - **Will generate \$200,000 annual in energy savings to contribute to Deferred Maintenance**

- **Capital Construction Assistance Project (CCAP)**
 - **Kick off meeting held in November**
 - **Currently planned \$20M in Deferred Maintenance for Bayou Building**

FY 2023 DEFERRED MAINTENANCE REPORT

Campus at a Glance



Total Campus Replacement Value = **\$ 801M**
(Buildings: \$641M Infrastructure: \$160M)



Building count = **15**



Total GSF = **1.5m**



Avg. Building Age = **27 yrs.**



Total E&G assignable = 804K
Total Aux. assignable = 154K



Campus Facility Condition Index = **14%**

FY 2023 DEFERRED MAINTENANCE REPORT

Asset Performance Opportunities - Assets Ranked by Highest FCI

	Building Name	FCI	FCI Cost	CRV	AGE
Critical	Bayou	0.41	\$78,507,802	\$192,267,000	47
	Arbor	0.35	\$6,807,587	\$19,696,000	52
	Delta	0.34	\$12,364,811	\$36,538,000	44
Poor	Central Services	0.30	\$3,189,989	\$10,599,000	47
	Animal Care Facility	0.23	\$719,095	\$3,183,000	20
	Central Plant	0.26	\$600,264	\$2,331,000	1914



University
of Houston
Clear Lake

FY 2023 DEFERRED MAINTENANCE REPORT

5 Year Projected Total Campus Deferred/Planned Maintenance

\$ 707,910 – E&G

\$ 4,496,904 – Auxiliary

\$ 5,204,814 – Total (includes soft cost)

FY 2023 Deferred/Planned Maintenance Expenditures

\$ 2,200,000 – Standard Allocations

\$ 900,000 – Project related

\$ _____ 0 – Other

\$ 3,100,000 - Total

FY 2024 Deferred/Planned Maintenance Budget

\$ 519,841 – Standard Allocations

\$ 676,705 – Project related

\$ _____ 0 – Other

\$ 1,196,546 – Total

FY 2023 DEFERRED MAINTENANCE REPORT

Additional Information

- **FY24 Deferred/Planned Maintenance Items**
 - **Standard Allocations are for building repairs due to age**

 - **Project Related**
 - **University Center Building Roof – completed Fall 2023**
 - **University Center/North Chiller Replacement**

 - **HEF will fund standard allocations**
 - **CCAP (SB52 2021) will fund 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 2023 DEFERRED MAINTENANCE REPORT

Campus at a Glance



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



Building count = **14**



Total GSF = **885,000**



Avg. Building Age = **22**



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



Campus Facility Condition Index = **4%**

FY 2023 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				

