



CAPITAL PROJECTS MEETING

APRIL 2, 2010



University of Houston Victoria

Hotel Conversion

Issue

- Initial scope of work for remodel of 142,566sf hotel for \$9m Total Project Cost is not achievable.
- UHV has significantly reduced the scope to approximately 70,000sf (one building)
- Driver is UH wants to open in August to house 250 students
- FPC with UHV has aggressively procured an architect and CMAR for this project
- UHV states their pro-forma works on this revised scope

Concerns

- UHV wants to start to start committing funds without confirmation of a budget or GMP from the general contractor.
- UHV states the General Contractor says they can do this work – No contractual agreement
- UHV states they have an extra 10% in funds to cover overages (\$9m becomes a \$9.9m)
- THECB re-approval and UHBOR re-approval

Summary

- UHV wants to proceed and take all of the risk. They state they have an extra 10% in funds they can utilize to cover any overages. **This is very risky as all of the financial exposure is on the university with this delivery model**



Jack J. Valenti School of Communications Lance T. Funston Communication Center

Issues

- Project budget is \$2.8m
- Two options developed
 - Option A – within budget meets the program
 - Option B - overage of (\$140k)
- Further requests for Video Board - \$800k
- Further request for infrastructure to support video board
- Further requests to review lessening the renovation of the interior space

Summary

- Project has been valued engineered/re-designed for 3 months
- Various options, pricing, scenarios all reviewed
- Option B is within budget and we are able to construct the project for that scope
- Project is currently on hold at this time, thereby having a significant impact on the schedule.
- FPC is proceeding to get a number for the infrastructure and any economies of scale for scaling back interior renovations.



Energy Research Park Building 9A

Status

- Schematic Design pricing review from Linbeck construction due on 4/5/2010.
- Budget issue
 - Engineering \$4.1m
 - Project Control Budget \$5.7m (20% contingency will be reduced)
- Significant value engineering exercise scheduled for 4/5/2010

Design Update

- New Petroleum Engineering Department Head reviewed the drawings
- Engineering has signed off on Schematic Design
- Research labs are being shelled out
- Delivery dates for substantial completion of phases
 - October 31, 2010 (beneficial occupancy for labs)
 - December 1, 2010



CEMO Hall Update

Water Infiltration into the Building

- Water in the tunnel.
- Water infiltration into the building on level one

Action

- Requesting two proposals from independent consultant to address issues.
- Recommend to retro-commission all HVAC and electrical systems in the building to confirm design intent and equipment adheres to the contractual requirements.
- We are advising the general contractor and design firm that the university is funding these studies, but any items identified as an “error or omission” or poor workmanship/quality that the correction and funding of this study will be borne by the responsible party. We are having our legal team review our letter prior to issuance.

Building Envelope

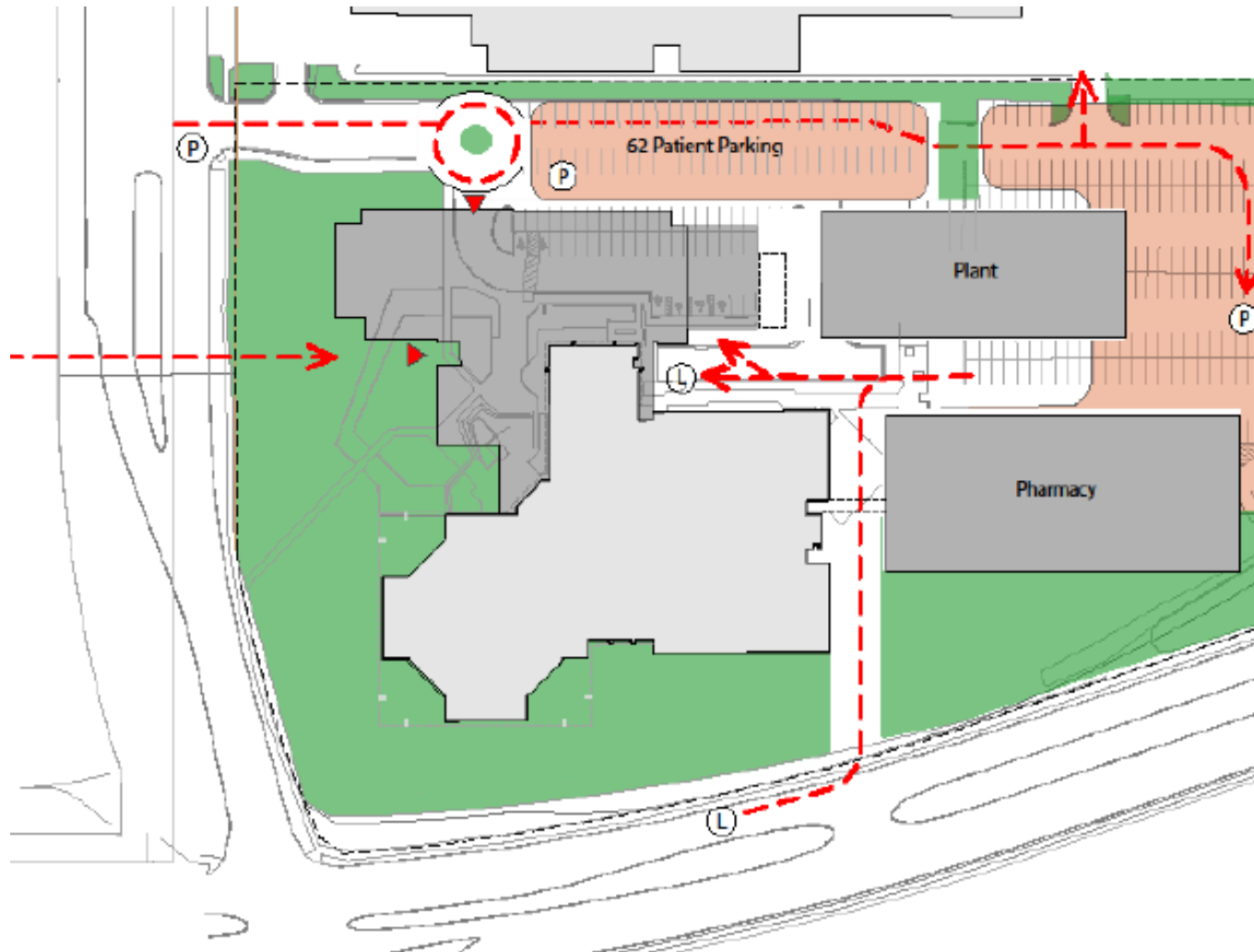
- Inspection firm noticed many items that are installed incorrectly or missing in general that compromise the integrity of the skin and roof of the building. For example inadequate water proofing of the grade beam, roof adherence issues, curtain wall joint issues, and brick detailing that in the future will cause the university problems.

Impact

- Until we have further information from the consultants and a plan of action to correct we will not be providing any dates as to the opening of the first floor classrooms.



Health and Biomed Site Plan





Health and Biomed

Health and Biomedical Building

- Designing building for maximum flexibility
- Levels 3 and 4 for future wet lab capability
 - Impact will be HVAC system will be designed to accommodate future heat load

Armistead Building

- Currently has (2) 200 hundred ton chillers existing (one for redundancy)
 - Peak summer months the back chiller must be used to handle peak load
 - Redundant chiller is in need of repair/replacement

Solution

- New Central Plant Chiller provide 200 tons of extra chilled water capacity to handle the JD Armistead building.
- Current chiller on the building would then become the back up chiller
- All piping, reconfiguration would either be an CRDM project or funded out of the Health and Biomed Project if funds and procedures allow.



Hilton Hotel

Status

- Current projected completion date of April 7, 2010.

Issues

- Meeting being scheduled with Hilton Hotel and team to review budget issues
- Emergency Generator plan being reviewed for cost saving initiatives
- Coordinating with Fire Marshal on strategic plan