

UHS Capital Facilities Process



12 May 2010

BACKGROUND

I. Calendar

II. Resource Analysis

a) Texas Space Model

b) Space Usage Efficiency

III. Resource Availability

a) HEAF

b) TRBs

IV. Masterplan Considerations

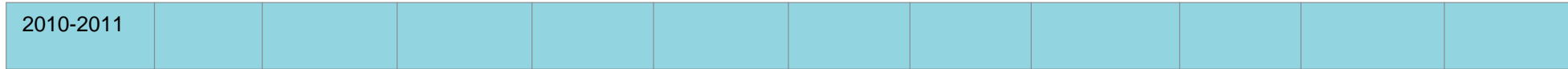
V. UHS Facilities Development

CALENDAR

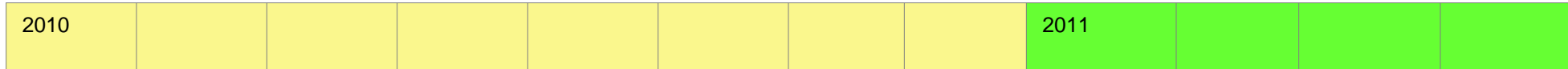
Multiple Cycles

January 2010	February 2010	March 2010	April 2010	May 2010	June 2010	July 2010	August 2010	September 2010	October 2010	November 2010	December 2010
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Appropriation Biennium – Operations



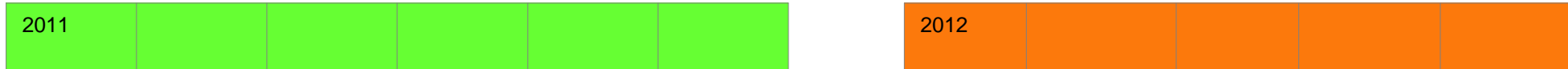
Operating Fiscal Year



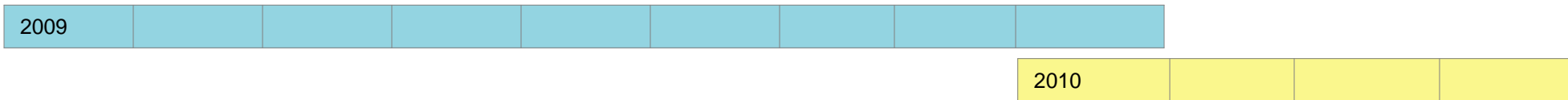
Project Year



Budget Planning Cycle



Fiscal Reporting Year



Appropriations Biennium - Request



TEXAS SPACE MODEL

TEXAS SPACE MODEL

Calculates Educational and General (E&G)
Space Needs Based on:

- Enrollment
- Levels of Instruction
- Programs
- Research Activity
- Clinic Activity
- Public Service Activity

TEXAS SPACE MODEL

Calculates space requirements for:

- Teaching
- Library
- Research
- Office
- Support

Does not include:

- Auxiliaries (Housing, Athletics, Retail, Student Center)

On-Line Calculated Same as In Person Instruction

FALL 2009 Space Summary

		UH	UH-Clear Lake	UH-Downtown	UH-Victoria
Teaching	Predicted	1,439,691	213,228	404,509	84,166
	Actual	946,915	163,108	192,326	54,535
Library	Predicted	570,550	90,377	100,662	42,656
	Actual	439,209	91,251	67,245	16,197
Research	Predicted	482,824	13,977	24,130	6,078
	Actual	427,615	12,578	5,425	561
Office	Predicted	1,306,273	193,812	217,549	67,605
	Actual	974,084	172,663	173,928	53,807
Support	Predicted	341,940	46,025	67,216	18,045
	Actual	236,675	40,273	28,838	11,037
Total	Predicted	4,141,278	557,419	814,066	218,551
	Actual	3,024,498	479,873	467,762	136,137

Fall 2009 Unadjusted Surplus (Deficit)		(1,116,780)	(77,546)	(346,304)	(82,414)
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Education and General Approved - Not Online		124,913	33,300	-	29,250
Total Actual Adjusted		3,149,411	513,173	467,762	165,387

Fall 2009 Adjusted Surplus (Deficit)		(991,867)	(44,246)	(346,304)	(53,164)
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Space Usage Efficiency

THECB Space Usage Efficiency

- Purpose: To comprehensively and effectively identify actual instructional space use and need
- Based on 3 Factors:
 - Overall facilities demand and usage standards for classrooms (45 hours/week) and class labs (35 hours/week)
 - Instructional utilization standards for classrooms (38 hours/week) and class labs (25 hours/week)
 - Space occupancy standards for classrooms (68%) and class labs (77%)
- Score based on points awarded by formula in each category.

CLASSROOMS**CLASS
LABORATORY**

Institution	Demand	Utilization	Average Percent Fill	Classroom Score	Demand	Utilization	Average Percent Fill	Class Lab Score	Overall Score
University of Houston	42	36	68%	83	32	21	74%	75	158
University of Houston - Clear Lake	37	30	56%	58	31	18	63%	59	117
University of Houston - Downtown	34	32	63%	58	28	24	75%	74	132
University of Houston - Victoria	5	5	32%	25	4	3	31%	25	50

- **THECB 100% utilization = 300 points**
- **THECB minimum utilization = 150 points**
- **Minimum utilization required for THECB approval of all future projects.**

HEAF

Higher Education Assistance Fund (HEAF)

- The Higher Education Assistance Fund (HEAF) was created as a counterpart to the Permanent University Fund by an amendment to the Texas Constitution in 1984.
- The HEAF provides funds for most public universities that were outside The University of Texas and The Texas A&M University Systems in 1984 to acquire land; construct, equip, repair or rehabilitate buildings; acquire capital equipment; and library books and materials.
- Expenditures involving HEAF are restricted to E&G space.
- The first appropriation of HEAF, for 1985 to 1995, allocated \$100 million annually to the eligible institutions.
- When the HEAF was reallocated for the fiscal years 1996 to 2005, the appropriation was increased to \$175 million.
- The \$175 million appropriation was increased to \$262.5 million starting in FY2008.

THE MODEL AND ITS THREE ELEMENTS

The HEAF model is based on three elements: *space deficit*, *condition of facilities*, and *institutional complexity*.

Space Deficit	+	Condition of Facilities	+	Institutional Complexity	=	Allocation
22.6%		27.4%		50%		100%

FY2010

\$540.9 Million

FY2010

\$262.5 Million

PUF Institutions	HEAF Institutions
<p>The University of Texas at Arlington The University of Texas at Austin The University of Texas at Dallas The University of Texas at El Paso The University of Texas of the Permian Basin The University of Texas at San Antonio The University of Texas at Tyler The University of Texas SWMC at Dallas Texas A&M University Prairie View A&M University Texas A&M University Services Agencies Texas A&M University at Galveston Tarleton State University The University of Texas Medical Branch at Galveston The University of Texas HC at Tyler The University of Texas HSC at Houston The University of Texas MD Anderson Cancer Center The University of Texas HSC at San Antonio Texas A&M University System HSC The University of Texas System Administration Texas A&M University System Administration</p>	<p>Texas A&M University–Corpus Christi Texas A&M International University Texas A&M University–Kingsville Texas A&M University–Commerce Texas A&M University–Texarkana West Texas A&M University Lamar University Lamar Institute of Technology Lamar State College at Orange Lamar State College at Port Arthur Sul Ross State University Sul Ross State University–Rio Grande College Sam Houston State University University of Houston University of Houston–Clear Lake University of Houston–Downtown University of Houston–Victoria The University of Texas–Pan American The University of Texas at Brownsville Midwestern State University Stephen F. Austin State University Texas Southern University Texas Woman’s University Texas Tech University Texas Tech University HSC University of North Texas University of North Texas HSC Texas State University–San Marcos Texas State Technical College System Angelo State University</p>

State-wide HEAF Allocations
FY2007 and FY2008

Institution	FY2007	FY2008
Lamar University	\$ 7,473,672	\$ 11,210,508
Lamar - Orange	743,365	1,115,048
Lamar - Port Arthur	793,412	1,190,119
Sul Ross State University	1,362,515	2,043,772
Sul Ross State University - Rio Grande	253,220	379,831
Angelo State University	2,390,535	3,585,802
Sam Houston St. University	6,610,870	9,916,306
Texas State University - San Marcos	13,199,517	19,799,276
Subtotal	32,827,106	49,240,662
Texas A&M University - Corpus Christi	5,519,329	8,278,993
Texas A&M International University	2,086,807	3,130,211
Texas A&M University - Kingsville	3,368,155	5,052,232
Texas A&M University - Commerce	3,563,785	5,345,678
Texas A&M University - Texarkana	1,097,568	1,646,352
West Texas A & M University	3,184,593	4,776,890
Subtotal	18,820,237	28,230,356
University of Houston	23,517,427	35,276,140
University of Houston - Clear Lake	4,000,892	6,001,337
University of Houston - Downtown	6,418,767	9,628,151
University of Houston - Victoria	1,521,922	2,282,883
Subtotal	35,459,008	53,188,511
The University of Texas - Pan American	8,588,232	12,882,348
The University of Texas at Brownsville	2,791,194	4,186,790
Subtotal	11,379,426	17,069,138
Texas State Technical College	3,850,000	5,775,000
Midwestern State University	2,289,567	3,434,348
Stephen F. Austin State University	4,683,847	7,025,771
Texas Southern University	7,437,642	11,156,463
Texas Woman's University	5,616,139	8,424,209
Subtotal	20,027,195	30,040,791
Texas Tech University	17,886,318	26,829,477
Texas Tech Health Sciences Center	11,899,627	17,849,441
Subtotal	29,785,945	44,678,918
University of North Texas	17,424,822	26,137,233
UNT Health Science Center - Fort Worth	5,426,261	8,139,391
Subtotal	22,851,083	34,276,624
Total	\$ 175,000,000	\$ 262,500,000

HEAF Appropriations from HB 51, 81st Legislature

Institution	FY2007 Appropriated	FY2008 Appropriated	FY2009-FY2010 Appropriated	FY2011-FY2015 Appropriated
University of Houston	\$23,517,427	\$35,276,140	\$36,091,538	\$35,885,768
UH - Clear Lake	4,000,892	6,001,337	5,355,874	5,214,167
UH - Downtown	6,418,767	9,628,151	9,548,995	7,435,238
UH - Victoria	1,521,922	2,282,883	2,335,692	2,393,921
Total	\$35,459,008	\$53,188,511	\$53,332,099	\$50,929,094

TUITION REVENUE BONDS

UH System Total Bond Debt Service

	<u>FY2010</u>	<u>FY2011</u>
Tuition Revenue Bonds	\$24,009,705	\$23,976,939
Non-Tuition Revenue Bonds	\$25,407,795	\$30,608,476
Total TRB and Non-TRB Debt Service	<u><u>\$49,417,500</u></u>	<u><u>\$54,585,415</u></u>

Tuition Revenue Bond Debt Service

	<u>FY2010</u>	<u>FY2011</u>
University of Houston	\$10,700,361	\$10,690,487
University of Houston - Clear Lake	\$3,028,763	\$3,024,313
University of Houston - Downtown	\$6,196,115	\$6,195,967
University of Houston - Victoria	\$4,084,466	\$4,066,172
Total TRB Debt Service - UH System	<u>\$24,009,705</u>	<u>\$23,976,939</u>

Non-Tuition Revenue Bond Debt Service

	<u>FY2010</u>	<u>FY2011</u>
University of Houston	\$24,769,070	\$29,476,333
University of Houston - Clear Lake	\$365,150	\$366,350
University of Houston - Downtown	\$273,575	\$273,689
University of Houston - Victoria	\$0	\$492,104
Total Non-TRB Debt Service	<u>\$25,407,795</u>	<u>\$30,608,476</u>

UH System Total Bonds Outstanding

	<u>FY2010</u>	<u>FY2011</u>
Tuition Revenue Bonds	\$227,154,000	\$213,723,000
Non-Tuition Revenue Bonds	\$457,191,000	\$445,428,000
Total Bonds Outstanding	<u><u>\$684,345,000</u></u>	<u><u>\$659,151,000</u></u>

MASTER PLAN CONSIDERATIONS

MASTER PLAN BACKGROUND

March – June 2010

- **Existing Plans**
 - BOR Approval Missions & Goals
 - Enrollment & Research Trends
 - Facility Data
- **THECB Plans**
 - Closing The Gap Goals
 - Enrollment Projections - 2015, 2020
 - Research Projections – 2015, 2020
 - Space Model Data & SUE Scores
- **Projections**
 - New Programs, Research & Community Service
- **Board of Regents Retreat Presentation June 5**

MASTER PLAN DEVELOPMENT

June – October 2010

- Mission Profile and Benchmarks
- Enrollment Projections
- Faculty and Staff Projections
- Research Projections
- Community Service Projections
- Non E&G Projections (Ex: Housing, Athletics)

THECB Presentation October 28

MASTER FACILITIES PLAN

October 2010 – May 2011

- Overall Campus Facility “Vision”
- Projected Academic, Research & Student Support Needs
- Projected Auxiliary Needs
- Campus IT & Infrastructure Needs
- Transportation & Parking Requirements
- Campus Design & Construction Standards

Board of Regents Approval May 2011

UHS FACILITIES DEVELOPMENT PROCESS

UHS FACILITIES DEVELOPMENT PROCESS

PREDESIGN

- INITIATE PROJECT/ESTABLISH PRELIMINARY GOALS
- PRELIMINARY ASSESSMENT OF EXISTING FACILITIES AND NEEDS
- EVALUATE RESOURCES AND STRATEGIES
- IDENTIFY AND EVALUATE INITIAL POTENTIAL SITES

PROGRAMMING

- DATA GATHERING
- ESTABLISH RESEARCH AND ACADEMIC DESIGN CRITERIA
- DEVELOP PROJECT SCOPE AND TEST “FIT”
- EVALUATE SITE AND UTILITIES, REVISE CAMPUS MASTERPLAN IF NEEDED
- DEVELOP ORDER OF MAGNITUDE COSTS AND INTIAL BUDGET
- DEVELOP PRELIMINARY PLAN OF FINANCING, FUNDRAISING
- DEAN AND PROVOST APPROVALS

UHS FACILITIES DEVELOPMENT PROCESS

CONCEPTUAL DESIGN

- REFINE PROJECT SCOPE AND SIZE
- DEVELOP ROOM SIZES AND ADJACENCY REQUIREMENTS
- BEGIN PRELIMINARY BUILDING “BLOCK DIAGRAMS”/LAYOUTS
- EVALUATE, SELECT AND COST FACILITY SITE
- CAMPUS, DEAN, VP, PRESIDENT AND CHANCELLOR APPROVALS
- **BOR FC&MP COMMITTEE PROJECT SITE AND SCOPE APPROVAL**

PROJECT COST DEVELOPMENT AND BUSINESS PLAN

- DEVELOP BUILDING “SYSTEMS” AND EQUIPMENT REQUIREMENTS
- DEVELOP UTILITY AND SITE REQUIREMENTS
- REFINE SCHEDULE AND COST ESTIMATES
- DEVELOP FINANCIAL PLAN INCLUDING DONATIONS, DEBT, REVENUE
- DEAN, VP, PRESIDENT AND CHANCELLOR APPROVALS
- **BOR F&A COMMITTEE PROJECT COST AND BUSINESS PLAN APPROVAL**
- THECB AND BOND REVIEW BOARD APPROVAL

UHS FACILITIES DEVELOPMENT PROCESS

SCHEMATIC DESIGN

- DEVELOP CONSULTANT RFQ/RFP
- PROCURE PROJECT DESIGN AND CONSTRUCTION TEAM
- DEVELOP HUB PLAN
- DEVELOP DETAILED ROOM BY ROOM LAYOUTS AND REQUIREMENTS
- DEVELOP BUILDING”STACKING DIAGRAMS”
- BEGIN EXTERIOR DESIGN “CHARACTER”
- BEGIN CONSTRUCTION PHASING AND FEASIBILITY STUDIES
- BEGIN ENGINEERING HVAC AND BUILDING SYSTEMS
- VALUE ENGINEER PROJECT REQUIREMENTS
- REFINE PROJECT COST ESTIMATES AND PROJECT CONTROL BUDGET
- DEAN AND VP APPROVALS

UHS FACILITIES DEVELOPMENT PROCESS

DESIGN DEVELOPMENT

- DETAIL FLOOR PLANS AND OCCUPANCY PLANS**
- DEVELOP MECH/ELECTRICAL SYSTEMS**
- REFINE SITE AND UTILITIES**
- DEVELOP BUILDING EXTERIOR AND INTERIOR DESIGN**
- DEVELOP CONSTRUCTION PHASING AND FEASIBILITY**
- VALUE ENGINEER PROJECT REQUIREMENTS**
- REFINE PROJECT COST ESTIMATES AND PROJECT CONTROL BUDGET**
- CAMPUS, DEAN AND VICE PRESIDENTIAL APPROVALS**

UHS FACILITIES DEVELOPMENT PROCESS

CONTRACT DOCUMENTS

- FINALIZE CONSTRUCTION DRAWINGS AND SPECIFICATION
- FINALIZE CONSTRUCTION PHASING, LOGISTICS AND SCHEDULE
- REFINE PROJECT COST ESTIMATES AND PROJECT CONTROL BUDGET
- VALUE ENGINEER PROJECT REQUIREMENTS & DEVELOP BIDDING OPTIONS
- DEAN AND VICE PRESIDENTIAL APPROVALS

PROJECT BIDDING

- SOLICIT AND EVALUATE BIDS
- REFINE SUBCONTRACTOR AND HUB PLAN
- FINALIZE VALUE ENGINEERING AND PROJECT CONTROL BUDGET
- FINALIZE CONSTRUCTION CONTRACTS INCLUDING BID OPTIONS
- VP, PRESIDENT AND CHANCELLOR APPROVALS

UHS FACILITIES DEVELOPMENT PROCESS

CONSTRUCTION

- FINALIZE CONSTRUCTION PHASING AND BEGIN CONSTRUCTION
- PROCURE FURNITURE AND EQUIPMENT

PROJECT COMPLETION/OCCUPANCY

- FINISH CONSTRUCTION
- BUILDING COMMISSIONING
- FURNITURE AND EQUIPMENT INSTALLATION
- DEPARTMENT AND PLANT OPERATIONS PROJECT ACCEPTANCE
- BUILDING AS-BUILTS AND PROJECT CLOSE-OUT
- EVALUATION OF ARCHITECT AND CONSTRUCTION TEAM
- POST OCCUPANCY EVALUATION/BUILDING DEVELOPMENT