

UNIVERSITY OF HOUSTON
Campus Facilities Planning Committee
Agenda Item Description Form

1. **Item:** *Cougar Village II Freshman Housing – Exterior Design*
2. **Requesting Department:** *Facilities Planning & Construction*
3. **Contact Names & Phone Numbers:** *Dean Ruck, 713-743-8030*
4. **Presenter:** *Fernando Brave, Brave Architecture*
5. **Recommendation/Action Requested:** *Approval of CV II Exterior design*

6. Summary:

Cougar Village II Freshman Housing (CV II) is the second phase of two similar residence facilities to be located along Wheeler Street at the southern edge of the UH campus, to complete Cougar Village Freshman Housing Complex. Using CV I as the standard base of design and construction, CV II is designed to compliment Cougar Village I's (CV I) general rhythm and material palette. CV II will complete the Cougar Village housing complex and offers re-naming opportunities as "Cougar Village East" and "Cougar Village West", with appropriate building signage placed at building entries.

CV II is a student residence facility consisting of 274 two-bedroom shared bath units, 2 apartments for resident staff, approximately 36 individual apartments for resident assistants, with ADA compliant units, for a total of 1,144 beds (1100 residents), with related amenities.

Amenities shall include a reception area/lobby with security desk, central and floor lounges, computer room, laundry room, fitness area, floor kitchenettes, staff offices, and an outside-accessed Testing Lab. Support spaces shall include housekeeping and custodial closets, mail center, storage/maintenance rooms, IT and building systems closets, trash room and chute, and elevators and equipment rooms.

Cougar Village II's exterior walls will be comprised of 7 ½" thick precast architectural insulated concrete panels. "Background" panels will have brick face similar to CV I. Room unit 'bump-outs' will be pre-cast face matching texture and color of CV I. The punched windows will have the same glass and frame type as CV I, but with different size and patterning. CV II incorporates the use of a vestibule at the main lobby to minimize the building's air leakage while maximizing its climate control. Exposed exterior concrete columns will be painted Cougar Red.

MEP systems will comply with the Texas State Energy Conservation Office (SECO) requirements using Energy Recovery Units (ERU) from the buildings exhaust air and to condition the outside air intake required for positive building pressurization. Lighting will

incorporate high efficiency lamps, low exterior lighting power density, and occupancy sensors controlling lighting, where applicable. The HVAC system will utilize high efficiency domestic water and heating hot water heat exchangers, low friction chilled water piping system to minimize pump horsepower, and premium efficiency motors with Variable Frequency Drive controls. Low flow fixtures for faucets, showers, water closets, urinals, and other fixture types along with sensor-controlled faucets in public restrooms are incorporated into Cougar Village II for water conservation

Though 121 existing parking spaces are being removed with CV II's construction, 120 new parking spaces are being proposed along Wheeler and the service road on the building's south and west sides respectively. Both of these parking counts include CV I's existing parking along Wheeler, but do not include the parking lot located to the north of the project site. Because of the building's orientation there will be two separate drive aisles that can be used for move-in and move-out days. The space between CV I and CV II will be the main entry into the courtyards and be able to service both buildings alleviating the congestion that has been experienced at CV I.

Adjacent exterior courtyards will support outdoor activities and feature landscaping, seating, bike parking, and site lighting. Site paving will create and reinforce strong pedestrian/bicycle connections with campus. All site improvements shall complement and enhance the Cougar Village Phase 1 project, including a securable courtyard that creates a large gathering place for campus-wide events and informal recreation. All services such as trash pick-up, mail delivery and delivery trucks will be confined to one area of the project. METRO is currently constructing the Southeast Corridor light rail service line along Wheeler Avenue, featuring a station nearby, adjacent to parking lots 1A and 4A, west of Calhoun Road.

7. **Proposed Start Date:** *April 2, 2012*
8. **Supporting Documentation Description:** *PowerPoint presentation of exterior elevations (including artwork), Landscape Plan, and interior floor plan. Material samples.*