



**UNIVERSITY OF HOUSTON
Campus Facilities Planning Committee
Request for Project Approval Form**

1. **Project Number**
2. **Project Name** **Classroom and Business Bldg.
Site Approval**
3. **Committee Date** **August 14, 2009**
4. **Requesting Department** **Facilities Planning and
Construction**
5. **Contact Name & Phone Number** **Dave Irvin**
6. **Presenter:** **Ed Hugetz**
7. **Description of Request**

This item requests approval of the site of the Classroom and Business Building (formerly known as Bauer Business III).

Background Information:

Since the building program received Board of Regents approval in December 2008, various site, programming and financing options have been considered.

This first phase of the project proposes a building with two of the four floors as shell space. The shell floors will be finished later as a separate project as gifts and other funds become available. The total building will provide approximately 36,500 finished NSF and 36,500 shell NSF in a structure of approximately 112,000 GSF.

The building will be located on a key site in the heart of the campus near the Melcher Hall, Cullen College of Engineering, the recently completed Calhoun Lofts Professional and Graduate Residence Hall and Cemo Hall which will open in early 2010.

The building location is on the east half of current Y Building location. Currently Engineering occupies the Y Building but those functions will move to the new Energy Research Park to be developed at the University Business

Park being acquired by UH. This site was identified in the Framework Plan as a key academic building site for the Colleges located in the Professional precinct. Locating on this site will allow this building to form a courtyard and exterior space with Melcher Hall, Calhoun Lofts and Cemo Hall—a courtyard that will provide additional exterior opportunities for Bauer. This also reinforces the planning approach detailed in the Framework Plan.

This site will allow Bauer College of Business and the Cullen College of Engineering to more closely collaborate. In a future project the east portion of the Y Building Site will become a similar future 4 story building with the lower floors for overall University Academic Use and the upper floors space to serve Engineering needs. The two buildings will be linked allowing classrooms, labs, student breakout space and other academic space to be shared. The end result will be better facility utilization, more efficiency and increased collaboration and synergy between two major UH Colleges.

The exterior of the building will utilize the materials utilized elsewhere on campus and that are part of the University's standardized material and design palette. An RFQ for design-build services will be released in August 2009.

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| 8. | Cost of Project | \$31,000,000 |
| 9. | Source of Funding: | HEAF, bonds |
| 10. | Proposed Start Date: | August 2009 |

**University of Houston
Classroom and Business Building (Formerly Bauer Business Building III)
Support Information**

SPACE PROGRAM

Function	Net SF	GSF
Classrooms	26,500	41,000
Academic and Instructional Support	10,000	15,000
Shell Space	36,500	56,000
Total	73,000	112,000

DRAFT

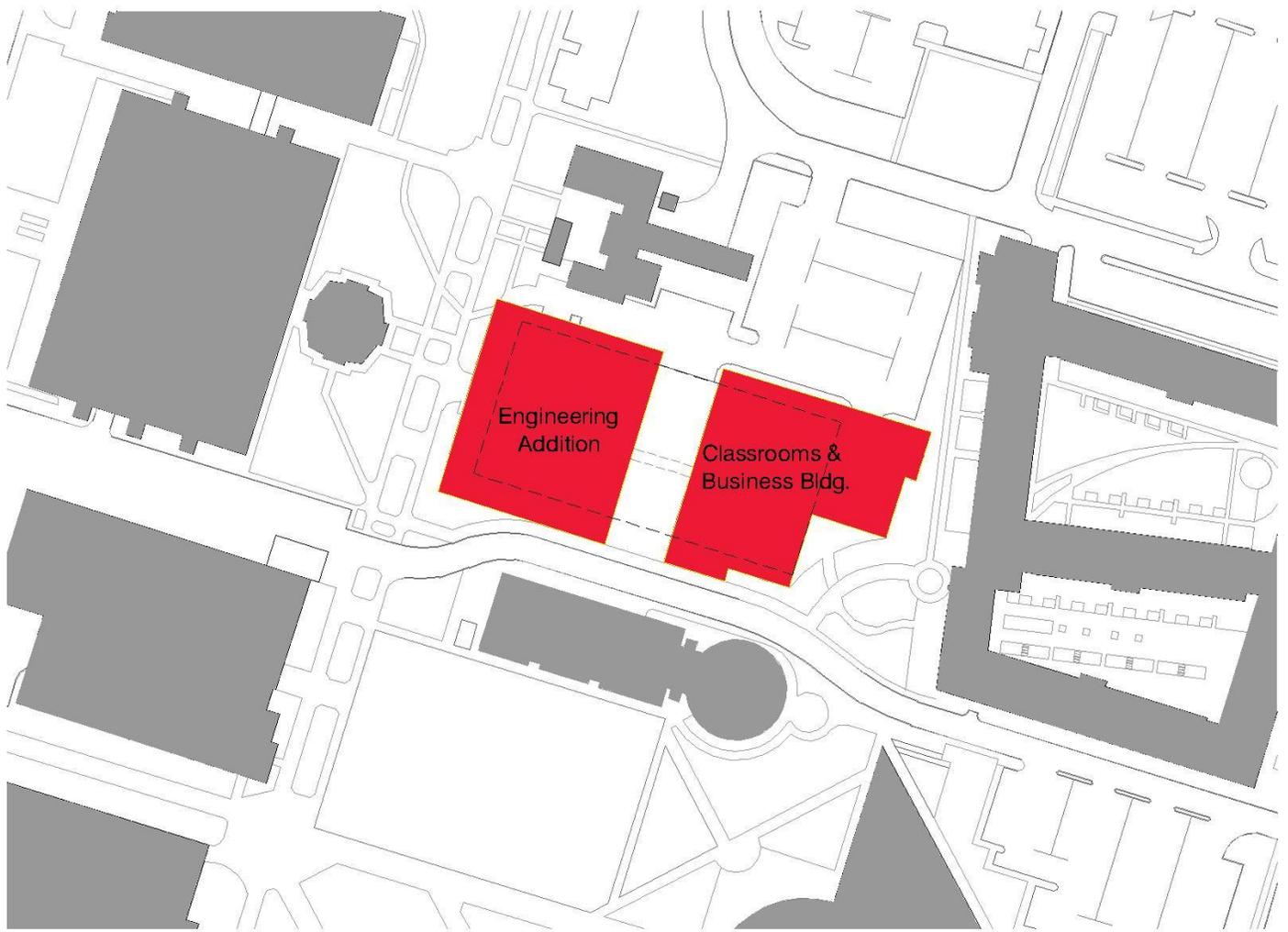
**University of Houston
Classroom and Business Building (Formerly Bauer Business Building III)
Support Information**

PROPOSED BUDGET

Demolition	\$ 300,000
Sitework	\$ 200,000
Utilities	\$ 1,810,000
Construction (112,000GSF at \$200/SF)	\$22,400,000
Construction Total	\$24,710,000
FFE	\$ 750,000
Professional Fees	\$ 1,730,000
Misc Expenses, Commissioning, Testing, etc.	\$ 200,000
Project Management	\$ 900,000
Art	\$ 240,000
Contingency	\$ 2,470,000
Total Project Budget	\$31,000,000

PROPOSED SCHEDULE

Regents Approval	August 2009
THECB Approval	October 2009
Design Build RFP Awarded	January 2010
Contract Documents Begin	January 2010
Sitework Begins	May 2010
Construction Begins	August 2010
Classrooms Substantially Completed	August 2011
Construction Substantially Completed	December 2011



Project Site



**Campus Framework Plan
Professional Precinct**