



The New UC
University Center Transformation Project

**The UC Transformation Project and
the UC Addition**

Campus Facilities and Planning Committee

August 6, 2010

The UC Transformation Project Overview

- History
 - Generation of a Master Plan Report
 - The UC 2010 Student Referendum
 - Recent Steps
- UC Addition Site
- UC Addition Floor Plans
- Brief Summary of UC Addition Timeline
- Question and Answers



UC Transformation History: Generation of a Master Plan Report

- Starting in February and throughout Spring 2008, Holzman Moss and their affiliated consultants made several visits to campus to discern the needs of students and stakeholders through focus groups, interviews, and a survey
- Also met with the UC Transformation Project Executive Committee almost every visit to touch base and discuss progress
- Culminated in the generation of a Master Plan Report in Summer 2008.



UC Transformation History: Generation of a Master Plan Report

Project Overview

- Data Collection and Analysis
- Existing Conditions Assessment
- Strategic Asset Value Analysis
- Focus Groups and Market Analysis
- Competitive Context & Benchmarking Analysis
- University of Houston Student Faculty and Staff Surveys
- Meeting/Event Room & Facility Usage Analysis
- University Center / Campus Life Building Program Development
- Conceptual Development of Campus Ideas
- Total Project Cost Models & Project Timeline
- Implementation Plan Options



UC Transformation History: Generation of a Master Plan Report

Five Site Visits

Texas Tech University

San Diego State University

University of California - San Diego

Indiana University – Purdue University @ Indianapolis

University of South Florida

Program Survey

Students, Faculty and Staff Participation

Focus Groups and Intercept Interviews

Student Leaders, Students, Faculty and Staff Participation



UC Transformation History: Generation of a Master Plan Report

- April Survey (April 4-14, 2008)
 - Response Rate
 - 3494 Students (2615 undergraduate/879 graduate), 837 Faculty/Staff
 - Results
 - Demand-Based Program Analysis
 - Top 5 Student Needs in Facility
 - » Computer Lab (Prior to full opening of new C-Site location in library)
 - » 24-Hour Study Lounge
 - » Coffee House/Performance Venue
 - » Informal Outdoor Spaces
 - » Small Group Study Rooms
 - Top 5 Faculty/Staff Needs in Facility
 - » Coffee House/Performance Venue
 - » Expanded Convenience Store
 - » Computer Lab (Prior to full opening of new C-Site location in library)
 - » Informal Outdoor Spaces
 - » Informal Lounges/Gathering Areas



UC Transformation History: Generation of a Master Plan Report

- The finished UC Transformation Master Plan Report contained Holzman Moss's recommendations for the University Center Transformation Project, which covered four options seen as the "Best Fit" for the University Center
 - Option 1 (Least Expensive)-Repair and Replace HVAC and MEP systems and enclose arbor.
 - Option 2-Everything from Option 1, plus new finishes throughout the UC
 - Option 3a-Everything from Option 1, plus a *transformation* that would relocate and rebuild over 50% of the current spaces in the UC
 - Option 3b-Everything from Option 3a, plus an addition containing the bookstore, a theater, and a second ballroom
- With the Master Plan Report generated and its recommendations in mind, the UC Transformation Project Executive Committee began to investigate ways to bring the project to fruition



UC Transformation History: Planning for a Student Referendum

- On October 16, 2008, a second survey to assess fee tolerance and preferred building option was sent out to the student body. It closed on October 24, 2008.
 - Survey Structure
 - Students asked to choose between four options: options 1-3a from the Master Plan Report as well as a fourth option for a new University Center at a higher cost specified by Plant Operations Team, relabeled Options A-D
 - Results
 - 5,302 students responded to survey
 - Of the four options listed, Option C (UC Transformation) was the favorite with 32.38% of respondents listing it as their top choice.
 - Option C also carried the highest % of students indicating likelihood to support the project, at 70.4%

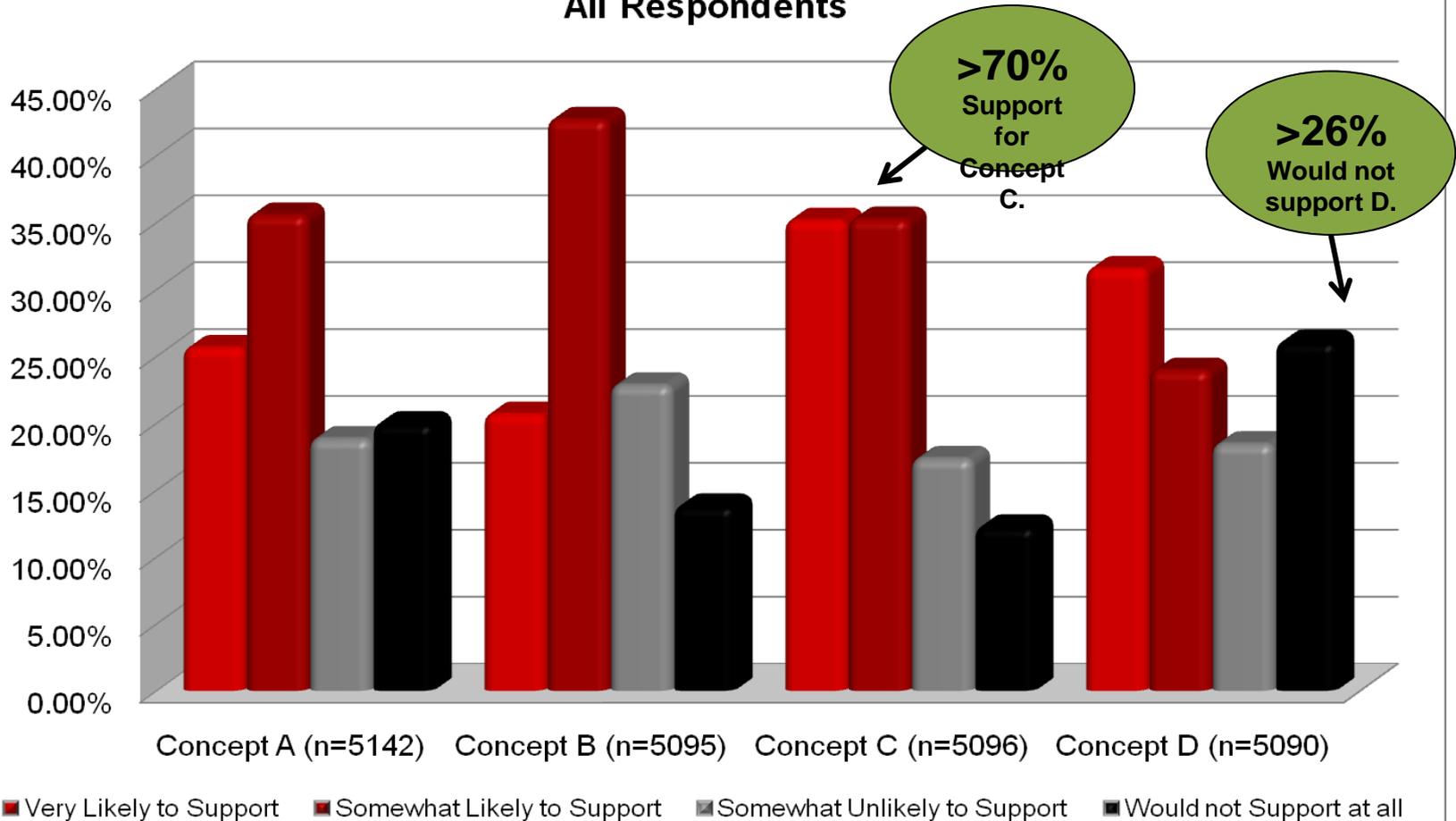


CONCEPT A			CONCEPT B			CONCEPT C			CONCEPT D		
<p>The key components to an improved University Center in Concept A would include only the following:</p> <p>Updated climate control, electrical, plumbing, life safety systems and accessibility ONLY to improve comfort and to comply with existing codes.</p> <p>No interior or exterior space or appearance modifications.</p> <p>Incorporate sustainable design principles wherever possible.</p> <p>The total estimated cost to make the improvements described above is approximately \$40 million dollars, adjusted for anticipated inflation likely to occur before and during the estimated 3-4 year design & construction timeframe.</p>			<p>The key components to an improved University Center in Concept B could include the following:</p> <p>Updated interior areas with new paint, flooring & furnishings. No relocation or reconfiguration of spaces or areas.</p> <p>Updated climate control, electrical, plumbing, life safety systems & accessibility ONLY to improve comfort and to comply with existing codes.</p> <p>Incorporate sustainable design principles wherever possible.</p> <p>The total estimated cost to make the enhancements described above is approximately \$80 million dollars, adjusted for anticipated inflation likely to occur before and during the estimated 4-5 year design & construction timeframe.</p>			<p>The key components to an improved University Center in Concept C could include the following:</p> <p>Enclosed Arbor improving circulation and efficiently increasing interior activity space.</p> <p>Significant relocation & reconfiguration of services & spaces to improve visibility, access & convenience.</p> <p>Expanded food service options and modernized service features.</p> <p>Enhanced and expanded lounge space located throughout the building.</p> <p>Larger, more visible & functional student organization space.</p> <p>All building systems updated & accessibility enhanced.</p> <p>New outdoor gathering space for socializing as well as events, programs and activities</p> <p>More efficient and significant application of sustainable design principles.</p>			<p>Concept D would be a totally redesigned, new University Center building that could be built on the Parking Lot east of the existing UC. Once the new UC opens, the existing building would be used for other purposes including student-related services and departments.</p> <p>The key components of a totally new University Center could include:</p> <p>Contemporary food, lounge, student organization & retail areas organized in more functional configurations.</p> <p>New programming / activity spaces developed specifically for 21st century campus life.</p> <p>Much more efficient space usage & the opportunity to develop a sustainably designed UC with lower long-term environmental impact.</p> <p>More transparent, visible connections between indoor and outdoor spaces.</p> <p>Outdoor gathering spaces designed for events and programs.</p> <p>The total estimated cost to build a totally new UC as described above is approximately \$135 million dollars, adjusted for anticipated inflation likely to occur before and during the estimated 4-5 year design & construction timeframe.</p>		
CONCEPT A – FEE IMPLICATIONS			CONCEPT B – FEE IMPLICATIONS			CONCEPT C – FEE IMPLICATIONS			CONCEPT D – FEE IMPLICATIONS		
Semester / Year of UC Fee Increase	Fee Increase Increment	Total UC Fee for Semester	Semester / Year of UC Fee Increase	Fee Increase Increment	Total UC Fee for Semester	Semester / Year of UC Fee Increase	Fee Increase Increment	Total UC Fee for Semester	Semester / Year of UC Fee Increase	Fee Increase Increment	Total UC Fee for Semester
Fall 2009 - Current UC Fee	\$0	\$35	Fall 2009 - Current UC Fee	\$0	\$35	Fall 2009 - Current UC Fee	\$0	\$35	Fall 2009 - Current UC Fee	\$0	\$35
Fall 2010	\$13	\$48	Fall 2010	\$19	\$54	Fall 2010	\$25	\$60	Fall 2010	\$34	\$69
Fall 2011	\$13	\$61	Fall 2011	\$19	\$73	Fall 2011	\$25	\$85	Fall 2011	\$34	\$103
Fall 2012	\$13	\$74	Fall 2012	\$19	\$92	Fall 2012	\$25	\$110	Fall 2012	\$34	\$137
Fall 2013	\$13	\$87	Fall 2013	\$19	\$111	Fall 2013	\$25	\$135	Fall 2013	\$34	\$171
Fall 2014	\$13	\$100	Fall 2014	\$19	\$130	Fall 2014	\$25	\$160	Fall 2014	\$34	\$205
CONCEPT A - Total UC Fee Per Semester at opening		\$87	CONCEPT B - Total UC Fee Per Semester at opening		\$130	CONCEPT C - Total UC Fee Per Semester at opening		\$160	CONCEPT D - Total UC Fee Per Semester at opening		
CONCEPT A - Total UC Fee Per Semester at opening		\$87	CONCEPT B - Total UC Fee Per Semester at opening		\$130	CONCEPT C - Total UC Fee Per Semester at opening		\$160	CONCEPT D - Total UC Fee Per Semester at opening		



UC Transformation History: Planning for a Student Referendum

Q2 – Q5 Likelihood of Supporting a Concept if Deciding Today
All Respondents



UC Transformation History: Planning for a Student Referendum

- With Option C the strongest choice from the survey, the UC 2010 Initiative began a marketing campaign oriented toward improving student knowledge and recognition of the University Center Transformation Project and gaining their support for the eventual referendum.
- The UC Transformation Project identified the following student needs as the top priorities for the updated UC Complex used throughout the Referendum process:
 - New Student Organization Center – the new home of student involvement at UH
 - New study areas and relaxing lounges
 - Enhanced shaded outdoor lounge spaces
 - New outdoor amphitheatre
 - One-stop retail corridor
 - Enhanced dining options with shorter, faster and more efficient lines
 - Safe and secure 24-hour zones
 - Centralized conference center
 - Improved natural light and a new building skin
 - The most updated technology
 - A more green University Center
 - A point of pride for the Cougar Nation



UC Transformation History: The UC 2010 Student Referendum

- On November 18 and 19, 2008, the UC 2010 Student Referendum was held.

- **Sample Referendum E-Ballot**

The proposed transformation of the University Center will include the components set forth above and will be dedicated to support student life and student success. The renovation, phasing, escalation and debt service for a transformed University Center will require a semester fee of \$160 for all UH students (phased-in over a period of five years as identified above).

- A. _____ Yes, I support the gradual increase to the UC Fee to support the UC Transformation Project to include renovation, operations, maintenance and debt service costs.
 - B. _____ No, I do not support the gradual increase to the UC Fee.
- 4,161 students voted over these two days
 - 957 (23%) were not in support of the fee increase
 - 3,204 (77%) were in support of the fee increase



UC Transformation History: Recent Steps

- In February of 2009, SFAC endorsed the UC 2010 Fee Increase
- In March 2009, Vice President Elwyn C. Lee obtained a sponsor for HB2961, which authorized the University of Houston to raise the UC Fee Cap to \$150 to finance the University Center Transformation Project—however, all bonds funded by the fee increases would have to be acquired within 5 years of the bill going into effect.
- On April 1, 2009, staff and student leaders travelled to Austin to provide testimony to the Texas House Higher Education Subcommittee
- On May 20, 2009, staff and student leaders again travelled to Austin to provide testimony to the Texas Senate Higher Education Subcommittee
- On June 19, 2009, Governor Perry signed HB2961 into law, effective immediately



UC Transformation History: Recent Steps

Texas Education Code § 54.526 (*formerly House Bill 2961*)

Section 1 A

The board of regents of the University of Houston System may levy a student union fee, not to exceed \$150 per student for each regular semester and not to exceed \$75 per student for each term of the summer session. The sole purpose of the fee is financing, construction, operating, maintaining, and improving a Student Union Building for the University of Houston. The fees herein authorized to be levied are in addition to any use of service fee now or hereafter authorized to be levied.

Section 1 C

The fee may not be charged after the fifth academic year in which the fee is first charged unless, before the end of that academic year, the university has issued bonds payable in whole or in part from the fee, in which event the fee may not be charged after the academic year in which all such bonds, including refunding for those bonds, have been paid.



UC Transformation History: Recent Steps

- On September 30, 2009, the Student Government Association approved a \$25 increase in the UC Fee, bringing the UC Fee to \$60 per student per long semester and \$30 per student per short semester in order to fund the University Center Transformation Project. This fee increase was to begin in FY11.
- On October 1, 2009, The UC 2010 Initiative spoke to Staff Council to provide an update on the progress of the project.
- On October 21, 2009, The UC 2010 Initiative presented an update on the progress of the Project to Faculty Senate. Faculty Senate endorsed the project unanimously.
- On November 2, 2009, student leaders and UC staff met with Dr. Lee and Dr. Carlucci to discuss the future of the UC Transformation Project. Dr. Carlucci proposed a 2-phase model that would construct the UC Addition first with a preliminary fee increase, and would wait for a second fee increase (pending approval from SGA and Board of Regents) to begin renovation of UC Footprint.

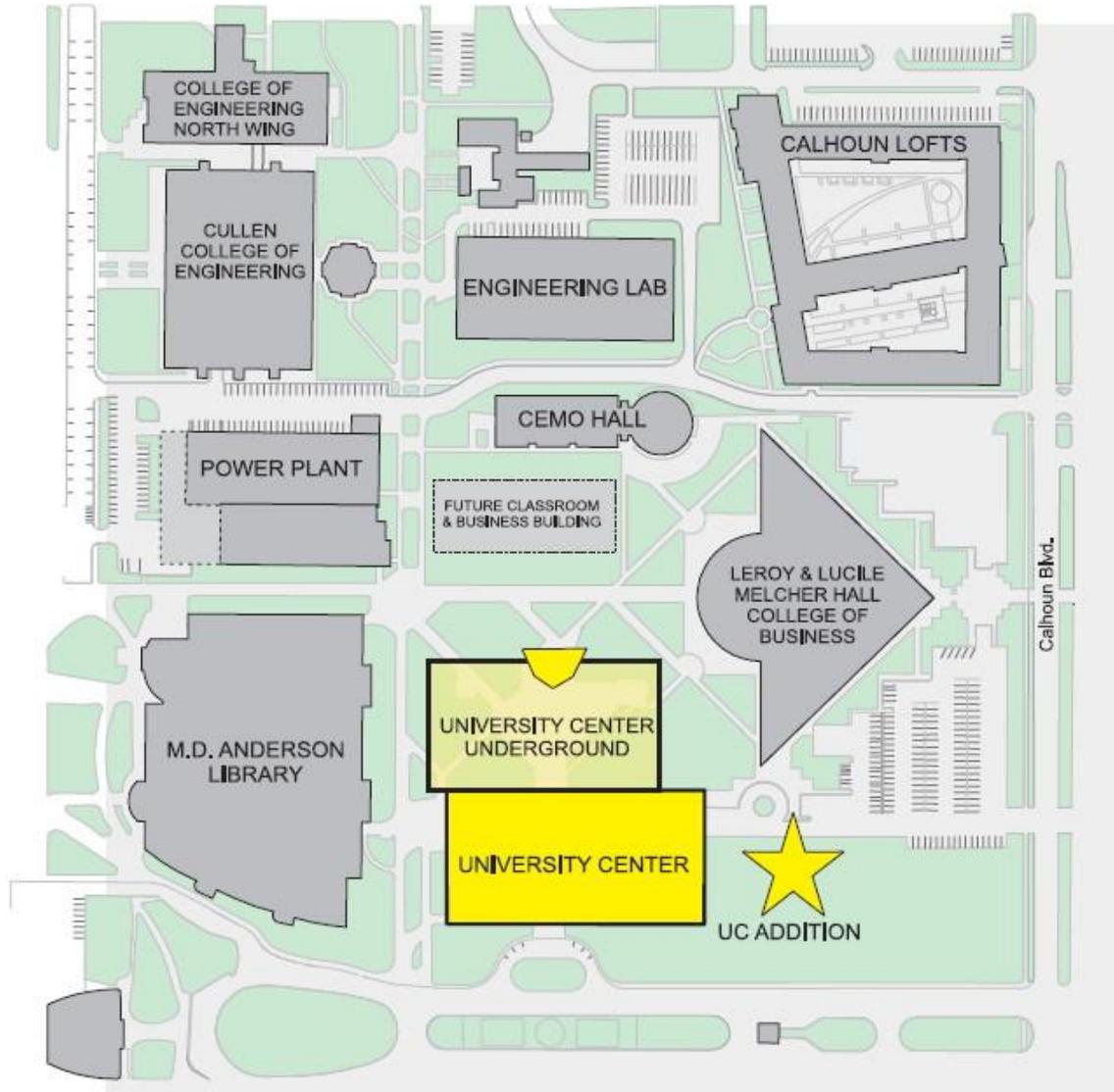


UC Transformation History: Recent Steps

- On January 27, 2010, the Student Government Association replaced their prior UC Fee Increase approval with a plan to increase the UC Fee by \$50 to \$85 total per long semester and \$42.50 per short semester in order to finance the first phase of the UC Transformation Project, an addition located adjacent to the University Center. This fee increase begins in Fall of 2010.
- On February 10, 2010, the proposed \$50 UC Fee increase was approved by the Board of Regents Administration and Finance Committee unanimously.
- On February 17, 2010, the proposed \$50 UC Fee increase was approved by the full Board of Regents unanimously.



Site for UC Addition

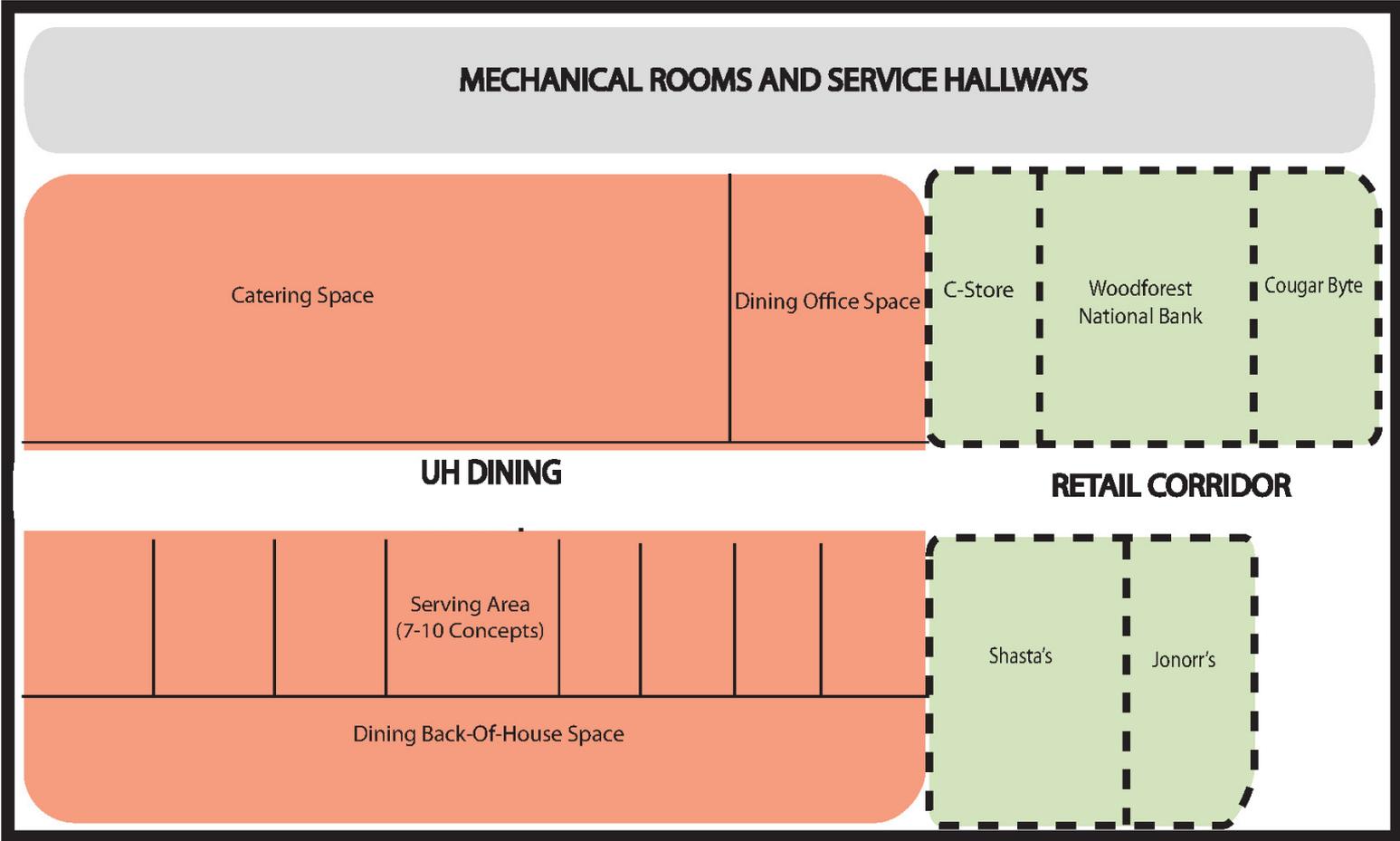


UC Addition Overview

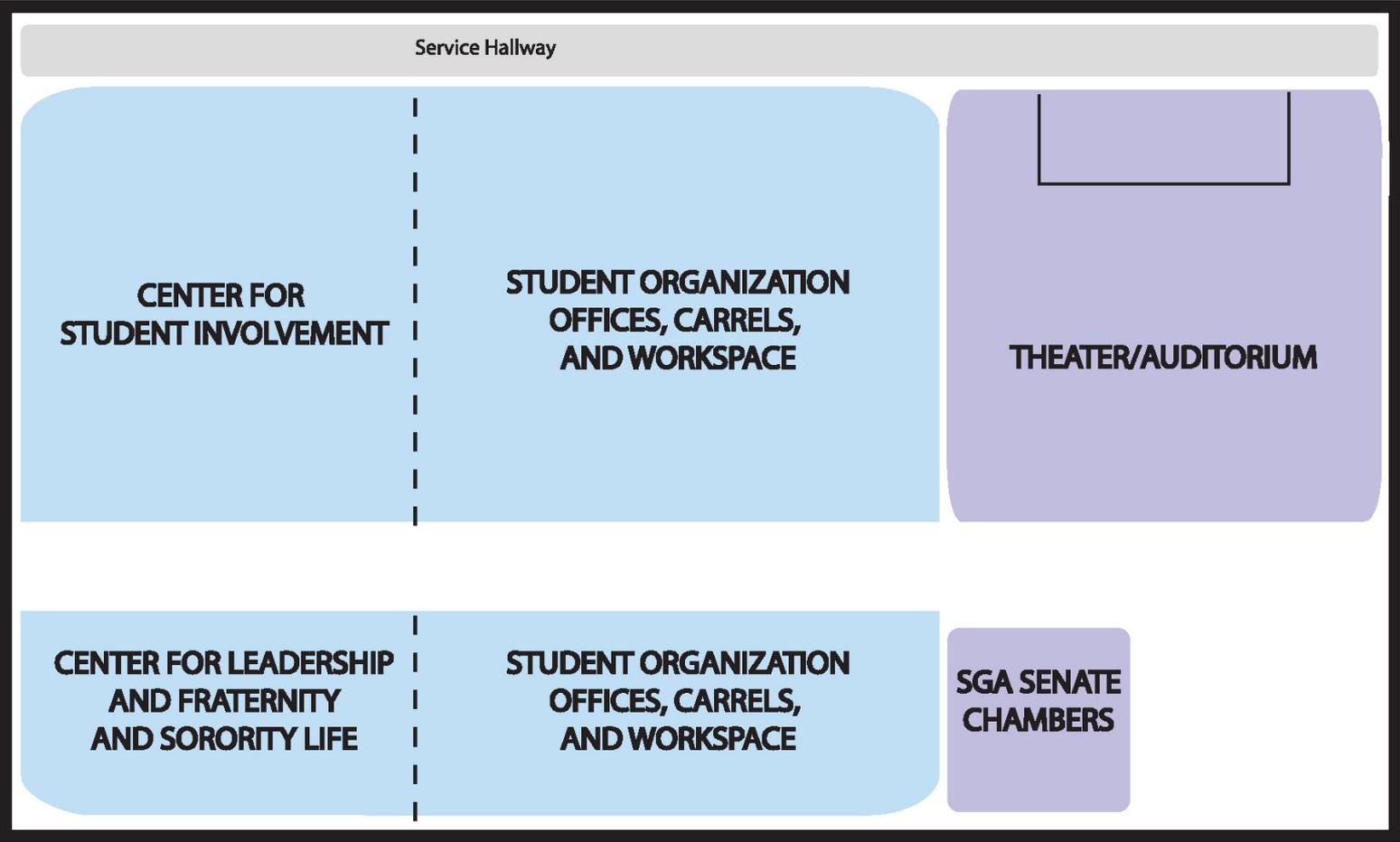
- A 3-story building located adjacent to the existing University Center site
 - 1st Floor
 - UH Dining Services (27,000 gross square feet)
 - Retail Corridor (Cougar Byte, C-Store, Jonorr's Hair Salon, Shasta's Ice Cream, and Woodforest National Bank) (9,860 gross square feet)
 - 2nd Floor
 - Center for Student Involvement/Center for Leadership and Fraternity and Sorority Life/Office and Carrel Space for Student Organizations (26,800 gross square feet)
 - 1600 square foot "SGA Chamber" meeting room (1,600 gross square feet)
 - 400-seat theater (8,900 gross square feet)
 - 3rd Floor (add-alternate)
 - 10,000 square foot ballroom (24,300 gross square feet)
 - Rooftop terrace



Potential UC Addition Floor Plan (Floor 1)

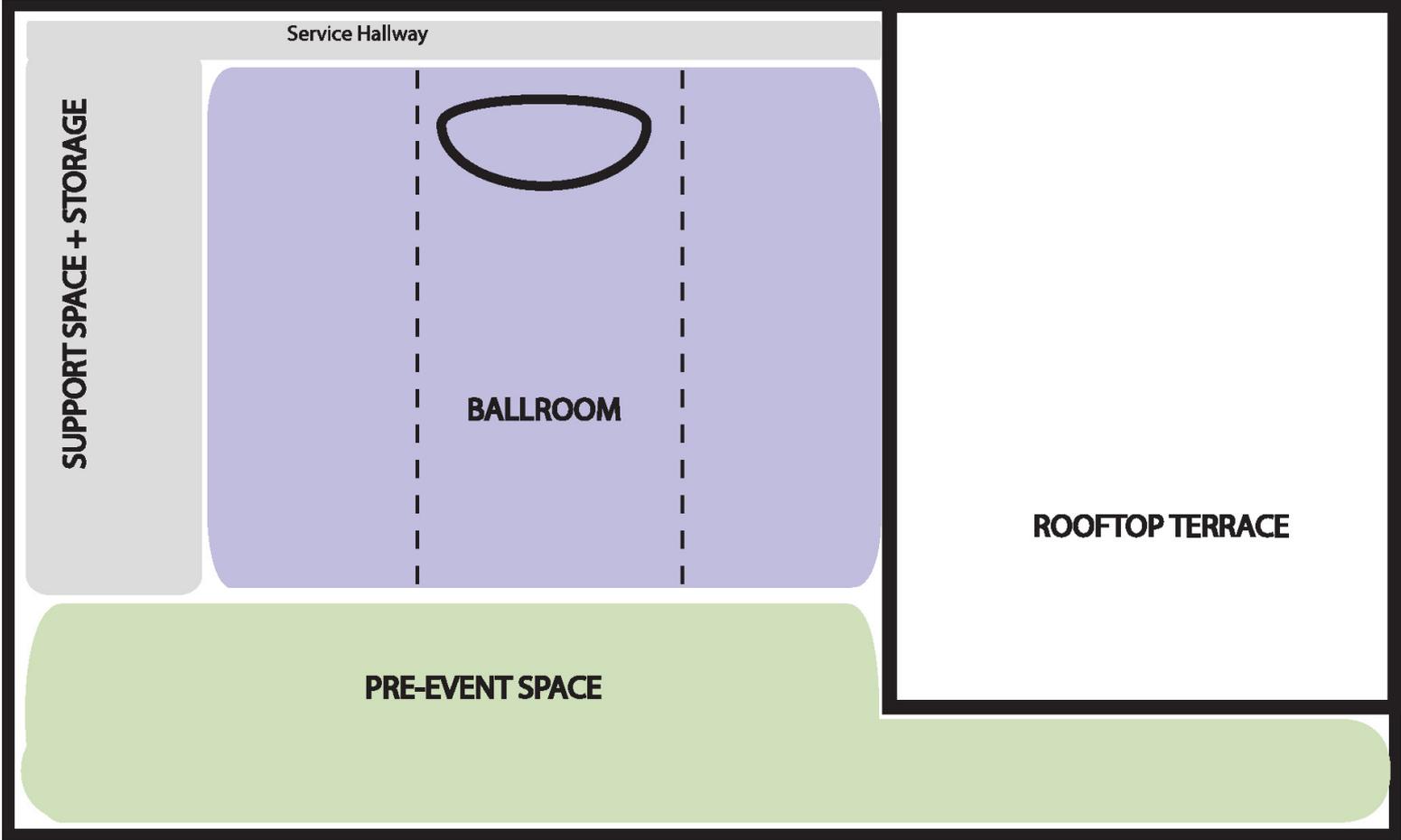


Potential UC Addition Floor Plan (Floor 2)



Potential UC Addition Floor Plan (Floor 3)

(Add Alternate)



Brief Summary of UC Addition Timeline

- August 2010
 - Consideration and Approval of UC Addition Site from Campus Facilities and Planning Committee
 - Consideration and Approval of UC Addition Site and Business Plan from UH Board of Regents
- Fall 2010-Spring 2011
 - Select Design Team for UC Addition
 - Select Construction Team for UC Addition
 - Design Documents for UC Addition
 - Consideration and Approval of Design Documents from Campus Facilities and Planning Committee
 - Consideration and Approval of Design Documents from Texas Higher Education Coordinating Board
- August 2011
 - Construction starts on UC Addition
- October 2012
 - Substantial Completion
- November 2012
 - Final Occupancy/Grand Opening





The New UC
University Center Transformation Project

*Questions &
Answers*

