

**UNIVERSITY OF HOUSTON  
CORE RENOVATION PROJECT  
APRIL 2017**



## TABLE OF CONTENTS

- I. PROJECT DESCRIPTION
- II. ACTIVE BUILDING PROJECTS
- III. NEXT STEPS
- IV. BUILDING LIST

## I. PROJECT DESCRIPTION

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The goal of the Core Renovation Project is to strategically renovate the buildings that form the general education core of the central University of Houston campus. These buildings are home to a substantial number of classrooms, labs, faculty offices and departmental headquarters. They are heavily utilized by students and faculty. The renovation plan includes addressing deferred maintenance issues, modernization of the facility and building systems and aligning the interior spaces with the occupants needs.

The buildings to be renovated include: Agnes Arnold Hall, Charles F. McElhinney Hall, Roy G. Cullen, Science Research & Engineering Center, Science & Research I, and the Science Building.

## II. ACTIVE BUILDING PROJECTS

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### **SCIENCE & ENGINEERING RESEARCH CENTER**

The renovation of the SERC facility is a reparative project of the mechanical systems in the building. Facilities Planning & Construction is currently in negotiations with the engineering design vendor. Once the contract is fully executed, design work will begin and will continue through the end of 2017.

Design Start:	May 2017
Construction Start:	May 2018
Completion:	Early 2020

### **SCIENCE BUILDING**

PBK was recently awarded the architectural design contract for the Science Building renovation. Facilities Planning & Construction will be working closely with the design team to develop the space requirements for the building. Since the Science Building is not occupied, it will be used as 'swing space' when the construction is complete. Occupants of other buildings being renovated will temporarily move into the facility while their building is under construction.

The contractor for this project has not been selected yet. A contractor will be awarded in the beginning of April 2017. Once the contractor is onboard, they will finalize the project schedule. Tentatively, programming will begin in late May.

Design Start:	May 2017
Construction Start:	February 2018
Completion:	Fall 2018

### III. NEXT STEPS

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Facilities Planning & Construction is procuring a consultant who will outline a strategic plan for the renovation of each of the Core Buildings. Once the consultant is under contract, they will assist in developing the project schedules, the specific scope of work for each building renovation and determine the how the building occupants will be impacted by the renovations. Following is the projected schedule for the consultant:

Consultant Under Contract:	July 2017
Interviews & Investigate Reviews:	July – August 2017
Draft Report Submitted for Review:	September 2017
Final Report:	October 2017

In addition, Facilities Planning & Construction has identified key contacts within each department that will be impacted. Planning is in the process of working with these contacts to develop a stakeholder list. The stakeholder groups will be involved in the initial programming meetings and the design review sessions for their specific spaces within the building renovation.

#### IV. BUILDING LIST

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### AGNES ARNOLD HALL



#### General Building Information:

Building Number:	578
Building Type:	Classroom/Administration
Year Built:	1967
Gross Square Feet:	162,347 Square Feet
Total Assignable Square Feet:	66,898 Square Feet

#### Existing Space Types:

• Classroom	19,565 Square Feet
• Office	30,859 Square Feet
• Laboratory	5,292 Square Feet

#### Building Summary:

Agnes Arnold Hall is a 162,347 square foot brick, concrete and glass building originally constructed in 1967. The primary functions of the building include classroom and administrative spaces for the College of Liberal Arts. The building has a ground floor, and six upper floors (totaling six levels above grade). The building is divided into two distinct buildings, the tower and a single auditorium building.

<b>Capital Renewal Cost:</b>	\$32 M
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#### Building Occupants:

• African American Studies	2,684 Square Feet
• Auxiliary Services Operations	74 Square Feet
• Center for Public History	507 Square Feet
• Dean of Liberal Arts & Social Sciences	11,129 Square Feet
• Faculty Dev. & Instruct. Support	2,520 Square Feet
• Hispanic Studies	8,479 Square Feet
• History	8,858 Square Feet
• Mexican-American Studies	2,924 Square Feet
• Modern & Classical Languages	3,888 Square Feet
• Philosophy	2,513 Square Feet
• Registrar (General Use)	1,367 Square Feet
• Sociology	410 Square Feet
• Women's Studies	1,089 Square Feet
• University Information Technology	2,302 Square Feet

## CHARLES F. McELHINNEY HALL



### General Building Information:

Building Number:	588
Building Type:	Classroom/Administration
Year Built:	1971
Gross Square Feet:	70,564 Square Feet
Total Assignable Square Feet:	46,367 Square Feet

### Existing Space Types:

• Office	24,261 Square Feet
• Laboratory	2,710 Square Feet
• Classroom	11,017 Square Feet

### Building Summary:

The Charles F. McElhinney Hall is a 70,564 square foot concrete, stone and glass structure originally constructed in 1971. The primary functions of the building include classroom and administrative spaces for the College of Liberal Arts. The building has three stories, with the second and third floor slightly larger than the first floor to provide a covered breezeway around the building.

<b>Capital Renewal Cost:</b>	\$13.9 M
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### Building Occupants:

• Center for Public History	1,653 Square Feet
• Communication Disorders	1,167 Square Feet
• Comparative Cultural Studies	6,578 Square Feet
• Dean of Liberal Arts & Social Sciences	3,341 Square Feet
• Economics	9,831 Square Feet
• Hobby Center for Public Policy	3,239 Square Feet
• Human Resources	8,299 Square Feet
• Registrar (General Use)	11,523 Square Feet
• University Information Technology	734 Square Feet

IV. BUILDING LIST

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**ROY G. CULLEN**



**General Building Information:**

Building Number:	501
Building Type:	Classroom/Administration
Year Built:	1939
Gross Square Feet:	54,079
Total Assignable Square Feet:	24,680

**Existing Space Types:**

• Classroom	8,016 Square Feet
• Office	12,697 Square Feet
• Laboratory	692 Square Feet

**Building Summary:**

The Roy G. Cullen building is a 54,079 square foot stone and glass building originally constructed in 1939. The primary functions of the building include classroom and administrative spaces for the College of Liberal Arts. The building has a below-grade basement and three upper floors. The third floor is unoccupied, other than one classroom, and is considered attic space by campus and occupants.

<b>Capital Renewal Cost:</b>	\$10.7 M
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**Building Occupants:**

• English Department	16,523 Square Feet
• Registrar (General Use)	8,016 Square Feet
• University Information Technology	141 Square Feet

## SCIENCE & ENGINEERING RESEARCH CENTER



### General Building Information:

Building Number:	545
Building Type:	Laboratory/Research
Year Built:	2005
Gross Square Feet:	155,124 Square Feet
Total Assignable Square Feet:	102,408 Square Feet

### Existing Space Types:

• Research	79,257 Square Feet
• Office	19,347 Square Feet

### Building Summary:

The Science and Engineering Research Center is a 155,124 square foot stone and glass building originally constructed in 2005. The primary functions of the building include research and laboratory spaces. The building has five floors with a roof penthouse. There is a bridge that connects the third floor of this building with the Science and Research I building.

<b>Capital Renewal Cost:</b>	\$9 M
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### Building Occupants:

• Biology & Biochemistry	18,090 Square Feet
• Biomedical Engineering	20,595 Square Feet
• Chemistry	28,338 Square Feet
• Civil Engineering	4,003 Square Feet
• Computer Science	1,005 Square Feet
• Center for Nuclear Receptors & Cell	22,878 Square Feet
• Electrical Engineering	5,992 Square Feet
• Research	946 Square Feet
• University Information Technology	562 Square Feet

## SCIENCE AND RESEARCH I



### General Building Information:

Building Number:	550
Building Type:	Laboratory/Research
Year Built:	1969
Gross Square Feet:	214,496 Square Feet
Total Assignable Square Feet:	140,417 Square Feet

### Existing Space Types:

• Classroom	6,025 Square Feet
• Office	51,117 Square Feet
• Research	66,701 Square Feet
• Laboratory	1,577 Square Feet

### Building Summary:

The Science and Research I building is a 214,496 square foot building that was built in 1969. The primary function of the building is laboratory and research space with some office and administrative function. The building has a ground floor basement and seven floors. The seventh floor is half of the size of the rest of the floors.

<b>Capital Renewal Cost:</b>	\$42.3 M
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### Building Occupants:

• Center for Advanced Materials	9,810 Square Feet
• Chemistry	18,783 Square Feet
• Dean of Natural Science & Mathematics	7,057 Square Feet
• Earth & Atmospheric Sciences	56,072 Square Feet
• Physics	42,022 Square Feet
• Registrar (General Use)	5,975 Square Feet
• University Information Technology	482 Square Feet

#### IV. BUILDING LIST

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### SCIENCE BUILDING



#### General Building Information:

Building Number:	502
Building Type:	Classroom/Laboratory
Year Built:	1939
Gross Square Feet:	61,713
Total Assignable Square Feet:	-

#### Existing Space Types:

- |             |                    |
|-------------|--------------------|
| • Classroom | 16,800 Square Feet |
| • Office    | 10,560 Square Feet |

#### Building Summary:

The Science Building is a 61,713 square foot stone and glass building originally constructed in 1929. The primary functions of the building include classroom and laboratory spaces for the College of Natural Science and Mathematics. The building has a below-grade basement and two upper floors. There is an accessible attic space above the second floor.

<b>Capital Renewal Cost:</b>	\$15 M
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#### Building Occupants:

- There are no occupants at this time.