

UC Transformation Project Development Committee
Meeting Minutes – 8/31/2011

In attendance: Jonathan Thurston, Mei Chang (**UH FP&C**); Keith Kowalka, Micah Kenfield, Lawrence Daniel, Cheryl Grew-Gillen (**University Centers**); Andrew Michael, Jared Gogets (**The New UC**); Mike Harding, Craig Premjee, Cedric Bandoh (**SGA**); Paul Knell (**WTW**); Marie Hoke, John Smith, Tony Martin, Jeff Chittenden (**WHR**); Geoff Lussier, Wayne Pellerin (**E&C**); Dennis Wittry, Kristi Grizzle (**WPM**); Guy Cooke, Terry Hargus, Ezra Wilson (**Tellepsen**)

The meeting opened with presentation and discussion surrounding two new designs and the underlying design concepts:

- Given the cost of renovation versus the cost of new construction, as well as the overall undesirable nature of the space, the latest proposed models fill in the underground space and add additional square footage to the additions.
- With the meeting rooms in the underground phased out, all meeting rooms were proposed to move to the second floor of the UC, creating one continuous “conference center” that provides enhanced wayfinding and a superior service for end-users.
 - The most in-demand meeting rooms right now are 800-1000 square feet, like the Lone Star or Bayou City rooms. The new conference center will need more rooms like this.
 - A few board room-style rooms like Palo Duro are also useful.
 - However, meeting rooms like Saltgrass or Tejas can be phased out.
 - Tiered seating is preferred for the SGA Senate Chamber
 - Having a few meeting rooms that are reserved for departmental use during the day and open to everyone else after 5:00 PM is a model that would help with evening programming.
 - Conference spaces should be designed more toward accommodating events and programs than traditional meetings.
- Due to concerns about phasing costs and the overall flow of the building, the bookstore was proposed to move out of its current location.
 - Two plans were presented—one with the bookstore entirely on the first level (the main floor with the food court and bookstore presently), and one with the bookstore split between two floors.
 - The two-floor model would keep items like leisure reading and apparel on the east side of the high-traffic main floor, adjacent to food service and near other retail. Textbooks, buyback, and online order pickup would be placed on the ground floor in the existing Chili’s Too and Cougar Den spaces.
 - This model has the distinct advantage of maximizing first-floor retail space both for the bookstore, which would benefit from a new location near food service, while also freeing up the west side of the main floor for lounge space and retail.
- Five retail dining concepts are envisioned to be part of the New UC; a meeting suggests that at least one and as many as two of these concepts will have an international/’ethnic’ flavor

- During renovation, phasing will need to occur. Student organizations should be the least-inconvenienced if at all possible during renovation. Staff are expected to be more flexible during this process than other groups.

The agenda items for two-week break between

- Complete program
- Find ways to cut 3% from total project cost to stay under \$80,000,000 cap
- Test square footages graphically
- Have consultants study structural and electrical issues

Meeting was adjourned with the next visit date being set for September 13th and 14th, 2011.