UNIVERSITY OF HOUSTON

Space Study & Implementation Plan Report

April 9, 2008

LORD · AECK · SARGENT
ARCHITECTURE

P&W Architects | E&C Engineers | Dan Paulien and Associates | Stanley Love-Stanley Architects

Important Disclaimer

- Please note that the last two slides, but one, present timelines that may not take into account the requirement to go our Board, the Texas Higher Education Coordinating Board, and the State Bond Board. We will try to do as much of this as feasible in parallel, but local approval policies will have to occur.

Project Goals

- Compliance with the letter of Tuition Revenue Bond approvals
- Phase I – Accomplish substantive improvements of Fleming, Old Science and SR-1 Buildings
- Improve Teaching Facilities!
- Provide a framework for continuation of space improvement *and* reorganization projects to meet long-term space needs

Project Constraints

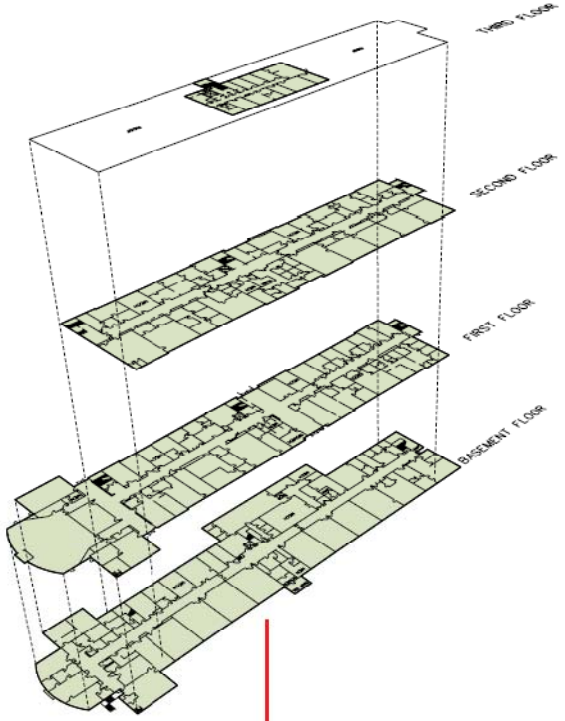
- Budget of $57.6 million for Phase I
- Apparent lack of appropriate swing space for temporary locations for people displaced by a series of renovation construction activities
- Coordination with timing of SERC fit-out phasing
- Timing of project delivery to mesh with academic schedules

Renovation Priorities

- Fleming building – in terrible shape, needs a complete overhaul
- Old Science building – functioning OK but needs at a minimum many code-compliance upgrades
- SR-1 building – functioning OK but needs at a minimum a multitude of code-compliance upgrades and elevator modernization
- Underlying Concept for renovations – Prepare spaces for a more appropriate use!

Existing Building Analysis and Evaluations

FLOOR PLANS



DATA

YEAR CONSTRUCTED.....1964

GROSS SQUARE FOOTAGE.....117,155 SQ.FT.

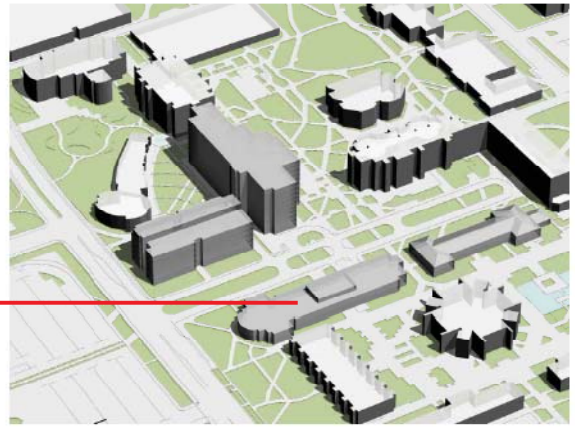
FLOOR LEVELS.....4 (ONE BELOW, THREE ABOVE GRADE)

STRUCTURE.....CAST-IN-PLACE CONCRETE

USE / OCCUPANCY.....TEACHING LABORATORY / RESEARCH LABORATORY / OFFICE

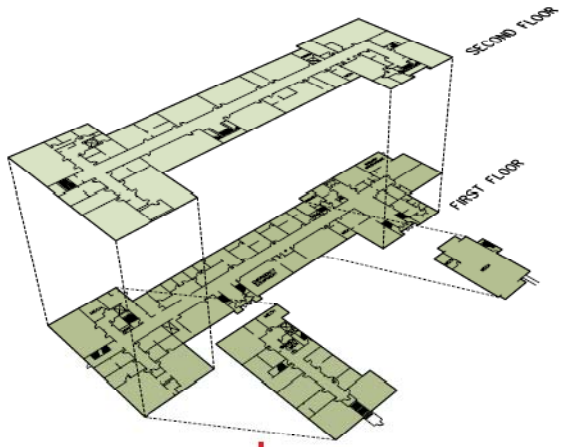
Fleming

KEY PLAN



Existing Building Analysis and Evaluations

FLOOR PLANS



DATA

YEAR CONSTRUCTED.....1939

GROSS SQUARE FOOTAGE.....61,713 gsf

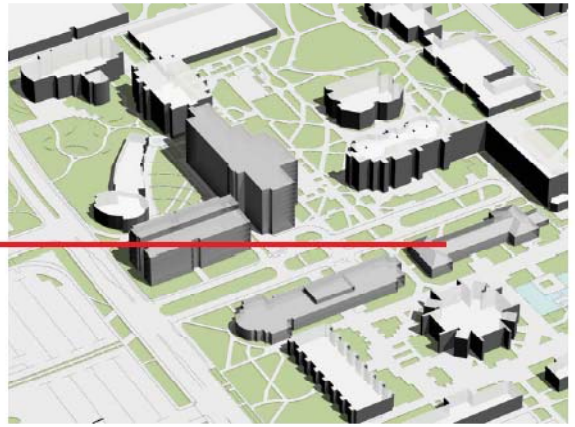
FLOOR LEVELS.....4 (ONE BELOW, 3 ABOVE GRADE)

STRUCTURE.....CAST-IN-PLACE CONCRETE

USE / OCCUPANCY.....TEACHING LABORATORY

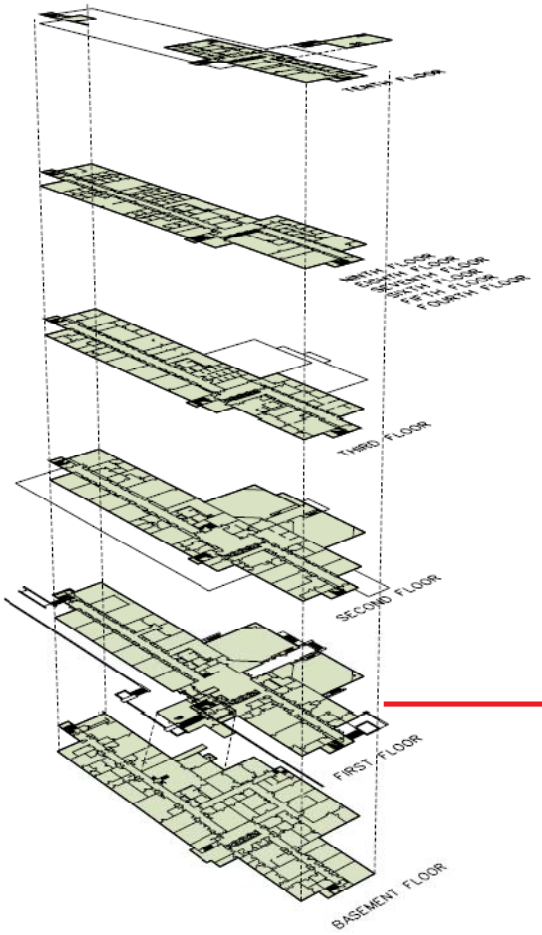
Old Science

KEY PLAN



Existing Building Analysis and Evaluations

FLOOR PLANS



DATA

YEAR CONSTRUCTED.....1969

GROSS SQUARE FOOTAGE.....214,496 SQ.FT.

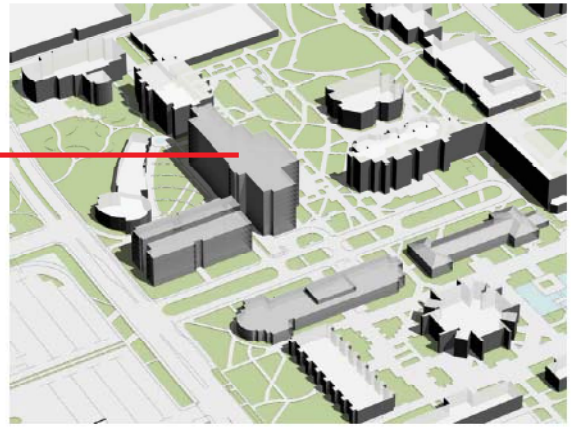
F.OOR LEVELS.....10 ABOVE GROUND

STRUCTURE.....POURED IN PLACE CONCRETE

USE / OCCUPANCY.....NSM TEACHING CLASSROOMS

SR-1

KEY PLAN



Search for Swing Space

- Short-term need – to allow for complete Fleming and Old Science building renovation
- Long-term need – to allow for phased SR-1 building renovation
- Swing space options considered by LAS team:
  - In SERC building
  - In HSC building
  - In Melcher Gymnasium/ Natatorium complex
  - In a new building

Swing Space Options Considered

- Building addition:
  - Pros:
    - Design and construction can start right away
    - Does not need to be replaced, since it's not really "swing space"
    - Needed space will be added for NSM
  - Cons:
    - May not be able to provide teaching laboratory space for all NSM departments

NSM (Teaching) Laboratory Needs

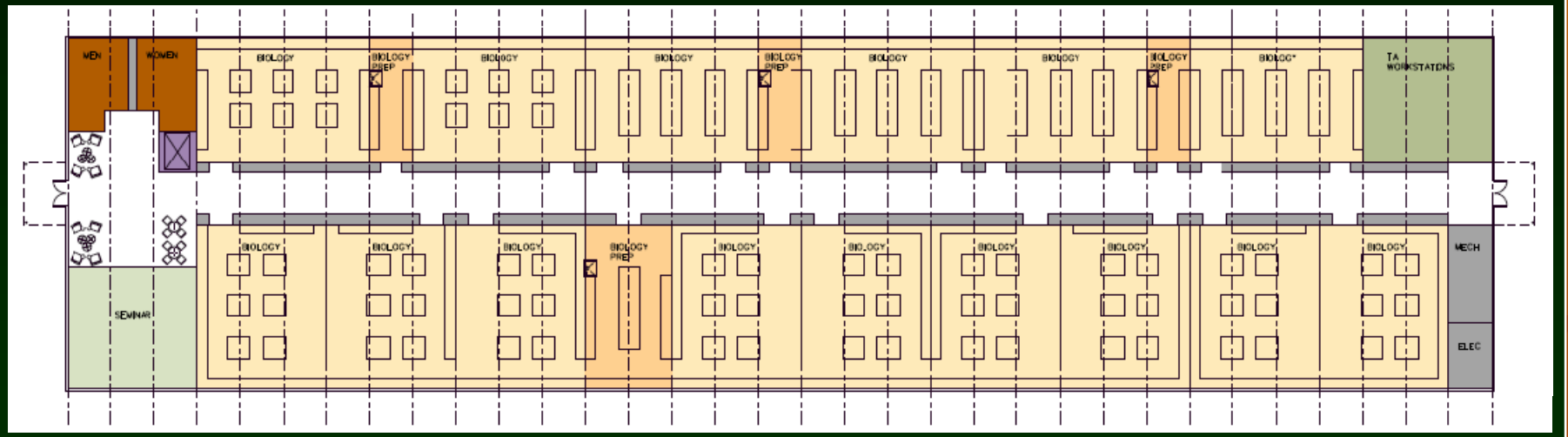
Department	2008	Additional Need	Total Need
	Current Number of Primary Teaching Laboratory Spaces	Freshmen/ Service Courses Teaching Laboratory Needs	
Biology and Biochemistry	11	4	15
Chemistry	9	6	15
Geosciences	4	1	5
Physics	7	1	8
Total	31	12	43

Proposed Scenario

Fleming Addition Building – Teaching Labs

Approach Description: Since the main goal of the current phase of improvements to the University's Science facilities is to upgrade class laboratories (previous phase provided both classroom and research laboratory space in the SEC and SERC buildings, respectively), the most direct way to reach this goal is to construct a new building built expressly for this purpose.

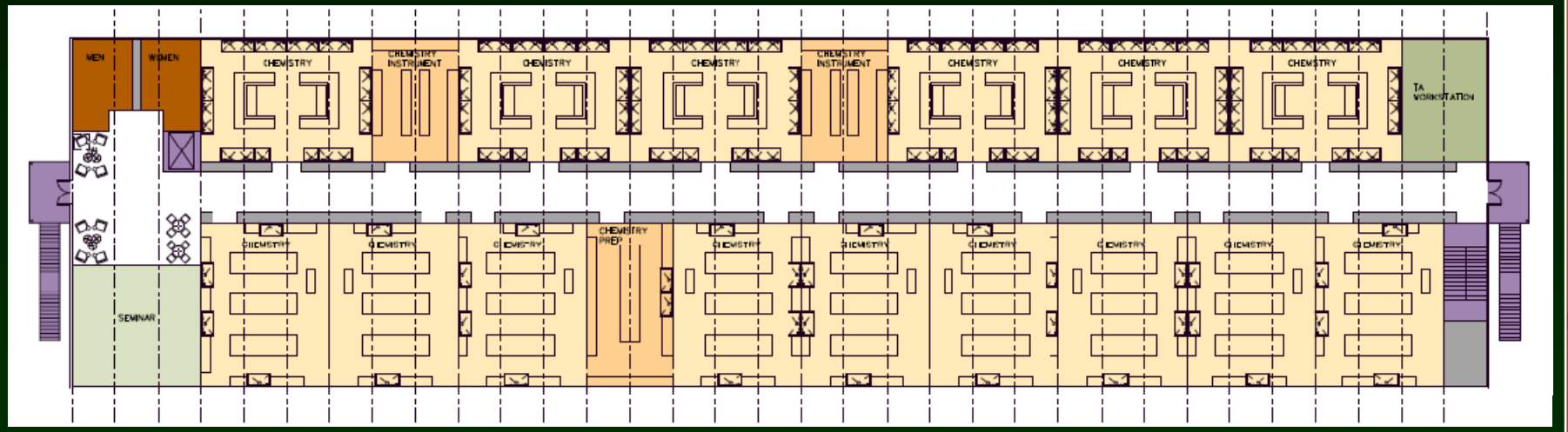
Fleming Addition – Concept for Pricing



Laboratory Space | Laboratory Support Space | Office Space | Classroom Space | Vertical Circulation | Restrooms

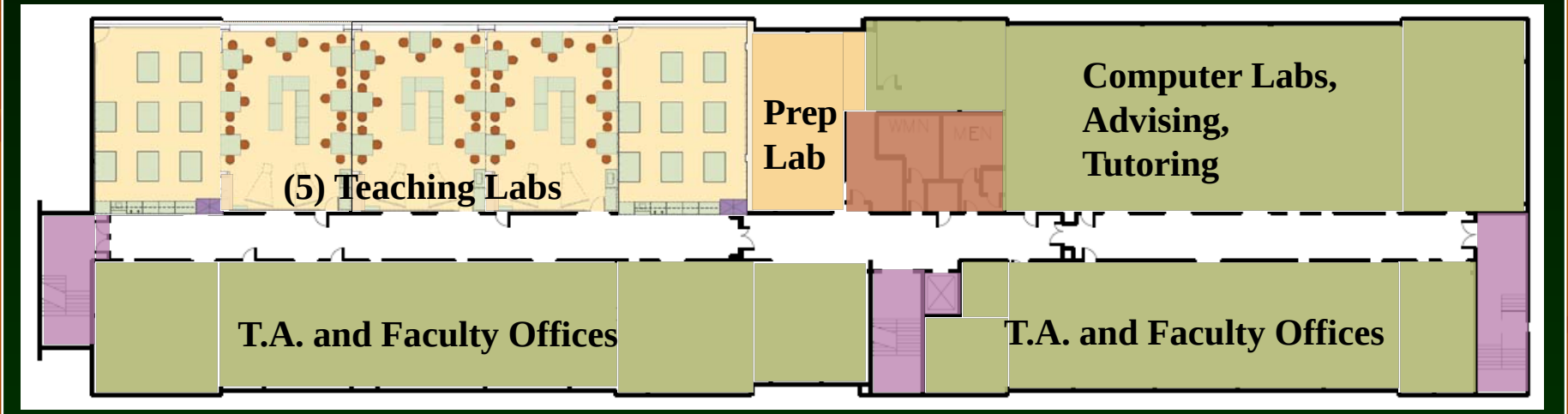
Level 1 - Biology

Fleming Addition – Concept for Pricing



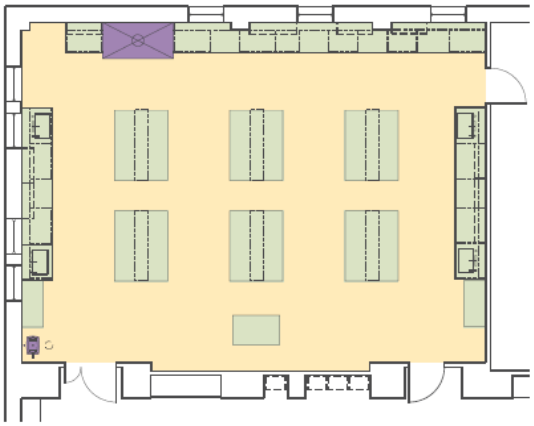
Level 2 - Chemistry

Fleming Teaching Labs and Offices



Possible Teaching Lab Configurations

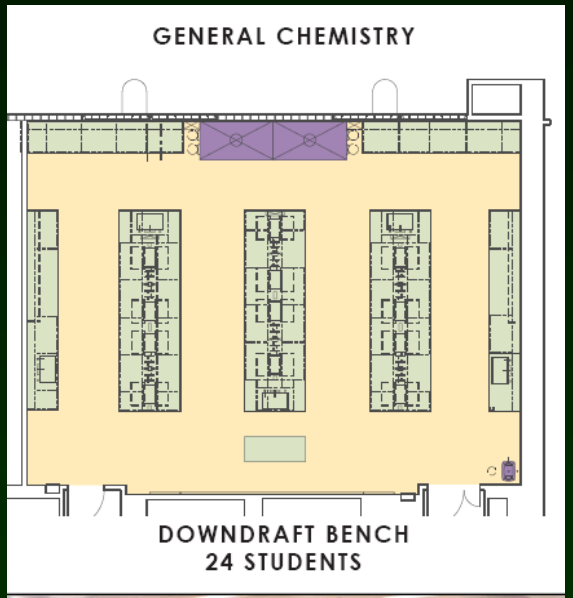
GENERAL BIOLOGY



MOVEABLE TABLES
24 STUDENTS

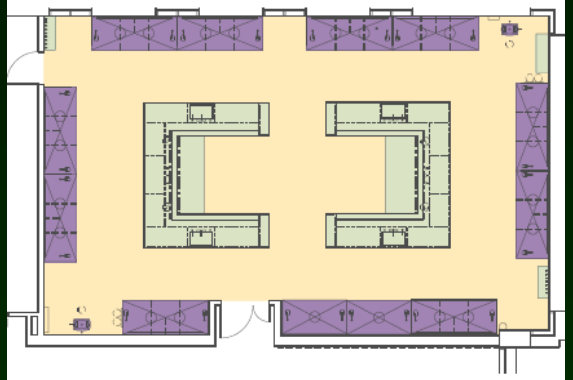
PROBLEM BASED/
GROUP LEARNING

Possible Teaching Lab Configurations



Possible Teaching Lab Configurations

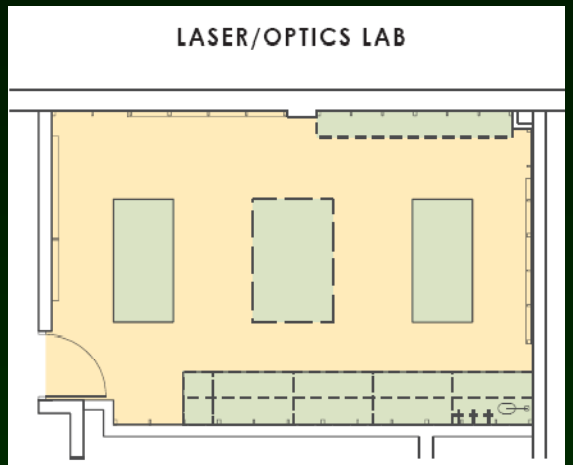
ORGANIC CHEMISTRY



PERIMETER HOODS
24 STUDENTS

SIMULATED RESEARCH
TEAM LEARNING

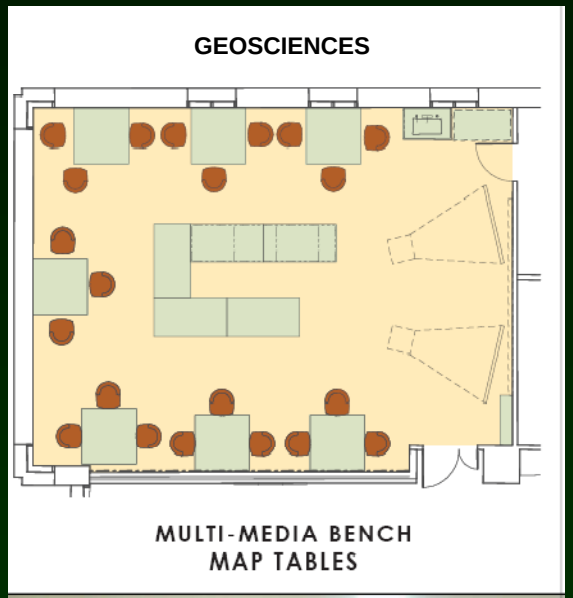
Possible Teaching Lab Configurations



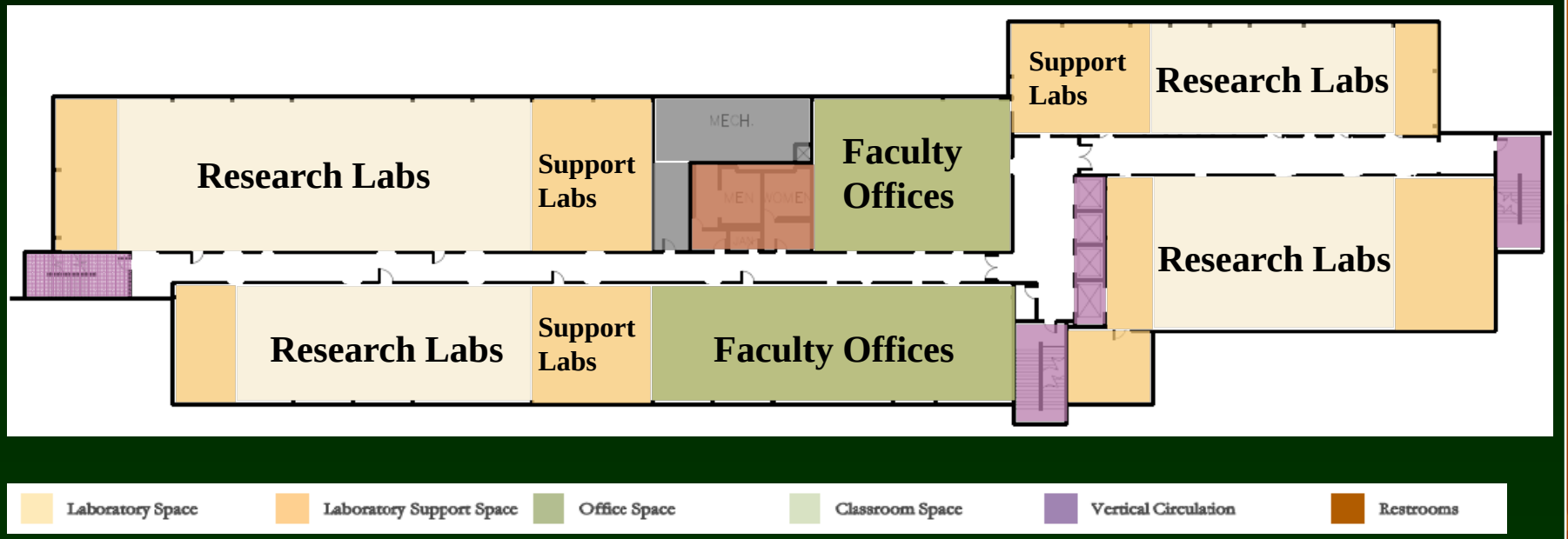
NEWPORT TABLES
FIXED PERIMETER

SIMULATED RESEARCH
TEAM LEARNING

Possible Teaching Lab Configurations



SR-1 Typical Research Lab Floor Concept



SR-1 Typical Research Lab Possibilities

UNC School of Medicine
Bio-molecular Research Building

UNC School of Medicine
Burnett-Womack Building

Yes, these are renovation projects!

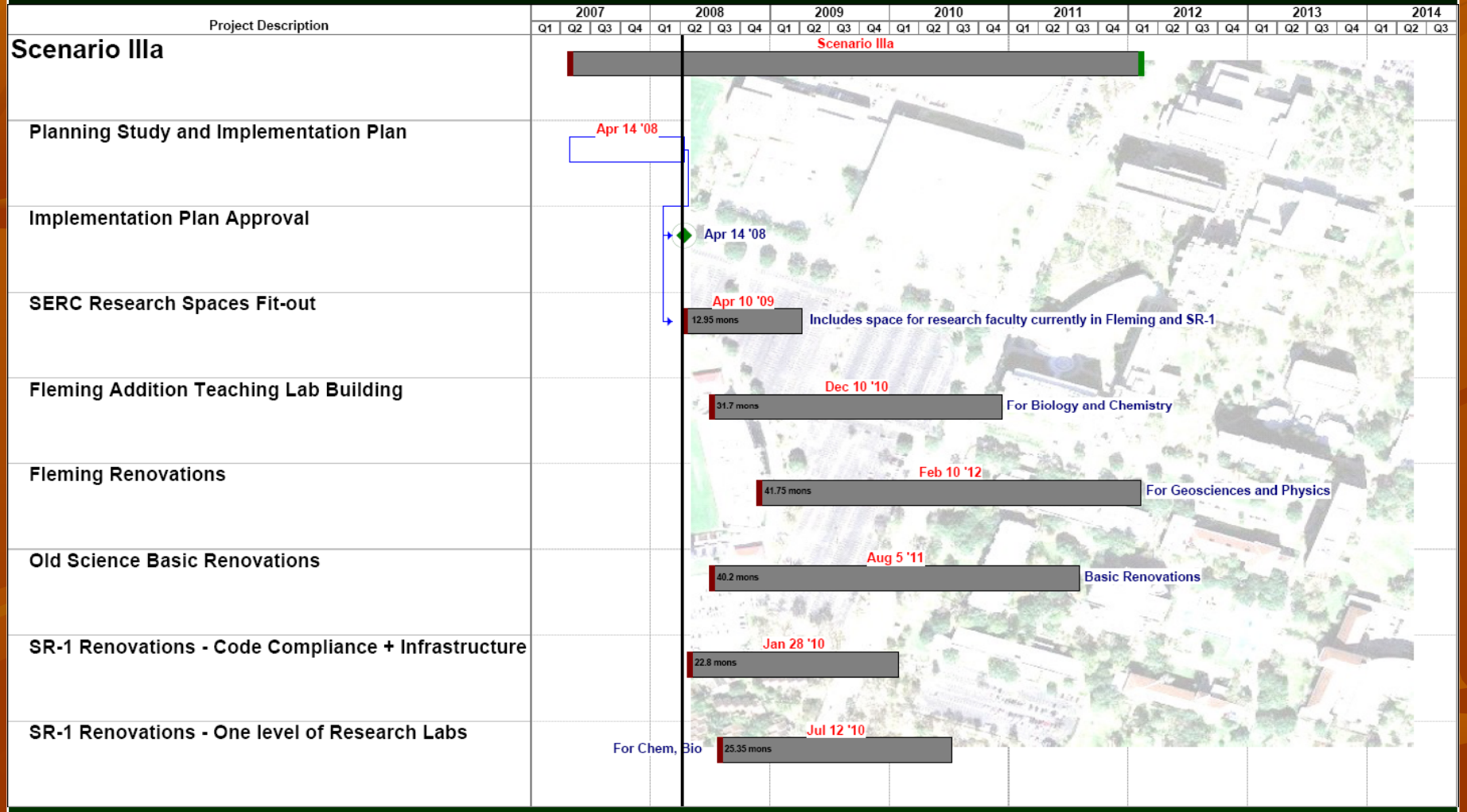
Phase I Areas and Milestones

University of Houston NSM Summary of Costs
Fleming Addition-Fleming-Old Science-SR1

	Square Feet	Brief Description	Start Design *	Start Construct	Construct Duration	Move In
New Science Teaching Building	60,000	**New building with complete buildout of 15 biology labs and 15 chemistry labs, prep labs, with minimum TA workstation areas.**	Jun-08	Jun-09	18 months	**Dec-10**
Fleming	102,281	**New systems and light lab development in one-half of the first, second and basement floors for 5 Geosciences and 8 Physics labs, prep labs, and minor paint up - fix up in remainder of building for computer lab, advising suite, science stores and a NSM fac**	Jun-08	Jan-11	12 months	**Dec-11**
Old Science	57,137	**Life safety systems upgrades and minor paint up - fix up**	Jun-08	Jan-11	8 months	**Aug-09**
SR1 Code and Systems	49,376	**Essential code and base system upgrades but placing the building in a position to upgrade the laboratories floor by floor as funding becomes available.**	Jun-08	Jan-09	12 months	**Dec-09**
SR1 Lab Floor	21,000	**Scope for "per/lab floor" for complete renovation in addition to base building from above.**	Jun-08	Dec-09	8 months	**Jul-10**
	289,794					
SERC Fit Out Phase 1			Apr-08	Jul-08	8 months	Mar-09
SERC Fit Out Phase 2			Apr-08	Jan-10	8 months	Sep-11

* Starting design all together presents a complete picture of all that is to be done but could be sequenced prior to work.

Phase I Schedule



Thank you!

Questions & Answers