



“We are fortunate to have Transwestern’s team of professionals working with us at the University of Houston Energy Research Park. They have been instrumental in helping us realize our vision of turning an older industrial complex into a world-class Energy Research Park. Their expertise and value-added performance is appreciated, and we look forward to a continued relationship.”

Sean York
Director of Real Estate Services
University of Houston

OPPORTUNITY/CHALLENGE

In August 2009, Transwestern was awarded the leasing and property management of the University of Houston Energy Research Park (UHERP) in Houston, Texas. UHERP is a master-planned, mixed-use, office and industrial park consisting of 16 buildings totaling 692,000 square feet. The campus totals 74 acres, and is located adjacent to the University of Houston’s main campus. The property was originally developed in 1953 by Schlumberger to serve as their global headquarters and Oilfield Technology Center. UHERP will be redeveloped between 2010 and 2025 to incorporate a full range of academic programs focusing on energy-research and scholastics as well as administrative offices and commercial enterprises developed from UH research technologies.

SOLUTION

Transwestern rapidly evaluated the site, the building and the existing services at UHERP and formulated a budget and action plan to address deferred maintenance issues, increase the curb appeal of the property, and provide a level of services that is consistent with those typically expected in a traditional business park environment.

In addition, Transwestern was able to draw on resources within the University of Houston and create partnerships that allow us to provide an unequaled level of services to the tenants at UHERP. These services include: 24-hour security provided by the UH Police Department, fire protection provided by UH Fire Department, and telephone and high-speed internet access through UH Information Technology department. In addition, free shuttle bus service to the main campus has been made available through UH Parking and Transportation, providing tenant access to all on-campus amenities including dining, retail and banking services.

VALUE ADDED BY TRANSWESTERN

The management services team from Transwestern was able to work with the University of Houston to design and implement an aggressive plan to transform an aging campus into a dynamic business park setting. In addition, we were able to quickly build and develop relationships with a wide variety of people and departments within the University to address the unique needs associated with the blending of public and private sectors within the park. Transwestern developed a customized proprietary budget matrix that captured and allocated costs between facilities occupied by UH and those occupied by third-party users. The team was able to streamline the accounts payable process through the introduction of Transwestern systems and software. Finally, Transwestern was able to provide construction management expertise, and leverage its vendor relationships, to assist in the cost-effective conversion of light-manufacturing and distribution space into classrooms, teaching laboratories and research laboratories for the University of Houston, as well as ancillary business and research groups with a need or desire to office in close proximity to the University’s energy research programs.