

## 2020 University of Texas System Real Estate Conference Program

### Conference Kick Off



#### **Kirk S. Tames - Executive Director of Real Estate**

Kirk S. Tames is the Executive Director of Real Estate of The University of Texas System. He joined the UT System Real Estate Office in 2005. Mr. Tames was promoted to Assistant Director in 2007, and then to Executive Director in 2014. In addition to managing the office, Mr. Tames handles a variety of transactions, including purchases, sales, leases, ground leases and other real property matters.

Mr. Tames' prior experience was entirely in the private sector. After becoming a licensed architect, he served as a senior real estate consultant with Kenneth Leventhal & Company, where much of his work was related to the valuation of real estate. He then analyzed and helped to underwrite industrial and office developments, first for Insignia Financial Group and later for First Industrial Realty Trust. Subsequently, Mr. Tames developed industrial warehouse and office/tech buildings as a regional development officer for First Industrial Realty Trust.

Mr. Tames earned an MBA from The University of Texas at Austin and a Bachelor of Architecture and a Bachelor of Arts from Rice University in Houston, Texas. He has a wife and two sons.

### State and Federal Regulations in the Placement of Cell Towers

Description: Will address the impact of recent state and federal requirements governing the location of small cell antennae in the public right of way on tower leases involving private or exempt property.



#### **Gunnar Seaquist - Bickerstaff Heath Delgado Acosta LLP**

Gunnar Seaquist is a partner in the law firm of Bickerstaff Heath Delgado Acosta LLP in Austin, Texas. He focuses his practice on litigation and counseling on behalf of both public and private entities. Before joining Bickerstaff, he practiced for over five years in the General Litigation and Tax divisions of the Texas Office of the Attorney General. He has extensive experience in litigation, having tried cases to both judges and juries. Gunnar represents clients in matters involving real estate, land use, construction defects, eminent domain, commercial disputes, personal injury, employment practices, voting rights, statutory and constitutional rights, and regulatory compliance. He also advises private clients on compliance with state and federal laws and administrative regulations, and counsels governmental entities on issues of open government, governmental

procedure, and contracting.

Gunnar is admitted to the Supreme Court of Texas, and is also admitted to practice before the U.S. Fifth Circuit Court of Appeals and the U.S. District Courts for the Northern, Southern, Eastern, and Western Districts of Texas. He received his J.D. from Baylor University School of Law in 2006 and his B.B.A with honors from the University of Miami in 2002.

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### **The Space, Time and Architecture of a Future Parking Reality**

Description: There has been a great deal of discussion about the technology change but its physical reality is one aspect less discussed – the transitional and long-term impact on cities, campuses and individual properties relative to the decreasing demand for parking spaces. This not only will change is the real estate portfolio perspectives but perhaps even impact income for campuses across the country.



**Rives Taylor – Gensler**

Rives Taylor directs Gensler’s Design Resilience teams and is a recognized global expert in resilient and sustainable design. Rives has contributed to several publications including WIRED and Fast Company and is a member of the prestigious AIA Fellowship. Rives has taught at the University of Houston and Rice University for the past 25+ years.

### **State Leasing and the State Law Addendum**

Description: The impact of the State Constitution, State laws and Regents’ Rules on System leasing.



**Ed Walts – U. T. System  
Assistant General Counsel and Senior Real Estate Officer**

Ed Walts received his undergraduate and law degrees from The University of Texas. He practiced law in Dallas with the law firm of Strasburger & Price, LLP, for 27 years with his primary focus on real estate. In 2001, he joined Harwood International, Inc., in Dallas as an Executive Vice President with business responsibilities for risk management, property management, leasing processes, investor relations, management of outside legal counsel, and construction matters for space leases. Since September 2006, he has been with the Real Estate Office of The University of Texas System with a current dual appointment as Senior Real Estate Officer and Senior Attorney. He has assisted in U.T.M.D. Cancer Center acquiring its East Campus, U.T. Southwestern Medical Center acquiring the Exchange Park project in Dallas and the partially built Victory Hospital in Fort Worth, transferring the real estate assets of the Cancer Therapy and Research Center in San Antonio to U.T. Health Science Center at San Antonio, and negotiating and drafting real estate agreements for U.T. Austin’s new Dell Medical School. He has been an author and speaker at numerous law seminars and conferences since 1981 including involvement with U.T. Law School’s Land Planning Conference since its inception over 20 years ago. For this conference, he has worked on the planning committee, recruited speakers, and wrote the paper on “Craft Breweries and Downtown Revitalization.”

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### Evaluating Public-Private Partnerships for Texas Universities

Description: A public-private partnership is a procurement model that uses an integrated approach to deliver infrastructure, incorporating design, construction, financing, operations and maintenance functions into the contract. While a streamlined procurement process has clear benefits, P3s are not an effective solution for every project. This presentation will cover the various considerations applicable to P3 procurement for Texas universities.



**Jeff Nydegger - Winstead PC**

Jeff Nydegger represents both public and private sector clients in secured project finance transactions with a focus on public-private partnerships. Jeff has represented cities, counties and universities in a variety of P3 transactions, including sports and entertainment venues, courthouses and civic facilities, hotels and convention centers, student housing, and mixed-use developments. Jeff's practice entails the negotiation of financing documents, ground leases, and development agreements.

Jeff has served as general counsel to the Greater San Marcos Partnership since 2016, and he currently sits on the Austin Regional Board of KIPP Texas Public Schools, a public charter school organization that serves over 25,000 students in Texas.

### Applying Accessibility Standards in a State University Setting

Description: This presentation will review the different accessibility laws, codes and standards applied to the built environment for a state university in Texas including the Americans with Disabilities Act, Texas Accessibility Standards, Fair Housing Act and the Uniform Federal Accessibility Standards. We will also review the administrative steps associated with the Texas Accessibility Standards.



**John Rife Torkelson - the ACCESSpartnership, l.p.**

John Rife Torkelson founded the ACCESSpartnership, l.p. in 1997 right here in Austin to provide consulting services relating to accessibility for the ADA, FHA and local building codes nationwide for architects, building owners and institutions. He is licensed with the State of Texas and California; serves as an Accessibility/Usability Specialist with the International Code Council; and, is a recognized expert on Title III of the Americans with Disabilities Act (ADA) and the Fair Housing Act (FHA). In addition, John has acted as a third party expert working on behalf of both the Plaintiff and Defense with clients as varied as the United States Department of Justice, The Equal Rights Center and the National Fair Housing Alliance.

John Rife Torkelson is both a founding member and past president of the Accessibility Professionals Association and a member of the Certified Access Specialist Institute.

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### **Best Practices for a Successful Contract Management of Systemwide Agreements**

Description: We will discuss contracting process when UT System executes systemwide agreement, sponsoring department & UT Institution responsibilities while managing systemwide agreements and addenda.



#### **Frank Reighard - U. T. System, Director of Contracts and Procurement**

Frank Reighard serves as the Director of Contracts and Procurement for The University of Texas System Administration. Frank came to UT System Administration from UT Medical Branch - Galveston, where he has served as the chief procurement officer, overseeing contracting and sourcing for all supplies and services since 2012. Frank has provided his expertise in supply change management to UT System often during his time at UTMB by interacting regularly with the UT System Supply Chain Alliance team. In 2015, he served on the group purchasing organization (GPO) working group whose report to the Board of Regents led to the creation of the GPO Accreditation Program. Since then, he has served on the GPO Accreditation Program oversight committee.

He came to UTMB from Scott and White Healthcare, where he served from 2008-2012 in a similar role as Senior Director of Supply Chain Operations. Prior to his 11 years of Texas experience, he spent more than 20 years in Wisconsin with Mercy Health System. Frank earned his BA from University of Wisconsin, Madison and MBA from University of Wisconsin, Whitewater and has additional training in areas that will allow him to continue to strengthen our contracts and procurement program.



#### **Darya Vienne - U. T. System, Assistant Director of Contracts and Procurement**

Darya Vienne serves as the Assistant Director for Contracts and Procurement at UT System Administration and oversees formal solicitations, systemwide and UT System agreements.

Ms. Vienne holds a Master's Degree from Sumy University (Ukraine) in Linguistics as well as Master's Degree in Strategic Procurement from Grenoble Business School (France) and has over 10 years of experience in procurement and contracting.

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### Using P3 (Public Private Partnership) to Build a College Town

Description: The focus of this session will be on leveraging partnerships to build a mixed-use development of housing, retail and strategic open space to support the enhancement of the overall university/community experience. Areas covered include the processes, key stakeholders, key policies, financial decision points, and the development of complementary amenities.



#### **Dr. Calvin D. Jamison - U. T. Dallas, Vice President for Facilities & Economic Development**

Dr. Calvin D. Jamison serves as vice president for facilities & economic development at The University of Texas at Dallas. His office is responsible for overseeing facilities management, economic development, construction, real estate, and auxiliary services. In a time of tremendous growth for the University, he continues to lead more than \$1.5 billion in development and the addition of approximately 11.7 million new and renovated square feet to the campus, including a mixed-use development called Northside, also known as “Comet Town.” UT Dallas has received 35 awards for building designs, LEED certification and sustainability under his leadership.

Prior to his appointment at UT Dallas, Dr. Jamison served as senior vice president and chief administrative officer at Hampton University. He also previously served as chief executive

officer/city manager of Richmond, Virginia, where he oversaw almost \$4 billion in new development with a \$1.2 billion budget and 4,500 employees, held faculty and administrative positions at Virginia Commonwealth University and Virginia Tech, and worked in the private sector with the Ethyl Corporation.

Dr. Jamison has served as a clinical professor in the School of Economic, Political and Policy Sciences and received the 2013 UT Dallas Staff Diversity Award. An avid golfer, his office sponsors the Annual UT Dallas Scholarship Golf Tournament, which provides supplemental financial support for undergraduate and graduate students through scholarship endowments it supports.

Dr. Jamison is the president of the Texas Association of State Senior College and University Business Officers (TASSCUBO), first vice president of the National Foundation of Black Public Administrators (NFBPA) and a member of its National Board of Directors. He has held membership in the National Association of College and University Business Officers (NACUBO), the Research Universities Council, and the Southern Association of College and University Business Officers (SACUBO). Dr. Jamison has also served as a past president of the Richmond Arts Council, past chair Leadership Metro Richmond, and past chair of the Virginia Tourism Corporation Board of Directors where he received their Man of Vision Award. He received the Distinguished Alumni Service Award from Virginia Tech, and he was appointed to the Board of Visitors of Virginia Tech by the Governor of Virginia. Most recently, Dr. Jamison received the “Marks of Excellence Award” (highest honor) from the National Foundation of Black Public Administrators (NFBPA). He holds bachelor’s, master’s and doctorate degrees from Virginia Tech.

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### Obtaining Real Estate Advice from OGC

Description: David will briefly walk through the process of obtaining legal advice from OGC in real estate matters. He will also provide an update on OGC real estate staffing.



**David Lein – U. T. System, Senior General Counsel and Managing Attorney**

David Lein is Senior Associate General Counsel and managing attorney for the Business Law section. He and the Business Law section help solve problems related to business disputes and resolution, commercial transactions, contracts, intellectual property, and real estate. They also counsel clients on tax, construction, constitutional, and administrative law. Before joining the Office of General Counsel, David was a longtime shareholder of Graves, Dougherty, Hearon, & Moody, P.C. He specialized in commercial, constitutional, and administrative litigation. He helped his clients both inside and outside the courtroom, on issues ranging from partnership disputes to professional liability defense, and from free speech to water rights. Before practicing law, David was a law clerk for the late United States District Judge William Wayne Justice. He also consulted for

both non-profit and private corporations.

David is a graduate of The University of Texas at Austin's Plan II Honors Program, Harvard Law School, and Harvard's Kennedy School of Government. He is an adjunct professor at The University of Texas School of Law, has served on the faculty of the National Institute of Trial Advocacy, and is a trained mediator.

### Public Private Partnerships in Real Estate Transactions

Description: Alan will review various P3 models with select case studies focused on Universities.



**Alan Jaffee – Jefferies, LLC, Managing Director – Head of Public Finance Housing, Real Estate, and Project Finance**

Alan is a Managing Director and Head of the Public Finance Housing, Real Estate, and Project Finance Group at Jefferies, the largest independent investment bank in the United States. Over his 19-year career, Alan has worked with across a number of housing and real estate focused transactions with public sector entities focused on affordable housing, military housing privatization, World Trade Center redevelopment, and University P3s. Alan is a graduate of the Leonard N. Stern School of Business at NYU.