Texas A&M University

Campus Facilities Planning Committee

Information Packet

for the meeting on

October 31, 2005

Compiled by the Office of Facilities Coordination

Posting Date: 10/30/05
Texas A&M University
CAMPUS FACILITIES PLANNING COMMITTEE
AGENDA

October 31, 2005
Room 218 Williams Administration Building
2:00 pm

1. Consideration of the Minutes from July 18, 2005

2. Vet Medicine Equine Facility - Moyer

3. Children's Center Expansion - Reber

4. Housing Master Plan - Sasse

5. TEEX: Emergency Operations Training Addition - Alonzo

6. Area Plan of College of Architecture - Regan

7. Indoor Practice Facilities - Byrne

8. Council for the Built Environment Update - Perry
   a. CBE Phase II: Flow Chart - Massey
   b. CBE Phase II: Project Timing - Miller

9. Other Business

10. Adjourn

10/30/05
### Agenda Item:

**Campus Facilities Planning Committee**  
Texas A&M University

### Agenda Item Cover Sheet

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<th>Item</th>
<th>Consideration of the Minutes from July 18, 2005</th>
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<tr>
<td>Submitted by</td>
<td>James Massey, Secretary-Campus Facilities Planning Committee</td>
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<tr>
<td>Item Summary</td>
<td>Consideration of the minutes from the meeting of July 18, 2005.</td>
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</table>

**Project Description**

Minutes are attached for consideration by the committee.

**Project Location**

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**Project Justification**

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**Financial Information**

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October 31, 2005
## Veterinary Medicine Equine Facility

**Item**
Veterinary Medicine Equine Facility

**Submitted by**
Dr. Bill Moyer, Director Large Animal Clinic

**Item Summary**
The Large Animal Clinic proposes to construct an facility to support the equine-related teaching and research programs of the College of Veterinary Medicine.

### Council for the Built Environment
- **Concept Approval**
  - September 28, 2005

### Project Description
See Attached CFPC-tse recommendation

### Project Location

### Project Justification

### Financial Information
MEMORANDUM

To: Mr. Charles A. Sippial, Sr.
Chairman, Campus Facilities Planning Committee
Vice President for Facilities

Subject: Proposed Equine Performance Center

RECOMMENDATION

The Campus Facilities Planning Committee’s technical sub committee (CFPC-tsc) recommends that the project proceed with the refinements and comments noted below:

SCOPE

The CFPC-tsc met October 14, 2005 to consider the proposed construction of an Equine Performance Center Arena. The arena will be constructed by the Physical Plant and will be of the same architectural design as the most recent additions to the Veterinary Medical Complex. The arena will enhance the College’s ability to have an enclosed area to safely perform riding, teaching, and medical evaluations of horses. The facility will function to support the teaching, research and clinical missions of the College. There are also future thoughts that the arena would support horse shows and other demonstration needs of the College of Veterinary Medicine. The open pavilion construction will be approximately 30,000 square feet in size and has been estimated by the Physical Plant to cost approximately $1,653,000. Funding will be provided by Veterinary Medicine.

ANALYSIS

Infrastructure

Building Site: The arena will be constructed generally north of the Large Animal Clinic and adjacent to a recently constructed animal pavilion. The site will allow easy access to the students, faculty and clientele of the College. Parking is adjacent to the site and as described below should be sufficient to support the operation of the facility. The site is currently unused and construction will not negatively affect any existing operations. The site does not appear to be in conflict with the Campus Master Plan.

Utilities: The arena is proposed to have interior lighting and will need water and sewer services. The level of service can be provided within existing infrastructure capacities. There are electrical, water and sewer services adjacent to the proposed site.

Telecommunications: To allow computer network connectivity within the arena, appropriately placed connections will be included in the design/construction of the facility. The data and telecommunications infrastructure in this area is also and it projected that there should be no data or telecommunications issues.
Space
The building will be approximately 30,000 square feet (132’ x 245’). The open walled arena will be constructed as a metal building with masonry veneer. The interior floor of the building will be raised to facilitate drainage and will consist of a material that will allow the safe movement of the horses. A consultant has been engaged to determine the type of material needed to meet this need. The cost estimates also included bird netting, a fire suppression system, routing of existing site utilities and new electrical service with transformer.

Construction of the building will comply with the American Disabilities Act (ADA).

It is initially intended that restrooms will not be a part of the design of the building. The building managers/users understand that future use for public events will necessitate that restrooms will be constructed. Depending on the actual cost of the facility, the restrooms may be included in the initial project.

Planning & Construction: There will be sufficient land to provide a laydown area to service the site. The specific need and location for such service will be specifically determined as the design of the facility is accomplished. The construction schedule for this project will also be determined as the final design is complete. It is anticipated that the construction will not adversely affect the operation of the existing Large Animal Clinic or other university activities in the area.

Parking
The site of this facility is adjacent to existing Large Animal Clinic parking. Currently there are issues regarding the day-to-day and long term use of the parking areas by Clinic clientele. Animal trailers, needed to transport the animal patients to/from the clinic are being parked in areas designed for passenger vehicles. Additional demand will be placed on the parking in this area by the construction of this arena and the associated needs of its patrons. Transportation Services has proposed that construction of the arena include plans for additional parking area specifically designed for trailers and other large vehicles. The management of the Large Animal Clinic and the College concur that such a solution is needed. It is anticipated that a solution to this situation will be available prior to the construction of the facility.

Environmental Health & Safety
A fire suppression system will not be necessary if the facility will be used solely as a teaching, research and clinical facility. If the future use of the facility includes hold public events, the design of the building will need to include a sprinkler to address fire & life safety codes. As the final construction costs are known, it is possible that this feature will be included in design.
Project Funding
Funding will be provided by the College of Veterinary Medicine. Initial estimates by the user placed the total construction cost at $355,000 to $750,000. Recent estimates by the Physical Plant, developed in conjunction with the user’s representative have placed the total construction cost at $1,653,000. The capacity for the user to underwrite this additional cost should be ascertained before proceeding.

Security
A plan to address public access to area of the proposed facility will be coordinated with university security interests and the management of the Large Animal Clinic.

We are pleased to offer this recommendation for this project to proceed and would welcome further inquiries related to this analysis.

Sincerely,

Original Signed by James Massey
James Massey
Chairman, CFPC-technical sub committee
Director
Office of Facilities Coordination

Attachments
CC: CFPC-tsc members
MEMORANDUM

TO:    Dr. Richard Adams, Dean
       College of Veterinary Medicine and Biomedical Sciences

SUBJECT: Preproposal for Equine Facility

At its September 28, 2005 meeting, the Council on Built Environment (CBE) approved in concept your preproposal for a new equine facility. Approval of your preproposal means that you can take the concept to the Campus Facilities Planning Committee (CFPC) for further review, discussion and recommended action by the CBE. However, CBE approval of the preproposal does not mean that approval has been given for any funding for the project, priority of construction or renovation, donor approach, or other specific considerations.

William L. Perry
Vice Provost
Chair, Council on Built Environment

c: Council on Built Environment
Mr. James Massey
Dr. William Moyer
Proposed Equine Performance Center

At Texas A&M Large Animal Clinic

July 2005
Proposed Position:

PRA- Proposed Equine Performance Center
Wide View : with low walls
Item: Children's Center Expansion
Submitted by: Tom Reber, Division of Student Affairs

Item Summary: The Division of Student Affairs proposed to start the fund raising to construct a 2,800 square foot addition to the existing Children's Center

Council for the Built Environment
Concept Approval: October 5, 2005
Project Description: See the attached CFPC-tsc report summary

Project Location

Project Justification

Financial Information
MEMORANDUM

To: Mr. Charles A. Sippial, Sr.
Chairman, Campus Facilities Planning Committee
Vice President for Facilities

Subject: Proposed Children’s Center Expansion

RECOMMENDATION

The Campus Facilities Planning Committee’s technical sub committee (CFPC-tsc) recommends that the project proceed with the refinements and comments noted below:

SCOPE

The CFPC-tsc met October 14, 2005 to consider the proposed construction an addition to the Children’s Center to support the current enrollment levels. No increase in enrollment is planned. The addition to the existing Center will provide an approximately 2,800 square feet for an auditorium/multi-use facility. In the planned configuration it will provide a capacity of approximately 190 persons and is projected to cost approximately $600,000. The project will be funded by the Division of Student Affairs and is anticipated to underwritten by donations.

CBE Concept Review: October 5, 2005

ANALYSIS

Infrastructure

Building Site: The site of this project is adjacent to the existing Children’s Center located on Hensel Drive. The addition will be connected to the existing Center facility by a breeze way.

Utilities: The level of service needed to support this addition can be provided within existing infrastructure capacities. There are electrical, thermal utilities, water and sewer services adjacent to the proposed site.

Computing & Telecommunications: The auditorium/multi-use facility will have computer network capabilities and is intended to include multi-media features. Television cable and other computing/telecommunications infrastructure existing in the Children’s Center can be extended to serve the addition.
Space

The building will be approximately 2,800 square feet (57.5’ x 50’). The ceiling will be approximately 12’ high. There will be auditorium that will seat approximately 190 people. A stage, kitchen, restrooms, and storage space will be included in the design.

It is the understanding of the CFPC-tsc that the construction of this project will comply with the American Disabilities Act (ADA).

Planning & Construction: The building will be designed and constructed by the Physical Plant. There will be sufficient land in the vicinity of the Center to provide a laydown area to service the site. The specific need and location for such service will be specifically determined as the design of the facility is accomplished. The construction schedule for this project will also be determined as the final design is complete. It is anticipated that the construction will not adversely affect the operation of the existing Center or other university activities in the area.

Parking

Since there are no plans to increase the enrollment of the Center, there are no plans to expand the parking at the Children’s Center.

Environmental Health & Safety

The design of the addition will include a fire suppression system (i.e. sprinkler) as required to meet the fire & life safety code.

Project Funding

Funding will be provided by the Division of Student Affairs. It is anticipated that the $600,000 will be underwritten by a donation. When the appropriate approvals are obtained, the users anticipate seeking approval to commence development efforts and at a future time potentially request to name the Center/Center Addition for the donor(s).

Security

The CFPC-tsc understands that the personal safety and security of the students, parents and staff associated with the Children’s Center will continue to be a part of the ongoing management of the Center.

We are pleased to offer this recommendation for this project to proceed and would welcome further inquiries related to this analysis.

Sincerely,

Original Signed by James Massey

James Massey
Chairman, CFPC-technical sub committee
Director
Office of Facilities Coordination

Attachments

CC: CFPC-tsc members
MEMORANDUM

TO: Mr. Tom Reber
   Assistant Vice President for Student Affairs

SUBJECT: Preproposal for Children’s Center Addition

At its October 5, 2005 meeting, the Council on Built Environment approved in concept the preproposal for an addition to the Children’s Center.

Approval of the preproposal means that you can take the concept to the Campus Facilities Planning Committee (CFPC) for further review, discussion and recommended action by the CBE. However, CBE approval of the preproposal does not mean that approval has been given for any funding for the project, priority of construction or renovation, or other specific considerations.

Since completion of this project is contingent upon donor funding (less than $5 million), I am informing Ed Davis, co-chair of the Development Strategy Group.

William L. Perry
Vice Provost
Chair, Council on Built Environment

c: Dr. Dean Bresciani
   Council on Built Environment
   Mr. James Massey
Item: Housing Master Plan

Submitted by: Mr. Ron Sasse, Director Residence Life

Item Summary: Residence Life is developing a plan to redevelop the university owned apartments north of University Drive and wants University approval to proceed to implement phase I of their plan.

Council for the Built Environment
Concept Approval: August 31, 2005

Project Description: See the attached CFPC-tsc report.

Project Location:

Project Justification:

Financial Information

October 31, 2005
MEMORANDUM

To: Mr. Charles A. Sippial, Sr.
Chairman, Campus Facilities Planning Committee
Vice President for Facilities

Subject: Proposed Construction of New University Apartments

RECOMMENDATION

The Campus Facilities Planning Committee’s technical sub committee (CFPC-tsc) recommends that the project proceed with the refinements and comments noted below:

SCOPE

The CFPC-tsc met September 6, 2005 and October 14, 2005 to consider the proposed implementation of Phase I of the Housing Master Plan. The part of the overall plan includes the razing of College Avenue Apartment and replacing them with in the University Owned Apartments land area. Phase I is estimated to cost approximately $49 million to be funded by Resident Life. The project is included on the TAMUS Capital Plan and is anticipated to be complete by Fall 2008.

Estimated Demolition Cost: $1,342,768
- College Avenue Apartments: 226 units
- 191,824 Gross Square Feet @ $7.00/gsf
- Includes asbestos abatement, razing the structures and removal of all debris
- Reclamation of the site and gas line remove is also included

Estimated New Construction Cost: $48,000,000
- Phase I Apartments: 500 units
  o 950 square feet per unit
  o $100 per net square foot
- Includes $1 million for utility upgrades

While the CFPC-tsc is aware of a proposal to utilize adjacent university land for a public-private mixed use development, this analysis considers only the technical components of the proposed development of the University Owned Apartments as presented to the CBE.

CBE Concept Review: August 31, 2005
ANALYSIS

Infrastructure

**Building Site:** The College Ave Apartments to be razed are located along College Avenue north of University Drive. The planned new apartment construction will be located within the area identified for construction of the University Owned Apartments north of University Drive. The Phase I project apartments will specifically be built in the open land between Front, Nicolas and Halthom Avenues.

**Utilities:** The level of service needed to support this addition can be provided within existing infrastructure capacities. There are electrical, thermal utilities, water and sewer services adjacent to the proposed site.

Cost estimates for the utilities work to be accomplished have been provided by the Physical Plant. The total estimate for domestic water, sanitary sewer, electrical service, and relocation of natural gas lines total $1,270,000. The detail of these components of the estimates is attached.

**Computing & Telecommunications:** The computing and telecommunications infrastructure to support the new construction will be extended to meet the needs of the new units. A support building will need to be constructed as part of this service and is proposed to be constructed adjacent to the University Apartments Community Center. There may also be issues related to the extension of these utilities from University Drive through property identified as possible mixed use development sites.

**Space**

Phase I will include the construction of 500 units totally about 593,750 gross square feet. The units would generally be designed to be similar to units recently constructed at other TAMUS institutions, such as Tarleton State University, TAMU Commerce and Texas A&M International University. The new units will have all electric utility service, no gas service will be provided. The units could be a tall as three stories.

The demolition of the College Avenue Apartments will remove 226 housing units from the total University Owned Apartment inventory.

It is the understanding of the CFPC-tsc that the construction of this project will comply with the American Disabilities Act (ADA) and all related housing codes.

**Planning & Construction:** Given the estimated cost of the phase I project, the planning, design and construction of the apartments will be overseen by the TAMUS Office of Facilities Planning & Construction.
Site Evaluation: Based on the recent Master Planning effort by the firm Brailsford and Dunlavey, the site will provide sufficient land to accomplish the project. Phase I will encompass approximately 45 acres, which by municipal planning standards of 18 to 24 units per acre (re: City of College Station, Texas) this area would have the capacity to provide between 800 and 1,000 units. The university plans to place 500 units on the site.

There will be sufficient land in the vicinity of the Center to provide a laydown area to service the site. The specific need and location for such service will be specifically determined as the design of the facility is accomplished.

Construction Schedule: The specific timetable for this project will also be determined as the final design is complete. It is anticipated that the construction will not adversely affect the operation of the existing apartments or other university activities in the area. Residence Life estimates the completion of Phase I to be prior to the fall 2008 semester.

Demolition of the College Avenue Apartments will occur during the summer of 2006.

Parking
The design of the new apartments will include sufficient parking to address the needs of the residents of the 500 units to be built in Phase I.

Environmental Health & Safety
The design of the additional apartments will include a fire suppression system (i.e. sprinkler) as required to meet the fire & life safety code.

Project Funding
Funding will be provided by the Division of Student Affairs and Residence Life.

Security
The CFPC-tsc understands that the personal safety and security of the residents and staff associated with the University Owned Apartments will continue to be a part of the on-going management of the facilities in this area.

We are pleased to offer this recommendation for this project to proceed and would welcome further inquiries related to this analysis.

Sincerely,

Original Signed by James Massey

James Massey
Chairman, CFPC-technical sub committee
Director
Office of Facilities Coordination

Attachments
CC: CFPC-tsc members
Preliminary Utility Infrastructure Scope to Support University Apartments Phase 1

Estimated utility infrastructure updates and configuration to provide services to the proposed University Apartments Phase 1 expansion – including the addition of 500 new units in the Halton/Nicolas Avenue area, and the removal 226 units (College View apartments). Estimated costs were developed using budget and construction information from two current utilities infrastructure projects, the West Plant 2 Expansion and the Agronomy Road Utilities Extension.

**Domestic Water:**

The proposed site would be served by two 6” lines (one for building supply and the second for firewater supply). The 6” lines would be fed from an existing 8” line on the north side of the site. The 8” line should provide adequate flow capacity, but it is recommended that an abandoned interconnect to the City of College Station water system along University Drive be re-established as part of the project for improved supply reliability.

The existing 6” connection serving the apartments on Front Street should be reconfigured to tap into the new service lines so that the portion of the line crossing the construction site could be removed.

Approximate cost:
- 1300 lf (6”) – Fire Supply - $250,000
- 1300 lf (6”) – Building Supply - $250,000

**Sanitary Sewer:**

The University apartment’s area should have adequate line sizing for the additional units. An existing 10” line that crosses the site will have to be abandoned/reconfigured. A new line following Nicolas Ave, should be installed to provide service for the new units, and also to reconnect the system due to the abandonment of the 10” line. The new line (12”/8”) will tie into the system at an existing manhole near the corner of Moore and Front Street.

Approximate cost:
- 850 lf (12”) and 500 lf (8”) : $170,000

Source: TAMU Energy Office, Physical Plant Department, 10/27/05
**Electrical Service:**

It is recommended that all new electrical service be installed underground and that any existing overhead that is affected by the construction and reconfiguration of the electrical system also be moved underground. Currently the area is fed solely by electrical feeder #6 and it is proposed that a second feeder (#17) be pulled to a new switch in power manhole 86B – this would provide a redundant feed and improve reliability to the entire complex. The new units will be fed from a new electrical duct bank originating in PMH 86B and running down North Street and Nicolas Avenue. This new run will require the setting of three new manholes and approximately 1300 lf of duct bank. All new building feeds will connect to primary at switches located in the new manholes.

Approximate cost:
- 1300 lf, 3 manholes, switching: $390,000
- Redundant feeder 1800 lf, Switch: $190,000

**Natural Gas:**

The new Phase 1 University Apartments will not use natural gas. However, existing natural gas lines crossing the construction site will need to be relocated. Due to the proposed site layout it is likely that the 2” Natural gas line that feeds buildings 1100 and 1104 will need to be moved or abandoned – The best option is to reconnect those buildings to the line that feeds buildings 1101/1105. The primary 2” feed line to the College View Apartments may also need to be relocated (depending on building layout).

Approximate cost:
- 250 lf (2” poly II) - $20,000

**Total Estimated Cost for Infrastructure : $1,270,000**
MEMORANDUM

TO:       Mr. Ron Sasse, Director
          Residence Life

THROUGH:  Dr. Dean Bresciani
          Vice President for Student Affairs

SUBJECT:  Construction of New University Apartments

At its August 31, 2005 meeting, the Council on Built Environment approved in concept your preproposal to construct new apartments on the current University Apartments site. Approval of your preproposal means that you can take the concept to the Campus Facilities Planning Committee (CFPC) for further review, discussion and recommended action by the CBE. However, CBE approval of the preproposal does not mean that approval has been given for any funding for the project, priority of construction or renovation, donor approach, or other specific considerations.

Since the University Apartments area is adjacent to the proposed mixed use development area, I am sending an informational copy of this concept approval to Harold Strong, Director of the Research Park, who chairs the mixed use development review committee.

William L. Perr
Vice Provost
Chair, Council on Built Environment

c: Council on Built Environment
   Mr. James Massey
   Mr. Harold Strong
Demolition and replacement of College Avenue and construction to meet part of unmet housing demand

Phase I – Demolition and replacement of College Avenue apartments.

- **Estimated Demolition Cost** - $1,342,768 (191,824 gross square feet at $7.00/gsf). Includes asbestos abatement and razing of the buildings to include removal of all debris, reclamation of the site and gas line removal.

- **Estimated Construction Cost** - $48,000,000, includes $1 million for utility upgrades (500 units/950 square feet/$100 per square foot drive out cost) All electric, no gas.

- **Estimated completion time** – prior to fall 2008
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<th>Item</th>
<th>TEEX: Emergency Operations Training Addition</th>
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<tr>
<td>Submitted by</td>
<td>Dr. Arturo Alonzo, Texas Engineering Extension Service</td>
</tr>
<tr>
<td>Item Summary</td>
<td>TEEX's National Emergency Response &amp; Rescue Training Center (NERRTC) request approval to construct an addition to their existing facility at Brayton Fire Training Center to allow the expansion of training programs.</td>
</tr>
</tbody>
</table>

**Council for the Built Environment**

**Concept Approval**  September 28, 2005

**Project Description**

See the attached CFPC-tsc report.

**Project Location**

- 

**Project Justification**

- 

**Financial Information**

-
MEMORANDUM

To: Mr. Charles A. Sippial, Sr.
Chairman, Campus Facilities Planning Committee
Vice President for Facilities

Subject: Proposed TEEX Emergency Operation Training Addition

RECOMMENDATION

The Campus Facilities Planning Committee’s technical sub committee (CFPC-tsc) recommends that the project proceed with the refinements and comments noted below:

SCOPE

The CFPC-tsc met October 14, 2005 to discuss a proposal by the Texas Engineering Extension Service (TEEX) to expand the current National Emergency Response & Rescue Training Center (NERRTC) Facility at the Brayton Fire Training Center’s “Disaster City” for increased capacity and improved capacity. The cost of the 18,000 square foot addition will be funded by TEEX.

CBE Concept Approval: September 28, 2005

ANALYSIS

Infrastructure

Building Site: The addition will be located within the Brayton Fire Training Center at the current NERRTC Emergency Response Training Complex.

Utilities: The level of service needed to support this addition can be provided within existing infrastructure capacities. All needed services are adjacent to the proposed site.

Computing & Telecommunications: The facility’s need for computer network capabilities and multi-media features will be provided within the facility’s design. Television cable and other computing/telecommunications infrastructure present in the current can be extended to serve the addition.
Space
The building will be approximately 18,000 square feet in size.

It is the understanding of the CFPC-tsc that the construction of this project will comply with the American Disabilities Act (ADA).

Planning & Construction: The building will be designed and constructed by the Physical Plant. There will be sufficient land in the vicinity of the Center to provide a laydown area to service the site. The specific need and location for such service will be specifically determined as the design of the facility is accomplished. The construction schedule for this project will also be determined as the final design is complete. It is anticipated that the construction will not adversely affect the operation of the existing TEEX operations or other university activities in the area.

Parking: Parking for the addition will be added as needed. The University does not manage the parking within the Brayton Fire Training Center.

Environmental Health & Safety
The design of the addition will include a fire suppression and other systems (i.e. sprinkler) as required to meet the fire & life safety code.

Project Funding:
Total project funding will be provided by the Texas Engineering Extension Service.

Security
The CFPC-tsc understands that the personal safety and security of the students, staff and other patrons associated with the Center will continue to be a part of the on-going management of the NERRTC operation.

We are pleased to offer this recommendation for this project to proceed and would welcome further inquiries related to this analysis.

Sincerely,

Original Signed by James Massey

James Massey
Chairman, CFPC-technical sub committee
Director
Office of Facilities Coordination

Attachments

CC: CFPC-tsc members
MEMORANDUM

TO: Mr. Arturo Alonzo
Texas Engineering Extension Service

SUBJECT: Preproposai for Addition to Emergency Operations Training Center

At its September 28, 2005 meeting, the Council on Built Environment (CBE) approved in concept your preproposai for an 18,000 square foot addition to the Emergency Operations Training Center. Approval of your preproposai means that you can take the concept to the Campus Facilities Planning Committee (CFPC) for further review, discussion and recommended action by the CBE. However, CBE approval of the preproposai does not mean that approval has been given for any funding for the project, priority of construction or renovation, donor approach, or other specific considerations.

William L. Perry
Vice Provost
Chair, Council on Built Environment

c: Council on Built Environment
Mr. James Massey
Expansion Proposal

- Add 18,000 square feet to current facility
- Support a national need for Emergency Operations Center (EOC) training facility
- Provide for US&R team annual training exercises
### Area Plan for the College of Architecture

**Submitted by**
Tom Regan, Dean, College of Architecture

**Item Summary**
To commemorate their 100th anniversary, the College of Architecture proposes to place an 8'x8' marker at the entrance to the Langford Architecture Complex to note the buildings in use by the College.

**Council for the Built Environment**
**Concept Approval**
- September 7, 2005

**Project Description**
See the attached CPC-tsc report.

**Project Location**

**Project Justification**

**Financial Information**
MEMORANDUM

To: Mr. Charles A. Sippial, Sr.
Chairman, Campus Facilities Planning Committee
Vice President for Facilities

Subject: Proposed Area Plan of the College of Architecture

RECOMMENDATION

The Campus Facilities Planning Committee’s technical sub committee (CFPC-tsc) recommends that the project proceed with the refinements and comments noted below:

SCOPE

The CFPC-tsc met October 14, 2005 to consider the proposal to commemorate the 100th Anniversary of the College of Architecture by placing a marker in the sidewalk at the entrance to the Langford Architecture Complex. The marker would note the buildings in which the College currently has space. The stone map will cost approximately $16,000 and will be funded by the College of Architecture through donations. The President’s Committee on Art Policy (PACAP) has recommended that this project proceed.

CBE Approval of Concept: September 7, 2005

ANALYSIS

Infrastructure

Building Site: The marker will be placed in the sidewalk at the entrance to the Langford Architecture Complex in place of a tree planting site. The marker will be approximately 8 feet square.

Utilities: No utility service will be needed

Computing & Telecommunications: No connection to the computer network or telecommunications services will be needed.
Space

There will be no usable interior space created by this project.

It is the understanding of the CFPC-tsc that the construction of this project will comply with the American Disabilities Act (ADA).

Planning & Construction: This placement of this marker will be coordinated and constructed as needed by the Physical Plant.

Maintenance: The CFPC-tsc indicated that the placement of the marker would not need regular maintenance and would greatly improve the open soil that currently exists at the site.

Parking: No parking will area will be affected by this project.

Environmental Health & Safety

The design of the project will compiled with safety in mind. The surface of the marker will be a grade and will allow pedestrian traffic to walk over it. It will be constructed in a manner so as not to unduly present a safety problem, due to slipping while wet.

Project Funding

Funding will be provided by the College of Architecture. It is anticipated that the $16,000 will be underwritten by a donation.

Security: No safety issues were identified

We are pleased to offer this recommendation for this project to proceed and would welcome further inquiries related to this analysis.

Sincerely,

Original Signed by James Massey

James Massey
Chairman, CFPC-technical sub committee
Director
Office of Facilities Coordination

Attachments

CC: CFPC-tsc members
## Agenda Item Cover Sheet

### Item
Athletics Indoor Practice Facilities

### Submitted by
Mr. Bill Byrne, Athletic Director

### Item Summary
Athletics proposes to construct two indoor practice facilities adjacent to Kyle Field for use by different sports. The fabric covered facilities will cost approximately $20-25 million.

### Council for the Built Environment

#### Concept Approval

### Project Description
See the attached CFPC-tsc report summary

### Project Location

### Project Justification

### Financial Information
MEMORANDUM

To: Mr. Charles A. Sippial, Sr.
Chairman, Campus Facilities Planning Committee
Vice President for Facilities

Subject: Proposed Athletics Indoor Practice Facilities

RECOMMENDATION

The Campus Facilities Planning Committee’s technical sub committee (CFPC-tsc) recommends that the project proceed with the refinements and comments noted below:

SCOPE

The CFPC-tsc met on August 1, 2005 and October 25, 2005 in special meetings to consider the proposed construction of two Indoor Practice Facilities for use by the Athletic Department. The Athletics Department had once advocated the construction of a $70 million athletics multipurpose training facility to be constructed adjacent to Kyle Field. Due to a number of circumstances the Department has revised its needs and is now advocating erecting two indoor practices facilities, estimated to cost approximately $20-$25 million. The fabric covered facilities would provide a protected environment for various sports including: practicing football, baseball, soccer, a practice/playing field for softball, and an indoor venue for track & field events. The funding for the construction of the facilities would be provided by the Athletic Department from donations and other sources.

This will be a complex project on a site limited by existing parking, Kyle Field and TxDOT’s construction of a grade separation at the intersection of George Bush and Wellborn Road. With the recent establishment of the Design Review Board (DRB) and naming of the Campus Planner, the CFPC-technical subcommittee has deferred comments relative to the compliance of this project to the approved Campus Master Plan to the DRB.

CBE Concept Review: July 27, 2005

ANALYSIS

Infrastructure

Building Site: The site of this project is adjacent to Kyle Field on the former Instructional Tennis courts and the current artificial turf football practice field. Computer generations of the likely profile of the structures indicate that they will fit on the site. (See attached)
Utilities: The electrical utilities for these facilities are available and there is sufficient capacity to supply its projected needs. Water and wastewater services are also available. Thermal utility support for the buildings will need to be provided by a stand-alone utility plant. There is some variation in the estimated cost for this plant. Vendor supplied cost for what is estimated to be 75 tons per 100,000 square feet of structure is approximately $400,000. The University’s Utility Department has indicated that a separate chiller/boiler plant, placed on the south side of the facilities would be needed. It is their estimate that such a facility and the associated connections would cost $4,000,000 or more. These estimates will be reconciled to provide the planning & budgeting figures for this facet of the project. As of this writing, this has not yet been completed.

Computing & Telecommunications: The facility’s need for computing and telecommunications services will need to fully specified during the it’s design. Infrastructure of this nature exists in the area of the proposed site and can be extended to supply the needs of the facility.

Building Maintenance: The fabric covering will present a unique challenge to the university to clean and maintain. One of the providers suggests a power washing using a mix of simple green with water about every three years. They indicated that with the self cleaning membrane that is intended for the A&M structures, washing may not be necessary.

The fabric cover or membrane carries a warranty. After 8 years the coverage is pro-rata based between the 9th to 15th years. The life expectancy of the membrane is estimated to be 25 years (28 oz coated fabric). The vendor suggests that annual maintenance visits by the vendor be conducted as a preventative measure. After 25 years it is anticipated that the roof will need to be replaced, but the side panels may last longer.

The Athletic Department has indicated that they will provide the funding for the maintenance (cleaning and replacement of the membrane). It is suggested that this be a specific component of any approval to construct these facilities. Additionally, the responsibility to identify the need to clean or otherwise provide maintenance to the membrane should be specified as the role of the university.

Drainage: This feature will need to be coordinated with the siting of the facilities and TxDOT’s plans to construct the grade separation at George Bush Drive and Wellborn Road. Drainage is currently channeled between the tennis court parking lot and the artificial turf practice field. This drainage will need to be accommodated in the design of the grade separation.
Space
The largest of the two buildings will be approximately 270’ x 425’ in size, with the second slightly smaller at 230’ x 245’. They both will be approximately 75 to 80 feet in height (approximately 6 stories). The long dimension will be oriented generally on an east-west axis. The buildings will have large doors which will open to allow cross access between the two structures and allow the players to access the grass practice fields to the south of the site. The track floor is expected to be articulated to allow ramped/sloped turns at various angles around the track. In their lowered position the track field can be overlaid by a suitable surface to allow football & soccer practices to occur. Both buildings will be lighted and cooled/heated.

It is the understanding of the CFPC-tsc that the construction of this project will comply with the American Disabilities Act (ADA).

Planning & Construction: Given the cost and scope of this project, it is anticipated that it will be overseen by the TAMUS Office of Facilities Planning & Construction. The construction plan will ascertain whether there will be sufficient land in the vicinity of the Practice Facilities to provide a laydown area to service the site. As described below, there are concerns that the laydown area will displace parking and this should be closely coordinated with Transportation Services to minimize the impact on Campus users.

The construction schedule is anticipated to be relatively short. Other facilities in use by such organizations as the Dallas Cowboys have been completed in about six weeks. Athletics has indicated that is their preference to have the facilities constructed during the summer to minimize the impact on the campus and to allow completion in time prior to fall football practice. If approved, they would like to plan the construction for either summer of 2006 or 2007.

Parking
If the university approves the construction of these facilities, it is recommended that the following parking-related points be required components of the final design and construction:

1. Handicapped parking – assure adequate handicapped parking in the area. Consider event handicapped parking needs when calculating required number of spaces.

2. Services access – consider service drives for easy loading and unloading – similar to the Bright building. Potentially a large problem loading and unloading on football game days.
3. Loss of spaces – 356 spaces in lot 69 eliminated. 106 spaces retained in the portion closest to the Bright building. This number includes removing 4 spaces to accommodate a new access drive to the lot by extending John David Crow. 617 permit holders would need to be relocated to lot 100 or the west campus garage.

4. Lay down area will remove 50% of lot 62 – eliminating 310 spaces for the duration of the project. Permit holders would need to be relocated to lot 100 or the west campus garage.

5. Coordinate with Athletics/12th Man to relocate all 470 F Lot (PA69) football game day permit holders permanently. There may need a contingency plan for A Lot (PA62) if construction is not complete by first football game of the season.

Environmental Health & Safety
The placement of the two facilities adjacent to each other will create a potential safety and emergency access concern. The CFPC-tsc suggests that the two buildings either be closely located together to prevent security (and maintenance) liabilities or separated sufficiently to allow access by service vehicles. The Environmental Health & Safety Department (EHSD) will provide additional narrative to the merits of the either arrangement under a separate cover.

The design of the practice facilities will not automatically include the need for a fire sprinkler system to meet the fire & life safety code. EHSD has spoken to the State Fire Marshall and there are other options (i.e. hose cabinets, water cannons, etc) to provide the needed fire suppression support in this building. The one caveat to this solution may be that if the Athletic Department intends to hold pre-game receptions in the facilities that there may be additional fire suppression requirements. EHSD will provide comment on this need under a separate cover.

In no situation would open fires or other such “tail gate” activities be allowed inside these facilities.

The design of the facilities should allow access to/from the site by emergency vehicles. The CFPC-tsc understands that the adjacent roadways and side panel doors to the practice facility will allow such access.
It is our understanding that the siting of the practice facilities will remain clear of the TxDOT right-of-way (ROW) along Wellborn Road. The distance between the western end of the practice facilities and the Wellborn Road grade separation project ROW should be sufficient to allow a sidewalk of typical campus design (8 to 10 feet wide). It is also important that TxDOT design this section of their project to protect pedestrians and others in this area by including retaining wall(s) and other features to lessen the chance of hiking/biking student to be injured in this complex site design. Athletics has offered to coordinate their design plans with TxDOT.

Project Funding

**Funding will be provided by the Athletic Department.** It is anticipated that the $20 million will be underwritten by a series of donations. $2 million is currently available to allow the initiation of the project and start the construction design and related plans.

Security

The CFPC-tsc understands that the personal safety and security of the patrons (students, student athletes, coaches, staff and the general public of these facilities) associated with these facilities will continue to be a part of the on-going management of the Athletic Department and the University.

We are pleased to offer this recommendation for this project to proceed and would welcome further inquiries related to this analysis.

Sincerely,

Original Signed by James Massey

James Massey
Chairman, CFPC-technical sub committee
Director
Office of Facilities Coordination

Attachments

CC: CFPC-tsc members
MEMORANDUM

TO: Mr. Bill Byrne  
    Athletic Director

SUBJECT: Indoor Practice Facility

July 28, 2005

At its July 27, 2005 meeting, the Council on Built Environment approved in concept your preproposal for a new indoor practice facility. Please work with Mr. James Massey to submit the project to the Campus Facilities Planning Committee for its review.

Since your proposed facility involves donor support, I will inform Dr. Ed Davis, co-chair of the Development Strategy Group.

Thank you.

William L. Perry  
Vice Provost  
Chair, Council on Built Environment

cc: Council on Built Environment  
Mr. James Massey
New Indoor Practice Facility – TAMU Athletics

View from the Parking near Rec Center
### Agenda Item: Council for the Built Environment Update

**Submitted by:** Dr. Bill Perry, Vice Provost & Chair of the Council on the Built Environment

**Item Summary:** The Committee will be briefed on the current plans and actions of the CBE.

### Council for the Built Environment

**Concept Approval**

**Project Description:**
See the attached CFPC-tsc report summary

Phase II Space Moves Flow and the associated Timeframe plan will be presented to the Committee.

### Project Location

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### Project Justification

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### Financial Information

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New Construction

- Vet Med Research Addition: $4,000,000 (1)
- Contingency for LARR expansion: $3,000,000 (2)
- TTI Addition: $3,115,350 (3)
- ETEP w/shell space: $50,000,000 (4)

**Total New Construction**: $60,115,350

Renovations

- Engineering "Scrubbing": $3,210,000
- Munnerlyn Astronomy & Space Sciences Engr: $798,000
- Engineering Renovations (Blocker, Reed & Graphics): $4,319,860
- Science "Scrubbing": $6,756,757
- O&M: $2,025,025
- DPC Annex/Teague: $2,235,010
- GSC 1 Buildout of Shell Space: $1,500,000
- Cater Matil: $680,000
- Plant Diagnostic & Soil Testing Lab: $818,000
- Ag Renovations: $3,031,450 (5)
- Academic Building: $333,640
- Dulie Bell: $948,920 (6)
- Classroom Conversions: $2,439,940

**Total Renovations**: $29,096,602

Lease Space

- TTI Lease Space: $729,000
- Ag Comm Lease: $306,000
- Other (Res Park Lab Swing Space, 3 Years): $402,000

**Total Lease Space**: $1,437,000

Other Related Expenses

- CIS: $279,114
- Telecom: $418,670
- Moving Costs: $523,338
- Space Efficiency Analysis: $100,000
- Contingency Reserve: $2,909,660 (7)

**Total Other Related Expenses**: $4,230,782

<table>
<thead>
<tr>
<th>Direct Phase 2 Funding</th>
<th>$94,879,734</th>
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**Expenses in Partial Support of Longer Term Phase 2 (Life Sciences Complex, ETEP)**

- Grade Separation - North (Jones extension): $2,000,000
- Grade Separation - South (Lamar extension): $2,000,000
- Ross Street Extension & Repaving: $8,000,000
- Utilities Infrastructure (SS3, CUP): $11,500,000
- Energy Conservation Infrastructure Improvement Program: $4,800,000

**Total**: $28,300,000

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(1) Additional request for $4M ($2M to be repaid by Vet Med); $8M ($4m to be repaid by Vet Med) was provided in Phase I.

(2) Contingency provided in the event the NIH grant does not materialize; overall project $10M.

(3) Represents TAMU's commitment; 1/3 of estimated project cost.

(4) System matching funds could finish the shell space.

(5) Subject to further discussion

(6) New carpet and paint provided by Research Foundation within the last 2 years. Moving to lease space would affect indirect costs for TAMU by $200,000/year. TAMU indirect cost makes up 40% of indirect cost charged by the Research Foundation.

(7) Contingency Reserve based on 10% of Renovations

(8) Phase II will also include the addition of the Life Sciences Complex, NMR Shed, and LARR addition but funding for these projects, already identified, is not represented in this chart. This total includes a portion of the funding required for ETEP.
Faculty Reinvestment

SPACE MOVES

Texas A&M University

October 6, 2005
Campus Facilities Planning Committee  
Texas A&M University  

**Agenda Item Cover Sheet**

**Item**  
Other Business

**Submitted by**  
Mr. Charles Sippial, Chair, Campus Facilities Planning Committee

**Item Summary**  
Additional comments or pending projects will be discussed.

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**Council for the Built Environment**  
Concept Approval

**Project Description**

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**Project Location**

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**Project Justification**

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**Financial Information**
Agenda Item: 10

Campus Facilities Planning Committee
Texas A&M University

Agenda Item Cover Sheet

Item: Adjourn
Submitted by
Item Summary

Project Description

**Next Regularly Scheduled Meeting:**

**January 17, 2006**

**2:00 pm**

Project Location

Project Justification

Financial Information