Texas A&M University

Campus Facilities Planning Committee

Information Packet

for the meeting on

April 17, 2006

Compiled by the Office of Facilities Coordination

Posting Date: 04/11/2006
Texas A&M University
CAMPUS FACILITIES PLANNING COMMITTEE
AGENDA

April 17, 2006
Room 218 Williams Administration Building
2:00 pm

1. Consideration of the Minutes from January 2006

2. Proposed Indoor Tennis Center - Groff & Thomas

3. Other Business

4. Adjourn
<table>
<thead>
<tr>
<th>Role</th>
<th>Name</th>
<th>Position</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chairman</td>
<td>Mr. Charles A. Sippial, Sr.</td>
<td>Vice President for Facilities</td>
</tr>
<tr>
<td>Academic Affairs</td>
<td>Dr. David Prior</td>
<td>Executive Vice President and Provost</td>
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<td></td>
<td>Dr. William L. Perry</td>
<td>Vice Provost</td>
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<tr>
<td>Finance</td>
<td>Mr. Robert Bisor</td>
<td>Associate Vice President &amp; Chief Of Staff</td>
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<tr>
<td>Research</td>
<td>Dr. James Calvin</td>
<td>Executive Associate Vice President for Research</td>
</tr>
<tr>
<td>Agriculture Program</td>
<td>Dr. Russell Cross</td>
<td>Deputy Vice Chancellor, Texas Agricultural Experiment Station</td>
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<tr>
<td>Engineering Program</td>
<td>Dr. John Niedzwecki</td>
<td>Deputy Director, Texas Engineering Experiment Station</td>
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<tr>
<td>Faculty Senate</td>
<td>Dr. Robin Abrams</td>
<td>Associate Professor, College of Architecture</td>
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<td>Student Government</td>
<td>Mr. Jim Carlson</td>
<td>Student Body President</td>
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<tr>
<td>Student Affairs</td>
<td>Dr. Dean L. Bresciani</td>
<td>Vice President for Student Affairs</td>
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<tr>
<td>Secretary</td>
<td>Mr. James Massey</td>
<td>Director, Office of Facilities Coordination</td>
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</table>

March 2006
### Campus Facilities Planning Committee Meetings

**April 2006 - July 2007**

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<tr>
<th>Month</th>
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#### Meeting Details
- CFPC Meeting Day: 3rd Monday of the Month
- Meeting Time: 2:00 (unless otherwise notified)
- Technical Sub-Committee meeting
  - Regularly scheduled for 1st Monday of Month, at 10:30 am

Facilities Coordination 845-8661

Updated: 4/3/2006
<table>
<thead>
<tr>
<th>Item</th>
<th>Consideration of the Minutes from January 17, 2006</th>
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<tbody>
<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 January 2006 meeting.</td>
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</table>

**Project Description**

Minutes are attached for consideration by the committee.

**Project Location**

**Project Justification**

**Financial Information**
MEMBERS PRESENT: Mr. Charles A. Sippial (Chair), Dr. Bill Perry, Dr. Robin Abrams, Mr. James Massey Dr. Russell Cross, Mr. Joe Powell, Dr. Dean Bresciani, Dr. Jim Calvin, Mr. Sean Eubanks (for Dr. Niedzwecki), and Mr. Jim Carlson.

EX-OFFICIO MEMBERS PRESENT: Mr. Dick Williams – Physical Plant; Mr. Chris Meyer – Environmental Health and Safety, Mr. Richard Reynosa – City of Bryan, and Maria Robinson – Treasury Services

C.F.P.C. TECHNICAL SUB-COMMITTEE MEMBERS PRESENT: Mr. James Massey, Mr. Chris Meyer, Ms. Shelly Janac,

MEMBERS NOT ATTENDING: Dr. David Prior, and Dr. John Niedzwecki,

PRESENTERS and GUESTS PRESENT:
David Parrott          Student Affairs
Dan Mizer             Residence Life
Deb Duncan            Telecommunications
John Salsman          Environmental Health & Safety
Chareny Rydl          Residence Life
Harold Strong         Research Park
Ron Sasse             Residence Life
Charlotte Jones       Facilities Coordination
David Morrison        Facilities Coordination

Chairman Sippial called the meeting to order at 2:00 p.m. and welcomed the members and guests to the meeting.

Minutes from October 31, 2005 meeting were approved as written by a unanimous vote.

1. **Housing Master Plan** – Ron Sasse
   a. Proposed Construction of University Apartments

   Mr. Sasse gave a PowerPoint presentation representing the proposed renovation and reconstruction of the university apartments. A proposed financial pro forma was included...
as part of the information packet as requested at the October 31, 2006 C.F.P.C. meeting.

Mr. Sasse stated there had been meetings held both during the day and in the evenings to give the student housing residents an opportunity to review and make comments on the proposals. He also stated that the project design is in alignment with Vision 2020.

The design was for building a community with emphasis on integration. He reported the difficulties international families have with shopping and communicating with limited English-speaking family members.

Dr. Bresciani expressed his approval of the renovations and new design reminding the committee that the existing buildings were built between 1957 and 1980. Also reported was that College Avenue was created in 1974 and that it is beginning to need repairs, Hensel Terrace was in 1957, College View and Avenue A in 1980 and the Community Center in 2001 for $2.5M. The maintenance building was built in 2004 with plans to demolish the old maintenance shop in Phase I along with the beginning of new construction. The University Master Plan has been retained with all the proposals.

Phase I will not include parking space but will be added in Phase II. The proposal has gone before the C.F.P.C. Technical Sub-committee where a rental rate was established. There were other universities (Tarrelton, Commerce, Laredo and Washburn) where visits were conducted to see their plans and designs for student housing and ideas/suggestions implemented into this proposal.

Mr. Sippial questioned whether there would be a Community Center and other areas for recreation. Mr. Sasse said a playground has been included in the plan and it will be utilized by over 400 children.

Mr. Joe Powell asked about the intentions of financing the new plans and Mr. Sasse said there are 25-year bonds and a grant portfolio has been included.

Dr. Robin Abrams pointed out the importance of creating a “neighborhood” and not make reference to “units”. She said it needs to be about “place making” and to push for neighborhoods -- “it does not cost more to do it well.” She also said there need to be energy sources, be conventional with a focus on energy conservation.

Mr. Sasse pointed out there would be connectivity to A&M facilities.

Dr. Bill Perry commented that Life Sciences (as an example) was explored and compared and it received a silver certification with comparison to leading cost vs. current cost.

Dr. Jim Calvin pointed out the pro forma was develop up front to certify the impacts and overall costs and documented such objectives.

Other points for discussion were (Dr. Abrams) meeting the standards and certifying the result, (Mr. Sippial) planning for transportation and shopping, (Dr. Dave Parrott) future plans and intentions of competing with other businesses. Mr. Sass said Brazos Transit System will be available with free passes for residents.
Mr. Sippial asked consideration be made for parents walking with children to utilize Food Services or The Commons, the risks and convenience to the families.

Dr. Perry moved and Dr. Calvin seconded a motion to approve the proposal.

Jim Carlson (Student Body President) asked if the rent was inclusive of utilities and Mr. Sasse said the rent included utilities.

Mr. Carlson requested meetings with the students and (Graduate Studies, Student Council and International Student Council as they were not present in this meeting.

Dr. Abrams pointed out the budget is conceptual and needs to include a design concept, neighborhood plans, set a budget first and include a community plan.

Following discussions, the committee voted unanimously to approve the proposal and forward it to C.B.E. for consideration.

b. Lamiya Zahin Memorial Park Update

A presentation was given outlining plans and ideas for the memorial park in honor of Lamiya Zahin which also included areas for quiet moments, reflections, socializing and honor. Plans include a fountain to further enhance a feeling of peace and respect. The total cost has not been identified at the present time but an estimate of $363,600 has been quoted.

It was pointed out that the Lamiya Zahin Memorial Park proposal has not been presented to or considered by the C.F.P.C. Technical Sub-committee. Dr. Abrams asked if it was a conceptual or design and Mr. Dick Williams said it was done by a certified Architectect. Mr. Sasse said it is a cumulative design and Mr. Sippial cautioned that the technical issues need to be answered in order for the Committee to certify that the standards have been met.

Following discussions, the proposal was unanimously approved.

2. **Other Business** – no other business for discussion

3. **Adjourn**
   The meeting was adjourned at 3:30 p.m.
Agenda Item:

Campus Facilities Planning Committee
Texas A&M University

## Agenda Item Cover Sheet

### Item
Indoor Tennis Center

### Submitted by
Mr. Wally Groff, Athletics Department
Frank Thomas, Health & Kinesiology Department

### Item Summary
The Health & Kinesiology Department (HLKN) and the Athletics Department proposes to build an indoor Tennis Center generally located to the north of the existing varsity Tennis Center.

### Council for the Built Environment
**Concept Approval**: April 5, 2006

### Project Description
See Attached CFPC-tsc recommendation

The facility will be used by both Athletics and Health & Kinesiology. HLKN will be the primary user and manager of the facility. Recreation Sports is not currently planned to be a user.

### Project Location
West Campus adjacent to the current Varsity Tennis Center

### Project Justification
This facility will be available for teaching during bad weather. It will also be used to host tournaments which will not need to be relocated to the Woodlands in bad weather. The facility will also allow night classes to be taught by HLKN.

### Financial Information
The project will cost approximately $3 million.
The funding will be provided from a $2million gift, and $500,000 each from the Athletics Department and Health & Kinesiology.
MEMORANDUM

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

Subject: Proposed Indoor Tennis Center

RECOMMENDATION

The Campus Facilities Planning Committee’s technical sub committee (CFPC-tsc) recommends to the Campus Facilities Planning Committee (CFPC) that the subject project proceeds per the comments, as provided by subcommittee members noted below:

SCOPE

At your direction, the CFPC-tsc held a special meeting on Tuesday, April 11, 2006 to consider the construction of a new Indoor Tennis Center. The facility is proposed to be located adjacent to the existing Varsity Tennis Center, which appears to be consistent with the Campus Master Plan. As presented, the project will provide six additional tennis courts within a metal structure. Use of the courts will be shared by Athletics and the Health & Kinesiology Departments. $3,000,000 from gift and departmental funds comprises the existing budget to construct the facility. As noted below, this is approximately 45% of the Total Project Cost estimate compiled by the technical subcommittee.

This project is not related to a previous proposal to cover six existing outdoor tennis courts.

ANALYSIS

General

The new indoor facility will provide a venue for varsity tennis team and a teaching facility for the Health & Kinesiology Department. The additional capability to continue play in inclement weather is an important feature provided by this facility. Once built, Kinesiology intends to manage the facility and use it for their classes daily until the varsity team practice at 3:00 pm. The facility will also allow Kinesiology classes to be extended to night classes to address current student demand.

The Athletic Department has attracted the NCAA National Tournament to College Station in the past and once constructed, this facility will provide the capacity and flexibility to support the sixteen men and sixteen women teams competing for a national collegiate title. In past situations, in bad weather the national tournament games were shifted to the Woodlands, near Houston, creating a large logistical and budgetary problem to the participants and the Athletic Department.

Use of the indoor courts by the Recreational Sports Department is not anticipated.
Project Funding
It was reported to the CFPC-tsc that approximately $3 million was available for this project. This is provided by a $2,000,000 gift, $500,000 from Athletics and another $500,000 from the Health & Kinesiology Department.

Component to the recommendation of the CFPC-tsc to proceed with this facility, the Total Project Cost estimate of between $6.6 and $7.9 million and the projected funds available should be reconciled before proceeding.

Physical Plant Assessment
I. Total Project Cost Estimate
   A. Construction Cost
      Based on the above revised specifications and our recent experience in pre-engineered metal buildings, we anticipate a construction cost of $100 per square foot.

      Cost Calculation*:
      Project Size: 120’ x 440’ = 52,800 assignable square feet
      Gross Area at 80% efficiency: 66,000 square feet
      66,000 gsf x $100/gsf = $6,600,000

      *Parking, utilities relocation (if needed), and landscaping would be in addition.

   B. Possible Additional Cost: Masonry Walls
      If the University requires masonry exterior walls as stated in the Campus Master Plan, this would add approximately 20%, increasing total project costs to $7,920,000.

   C. Peer Cost Comparisons
      Purdue recently completed a 60,000 Sq. Ft. indoor tennis facility with 6 indoor courts and 6 outdoor courts for $7.2 million. If the 6 outdoor courts are deducted at $65,000 each (updated costs of the West Campus courts), this would give a total cost of $6.8 million. It costs somewhat more to build in Lafayette, Indiana than Bryan/College Station, but this has probably already been offset by construction cost escalation.

II. Building Location
   A. Public & Service Access to the Building
      To comply with the College Station Code of Ordinances, this facility will require a 60 foot public way around the building. Chapter 6 section 1 (B) (9) indicates:

      "Buildings or portions of the building exceeding (30) feet in height shall have a minimum access roadway width of (26) feet located within a minimum of (15) feet and a maximum of (30) feet from the building, and shall be positioned parallel to one entire side of the building."
"Dead-end access roads (with required fire lanes) in excess of one hundred (100) feet in length shall be provided with an approved fire department turnaround in accordance with City of College Station Code of Ordinances."

B. Drainage
The further the building is shifted to the north, the more drainage becomes an issue. When the location of the building is fixed, a detailed civil engineering analysis will be needed.

Building is sited close to the flood plain. Recommend a surface or sub-surface detention area for storm water be incorporated into the design due to the storm water problems we are experiencing on White Creek at George Bush.

III. Specifications
A. Court Construction
The ICA outlines specifications which includes asphalt courts. This is unsuitable for our soils. The courts will have to be post-tensioned concrete similar to the recently completed West Campus Tennis Courts.

B. Air Conditioning
The proposal includes two-35 ton HVAC units which should be sufficient.

C. Restrooms sized to accommodate 1,000 spectators will be required.

D. All applicable TAS accessibility regulations will have to be met.

Utilities
CFPC-tsc members indicated that it is possible that existing utilities in the area of the proposed building will need to be relocated. This specific infrastructure information was not available at this writing and will be provided to the CFPC under a separate cover.

Telecommunications and Computing & Information Services
This infrastructure currently exists in this area and supplies the needs of the Varsity Tennis Center. The new facility can be fed from the adjacent sources. During the design phase it will need to be determined as to whether it is necessary to relocate existing utility lines. Existing telecommunications & computing capacity should be sufficient for this project.

Purchasing
All purchasing and other applicable procurement rules and regulations regarding the acquisition of professional services should be adhered to during the implementation of this project.
Security and Safety

From the Safety and Health perspective, the proposal for building an indoor tennis facility as presented does not appear to present any major obstacles. The CFPC-tsc members discussed the following points:

1. Fire code requires that a facility of this size and with an occupancy in of 300 or greater (competitors plus spectators) must be sprinkled. Although some latitude may be possible over the court areas, spectator seating areas and all enclosed spaces (restrooms, offices, storage, etc.) must be sprinkled.
2. Access for emergency vehicles must be maintained for the existing outdoor tennis facility and must be provided for the proposed indoor facility.
3. Outdoor lighting, security cameras and an emergency telephone should be among the security measures considered for the facility.

Parking

No existing parking areas will be taken to construct this project as proposed. Patrons will use parking available to the Varsity Tennis Center or as appropriate, the spaces in the Reed Arena parking lots to the east of this site. The need for Service parking spaces and their location will be assessed during the design phase of the project.

Building Dimensions

- Internal Space: 120’ x 440’ = 52,800 assignable square feet
- Gross Area (80% Efficiency): 66,000 square feet
- Building Height: 40’
- Features: 6 tennis courts, seating for 700 to 1,000 spectators, media room & office.
  Building will be adjacent, but not directly connected to the Varsity Center

We are pleased to offer this report and would welcome further inquiries related to this analysis.

Sincerely,

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

CC: CFPC-tsc members
New INDOOR TENNIS PRACTICE FACILITY

TAMU Athletics

April 5, 2006

Master Plan

New Indoor Tennis Practice Facility – TAMU Athletics
### Agenda Item Cover Sheet

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<td>Mr. Charles Sippial, Chair, Campus Facilities Planning Committee</td>
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<td>Item Summary</td>
<td>Additional comments or pending projects will be discussed.</td>
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**Council for the Built Environment**

**Concept Approval**

**Project Description**

**Project Location**

**Project Justification**

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

Agenda Item Cover Sheet

Item
Adjourn

Submitted by

Item Summary

Next Meeting:

Project Description

July 17, 2006
2:00 pm

Project Location

Project Justification

Financial Information