Agriculture Program
Headquarters
Building Concept
May 18, 2005
MEMORANDUM

TO: Chuck Soppial
   Vice President for Administration

Subject: CFPC Site Selection

I am excited to see our vision for an Agriculture Headquarters Building moving forward through the committees. The sites that are being proposed, (A-D) would work with the overall vision of the Agriculture Program for the West Campus, some better than others. For the record, our primary site of choice is still Site A and secondary choice is Site B. Site A on John Kenbrough Boulevard gives the Agriculture Program a central location for students within the West Campus corridor, road infrastructure is already in place, high visibility from the South, Utilities in place, and several access routes. Future growth surrounding site A as defined by the campus master plan and a potential widening of Panberry road, will place the Agriculture Headquarters Building at the end of a major boulevard that will grant accessibility to students, visitors, and faculty as the master plan takes shape.

I am aware that site C on Olsen Boulevard has been added as a potential site and is seen as a prime location. Although site C should work, our long-range plan is to reserve this site for the remaining Agriculture departments on the main campus. Site C becomes a more viable option as the University develops the road infrastructure and we continue to move academic departments from the main campus in the future.

I appreciate your support of our vision for an Agriculture Headquarters Building and request that Site A be the first choice based on the reasons above.

Yours sincerely,

Elisa A. Murano
Vice Chancellor and Dean
Agriculture and Life Sciences
Director, Texas Agricultural Experiment Station

FAM/sap

xc: H. Russell Cross

Ralph Davis

[Handwritten note:]

Office of the Vice Chancellor for Agriculture and Life Sciences

June 30, 2005

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OBJECTIVES

• Showcase the Land-Grant Mission of the Agriculture Program.

  ✍️ Teaching ✍️ Research ✍️ Extension

• Support goals of Vision 20/20.

• Assist in Faculty Reinvestment Space Needs.

• Support Long range goal for all COALS departments to be on West Campus.

• Improve access, increase efficiency of Operations.
## Departments Included

<table>
<thead>
<tr>
<th>Department</th>
<th>Sq. Ft.</th>
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<tbody>
<tr>
<td>Executive (TAES, COALS, TCE)</td>
<td>15,635</td>
</tr>
<tr>
<td>Admin. Services (Accounting, HR)</td>
<td>24,000</td>
</tr>
<tr>
<td>Development Office</td>
<td>2,000</td>
</tr>
<tr>
<td>International Program</td>
<td>3,000</td>
</tr>
<tr>
<td>Ag. Communications</td>
<td>11,000</td>
</tr>
<tr>
<td>Information Technology</td>
<td>7,000</td>
</tr>
<tr>
<td>Texas 4-H &amp; Youth Dev.</td>
<td>33,700</td>
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<tr>
<td>Family Dev. Resource Mgmt.</td>
<td>5,000</td>
</tr>
<tr>
<td>Academic Departments:</td>
<td></td>
</tr>
<tr>
<td>– Ag. Economics</td>
<td>36,690</td>
</tr>
<tr>
<td>– Ag. Education</td>
<td>10,259</td>
</tr>
<tr>
<td>– Rec. Parks Tourism</td>
<td>19,305</td>
</tr>
<tr>
<td><strong>Total Net Square Feet</strong></td>
<td><strong>167,589</strong></td>
</tr>
<tr>
<td>Future Needs (+15%)</td>
<td>25,138</td>
</tr>
<tr>
<td>Net to Gross (+40%)</td>
<td>77,091</td>
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<tr>
<td><strong>Projected Gross Square Feet</strong></td>
<td><strong>269,818</strong></td>
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</table>
## Space Freed Up

<table>
<thead>
<tr>
<th><strong>Main Campus</strong></th>
<th><strong>Sq. Ft.</strong></th>
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</thead>
<tbody>
<tr>
<td>Scoates Hall</td>
<td>10,259</td>
</tr>
<tr>
<td>Francis Hall</td>
<td>18,105</td>
</tr>
<tr>
<td>Blocker Building</td>
<td>36,690</td>
</tr>
<tr>
<td>Jack. K. Williams</td>
<td>11,058</td>
</tr>
<tr>
<td>Teague</td>
<td>1,906</td>
</tr>
<tr>
<td>TAES Annex</td>
<td>6,054</td>
</tr>
<tr>
<td><strong>Total – Main Campus</strong></td>
<td><strong>84,072</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Other Locations</strong></th>
<th><strong>Sq. Ft.</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Bus. Mgmt. Svcs. (BMSB)</td>
<td>10,775</td>
</tr>
<tr>
<td>West GERG</td>
<td>3,399</td>
</tr>
<tr>
<td><strong>Total – Other Locations</strong></td>
<td><strong>14,174</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Current Leased Space</strong></th>
<th><strong>Sq. Ft.</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Eastmark Center</td>
<td>7,381</td>
</tr>
<tr>
<td>Metro Center</td>
<td>810</td>
</tr>
<tr>
<td>Wells Fargo Plaza</td>
<td>18,289</td>
</tr>
<tr>
<td><strong>Total – Leased Space</strong></td>
<td><strong>26,480</strong></td>
</tr>
</tbody>
</table>

| **Total Space Freed Up*** | **124,726** |

*Not included is 24,000 sq. ft. allocated to the Agriculture Program in GSCI*
Site Selection

• Campus Master Plan has been reviewed for potential building sites.
• Placement near existing COALS buildings is a priority.
• Olsen quad site (currently in the Master Plan) will require substantial infrastructure costs and time to reroute roadways.
• Preference is for site to be at John Kimbrough Road, where roadways are already in place.
• Olsen quad site can be tabled for the future, so that once the roads are in place, four additional COALS departments can be housed.
Proposed Locations

A
John Kimbrough Blvd.

B
Corner of Discovery Dr. & Raymond Stotzer Pkwy.

C
Olsen Blvd.
John Kimbrough Blvd. Site
Proposed Building Structure

• Four story building of Institutional construction.
• Consistent with TAMU Campus Master Plan in terms of site availability.
Proposed Funding

• Donor Support
  – Identified parties interested in home for 4H program.
  – Identified parties interested in doing “something” for the agriculture program.
  – Plan to raise a substantial portion of estimated funds required (~$60M).

• TAMU support to complete the building, if necessary.
Request to Council on Built Environment

• Recommend Approval of Concept for new Agriculture Program Headquarters Building as a high priority to begin immediately.
• Recommend Approval of Building Site. Prefer Site A.
SITE A

PRO'S
1) Dean Murano’s first choice
2) Proximity to other department for student access
3) Visibility due to Reed Arena & Bush Library
4) Visitor Parking garage
5) Visibility during TAMU events
6) Roads infrastructure in place
7) Cost of Parking lot would not be included in construction

CON'S
1) Site could limit the building design
2) ½ mile to parking garage (walking distance)
3) Limited parking at main building
4) Traffic flow would be congested
5) Parking may be used up by ADA parking
6) Height of building (more stories)
7) Visitors have to enter into main body of west campus
SITE B

PRO’S
1) Unlimited flexibility in design (large site)
2) Parking available at site
3) Access to site (major road) East, West, North, South
4) Ability to house building under one complex
5) Size of site is largest at 26 acres
6) Visibility wing concept may work easier (front Discovery and Hwy 60)
7) Roads (infrastructure in place)
8) Height of Building may not be as high (stories)
9) Time less site work (road related as related to site C)
10) Do not enter into main body of West Campus
11) Easier for visitors to find

CON’S
1) Students have farther to walk
2) Utilities will need to be extended to site
3) Cost of parking in construction
4) Relocate Dr. Pike’s group
5) Cost of parking lot
SITE "B" UTILIZATION - OPTION 1

SCALE: 1" = 100'
PRO’S
1) CBE asked to look at other sites (implication site C)
2) Close proximity to Main & West Campus
3) Close to parking garage – less cost
4) Promote development of West Quad
5) Walking distance for students between classes

CON’S
1) Cost/funding of infrastructure, roads, to meet campus plan (relocation)
2) Not housed under one building
3) Railroad tracks – noise
4) Grade separation would be a factor (master plan)
5) Time frame for road construction
6) Limited on site – physical size
7) Limited parking at building
8) Ag wants Quad for further Academic Departments – Ag Engineering, Plant Pathology, Wildlife & Fisheries Science, Rangeland, Ecology and Management