Texas A&M University

College of
Architecture

Space Needs Assessment

Council for the Built Environment
Office of
Facilities Coordination
February 2010

Campus Wide Space Needs Assessment

Units to be Assessed

- Agriculture & Life Sciences
  - Academic Units
  - AgriLife Research
  - AgriLife Extension
  - Texas Forest Service
  - Texas Veterinary Medical Diagnostic Laboratory

- Architecture

- Bush School of Government & Public Service
- Mays Business School

- Education & Human Development

- Dwight Look College of Engineering
  - Academic Units
  - Texas Engineering Experiment Station
  - Texas Engineering Extension Service
  - Texas Transportation Institute

- Geosciences

- Liberal Arts
- Science
- Veterinary Medicine & Biomedical Sciences

Provost Request
• Academic Support Units
**Faculty Reinvestment**

**Architecture**

**Normalized Need:** (62,214)
- Phase I Gain + 11,214

**Post Phase I Need** (51,000)
- Phase II Gain + 51,762

**Post Phase II Need** 762
- Fall 2008 SNAPS (98,537)

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**Campus Wide Space Needs Assessment**

**Office of Facilities Coordination**

**Texas A&M University**

**Architecture**

**Phase I Report**

**Faculty Reinvestment**
Council for the Built Environment

<table>
<thead>
<tr>
<th>College</th>
<th>Department</th>
<th>Assignable Area</th>
<th></th>
<th></th>
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<tbody>
<tr>
<td></td>
<td></td>
<td>Current</td>
<td>Net New</td>
<td>Total</td>
</tr>
<tr>
<td>Architecture</td>
<td>Architecture</td>
<td>110,798</td>
<td>11,214</td>
<td>122,012</td>
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<td>0</td>
<td>0</td>
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<td>Use for Housing and Urban Development</td>
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<td>1,194</td>
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<tr>
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<td>0</td>
<td>0</td>
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<tr>
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<td>Construction Science</td>
<td>1,090</td>
<td>1,090</td>
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<tr>
<td>Williams Exp</td>
<td>Landscape Architect &amp; Planning</td>
<td>563</td>
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**Phase II**

**Faculty Reinvestment Status**
Council for the Built Environment (CBE)

<table>
<thead>
<tr>
<th>College</th>
<th>Year</th>
<th>2006</th>
<th>2007</th>
<th>2008</th>
<th>2009</th>
<th>2010</th>
<th>2011</th>
<th>TOTAL</th>
<th>Assignable Area</th>
<th>Assignable OF Renovation Need</th>
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<td>CBE</td>
<td></td>
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**Space Assignments by Year**

<table>
<thead>
<tr>
<th>YEAR</th>
<th>CBE post phase 9 as assigned need</th>
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<tbody>
<tr>
<td></td>
<td>11,090</td>
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</table>

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**DRAFT**
# Campus Wide Space Needs Assessment

## Architecture

### Space Needs
- Offices
- Studio Spaces
- Visualization Lab

### Fire & Life Safety

### Facility Condition

### Department Detail

#### COMPUTED SPACE NEEDS

<table>
<thead>
<tr>
<th>Department/Unit Name</th>
<th>CURRENT Area</th>
<th>Computed Area</th>
<th>Current Difference</th>
<th>Actual of Need</th>
<th>Need</th>
<th>Percental</th>
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<tr>
<td>1 DEAN-ADVANCE</td>
<td>11,300</td>
<td>20,000</td>
<td>-8,700</td>
<td>8</td>
<td>8</td>
<td>100</td>
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<tr>
<td>6 City Planning &amp; Urban Development</td>
<td>1,000</td>
<td>2,000</td>
<td>-1,000</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>13 UHS Center</td>
<td>1,000</td>
<td>1,000</td>
<td>0</td>
<td>8</td>
<td>8</td>
<td>100</td>
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<tr>
<td>14 Housing &amp; Recovery Ctr</td>
<td>2,000</td>
<td>3,000</td>
<td>-1,000</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>15 Office of Health, Systems &amp; Design</td>
<td>7,000</td>
<td>7,000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>100</td>
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<tr>
<td>16 Visualization Dept</td>
<td>2,000</td>
<td>2,000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>100</td>
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<tr>
<td>17 Architecture</td>
<td>4,000</td>
<td>5,000</td>
<td>-1,000</td>
<td>100</td>
<td>100</td>
<td>100</td>
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<td>18 Landscape Arch &amp; Urban Planning</td>
<td>15,000</td>
<td>24,000</td>
<td>-9,000</td>
<td>62</td>
<td>62</td>
<td>100</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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</tbody>
</table>

| Total                | 122,413       | 220,670       | -98,257            | 57.7%          | 593  | 100       |

### Adjustments
- Hall Classrooms: 4,000
- Lab Classrooms: 5

| ADJUSTED TOTAL       | 122,413       | 220,670       | -98,257            | 57.7%          | 593  |

*Office Standard Adjustments*
## Facility Condition Analysis (FCA)
### College of Architecture
#### Texas A&M University

<table>
<thead>
<tr>
<th>Building #</th>
<th>Building Name</th>
<th>Year Built</th>
<th>GSF</th>
<th>Replacement Cost</th>
<th>Total Project Cost</th>
<th>FCNI **</th>
<th>Assigned GSF</th>
<th>% Assigned GSF</th>
<th>Share of Project Cost</th>
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<tr>
<td>359</td>
<td>ARCHITECTURE BUILDING B</td>
<td>1963</td>
<td>28,545</td>
<td>8,049,000</td>
<td>$387,287</td>
<td>0.05</td>
<td>20,875</td>
<td>73.13</td>
<td>$58,093</td>
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<tr>
<td>398</td>
<td>LANGFORD ARCHITECTURE CENTER BUILDING A</td>
<td>1977</td>
<td>116,619</td>
<td>32,882,000</td>
<td>$14,207,461</td>
<td>0.43</td>
<td>111,689</td>
<td>95.77</td>
<td>$2,131,119</td>
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<tr>
<td>432</td>
<td>ARCHITECTURE BUILDING C</td>
<td>1963</td>
<td>73,020</td>
<td>20,589,000</td>
<td>$9,244,079</td>
<td>0.45</td>
<td>63,408</td>
<td>86.84</td>
<td>$1,398,612</td>
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<tr>
<td>436</td>
<td>REED-MCDONALD BUILDING</td>
<td>1960</td>
<td>77,435</td>
<td>27,633,000</td>
<td>$2,453,815</td>
<td>0.09</td>
<td>2,736</td>
<td>3.53</td>
<td>$368,072</td>
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<tr>
<td>471</td>
<td>PAVILION</td>
<td>1916</td>
<td>40,062</td>
<td>6,273,000</td>
<td>$5,688,633</td>
<td>0.59</td>
<td>10,411</td>
<td>25.99</td>
<td>$553,295</td>
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<tr>
<td>473</td>
<td>JACK K. WILLIAMS ADMINISTRATION BUILDING</td>
<td>1932</td>
<td>69,898</td>
<td>3,109,800</td>
<td>$6,601,802</td>
<td>0.59</td>
<td>16,188</td>
<td>23.16</td>
<td>$990,270</td>
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<td>7007</td>
<td>ARCHITECTURE RANCH</td>
<td>1932</td>
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<td>n/a</td>
<td>n/a</td>
<td>10,892</td>
<td>100.00</td>
<td>n/a</td>
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<td>8007</td>
<td>ADMINISTRATIVE BLDG</td>
<td>1932</td>
<td>12,000</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>645</td>
<td>5.38</td>
<td>n/a</td>
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</tbody>
</table>

* Includes capital renewal, deferred maintenance and plant adaptation for the next ten years

** Facility condition needs index (total project cost / replacement cost)
Fire and Life Safety Report for the College of Architecture
February 16, 2010

Acronyms:
FAS – Fire alarm system
FCA – Facility condition analysis
SFM – State Fire Marshal

0359 - Architecture Building B
• Building is recently renovated; fully sprinkled; new Voice FAS
• Items on FCA List – Eliminate Fire Rating Compromises; Need Flammable Reagent Storage Cabinet

0398-Langford Architecture Center Building A
• Good Voice FAS; Building is mostly sprinkled; Some exit sign & emergency light upgrades needed; Still need to install separation on 4th level as proposed and not accomplished during last renovation due to cost limitation.
• Items on FCA List – Replace & add exit signs

0432-Architecture Building C
• Fully Sprinkled; FAS needs to be replaced; Exit signs & emergency light upgrade needed; no enclosed stairways
• Items on FCA List – Eliminate Fire Rating Compromises; Replace sprinkler heads (20 year lifetime up in ~2011); Replace exit signs

0436-Reed-McDonald Building
• Building is (or will be soon) fully sprinkled; good FAS; Stairways were enclosed/rated during renovation of Chemistry Building 3rd and 4th floors
• Items on FCA List – Elevator lobby corrections

0471-Pavilion
• Not sprinkled; lacks enclosed stairwells; some exit sign & emergency light upgrades
• Items on FCA List – Sprinkler System; Exit sign upgrade

0473-Jack K. Williams Administration Building (sprinkler estimate $724 K – FY 2012)
• Building is not sprinkled; lacks 2nd exit from 3rd floor; Excessive travel distance/common path (should be fixed by sprinkler system); Lacks rated stair enclosures: Good FAS
• Items on FCA List – Fire Sprinkler; Exit sign upgrade; Rated interior doors; Elevator lobby corrections

7007-Architecture Ranch
• Building is fully sprinkled; good FAS; good exiting
• Items on FCA List – None