Minutes of the Monthly Meeting of the Council for the Built Environment
November 13, 2012, 1:30 – 3:00 p.m.

I. Attendance
   A. Voting members
      1. Present: Bill Dugas; Pierce Cantrell; Joe Weber*; José Bermúdez; Joe Newton; Bhimu Patil; Paul Hardin; Valerian Miranda; Janice Walpert; Thomas Harwell; Holly Scott*
         A quorum was present.
      2. Absent: Theresa Fossum; Kevin Pollack

   B. Non-voting members:
      1. Present: José Solis; Taylor Smith; Tom Swanner
      2. Absent: N.K. Anand
   *office/organization representation for the Vice Presidents, Agencies, CPI, USC, GSC and SGA have voting and non-voting members; in meetings where the voting member is absent, the non-voting member assumes voting status.

   C. Ex-Officio members
      1. Present: Karan Watson; James Massey; Tom Reber; Ralph Davila; Lilia Gonzales; Kevin Hurley; Matt Fry; Deb Wright; David Morrison
      2. Absent: Rodney McClendon, B.J. Crain

   D. Guests: Robin Autenrieth (representing N.K. Anand); Shelly Janac; Marty Scholtz (representing Theresa Fossum); Bob Casagrande, Vice President, SSC Service Solutions; Seth Ferriell, Division President, SSC Service Solutions.

II. The meeting was called to order by Co-Chair Watson at 1:30 p.m.
   A. Approval of the Minutes: The Minutes were approved as submitted.

   B. Updates and Announcements
      1. Introduction of SSC Service Solutions representation on the CBE
         Co-Chair Watson reminded the CBE of our past discussion desiring engagement between CBE and SSC, the vendor on the Texas A&M outsourced services. Co-Chair Watson introduced the proposed SSC representative, Mr. Bob Casagrande, Vice President for Operations, SSC Service Solutions. Mr. Casagrande worked for over 22 years at SMU before joining SSC. He oversees all the activities within the scope of landscape, custodial and building maintenance service contracts with Texas A&M.

         Mr. Casagrande was proposed as an ex-oficio participant on the CBE. Ex-oficio representation of SSC employees will also participate on each of the four sub-councils. Mr. Seth Ferriell, Division President of SSC Service Solutions attended as a guest. The CBE voted unanimously to add Mr. Casagrande to the CBE and other SSC representatives to the Sub-Councils as ex-officio members.

      2. Temporary Relocation of the Department of Anthropology
         Co-Chair Watson announced that due to an urgent need for the Department of Anthropology to vacate their building to allow for extensive HVAC work, the Co-Chairs worked with the Msc and FURsc to temporarily relocate faculty, graduate students and labs to the Read
Building. This space will not go up for a bid as it was vacated in anticipation of approval for demolition. Where the space was not adequate, labs and personnel have been distributed across campus. The Anthropology Building renovation is scheduled for completion by mid to late August. The move is contingent on the agreement that the Department of Anthropology must vacate Read by the end of August.

The issue of this urgent and unanticipated relocation for a department’s safety reintroduces the issue of transition buildings and how they are used. Transition buildings are considered to be at the end of their useful life and not worth the investment for renovation/maintenance/repair. Watson commented that the university lacks ‘staging space’. There are not resources at hand to make it easy to rotate people to make needed repairs.

3. Deferred Maintenance

Maintenance Sub-Council Chair Mr. Ralph Davila presented a report on the Deferred Maintenance expenditures for last year as well as past and projected spending for FY 12-15.

Summary of billing and construction:

<table>
<thead>
<tr>
<th>FY</th>
<th>Completed Construction</th>
<th>Construction under way</th>
<th>Construction in Design Phase</th>
<th>$ Billed Millions</th>
<th>$M to be billed Millions</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td>94%</td>
<td>6%</td>
<td>0</td>
<td>$4.8</td>
<td>$2</td>
</tr>
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<td>19%</td>
<td>56%</td>
<td>$1.2</td>
<td>$3.1</td>
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<tr>
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<td>49%</td>
<td>32%</td>
<td>$1.6</td>
<td>$7.5</td>
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</table>

proposed

<table>
<thead>
<tr>
<th>FY</th>
<th>DM budget $M</th>
<th># of projects</th>
</tr>
</thead>
<tbody>
<tr>
<td>14</td>
<td>$12.9</td>
<td>13</td>
</tr>
<tr>
<td>15</td>
<td>$10.8</td>
<td>28</td>
</tr>
</tbody>
</table>

FY 14 – some costs will have to be assigned as funding previously provided through Fire & Life Safety program have been discontinued.

Dr. Pierce Cantrell expressed concern for lack of classroom renovation funds. He stated it has been a long time since there’s been a systematic investment for classroom maintenance; given the installation of $35K in instructional technology he feels there should be money dedicated to a plan to review all the classrooms on a regular basis and renew them as needed. Davila responded that the subject has been raised and that some of the Deferred Maintenance funds should be used for classrooms. Watson asked if the Msc had a good assessment of classrooms. Davila has not seen such a document but stated that the Msc will start requesting this.

Ms. Shelly Janac pointed out the $15M provided for Fire & Life Safety projects expires in FY15 and is not renewable. Watson asked the CBE to review the report and offer feedback to Davila before the next meeting in December.

The Deferred Maintenance Report will be posted to the CBE website and distributed to the CBE later today. Members should send any questions to Davila by December 4. Davila will report on FY14 and FY15 at the next meeting.
4. CBE Tours
Facilities Utilization Review Sub-Council Chair James Massey announced that a survey to identify the best date for a tour of the Equine Initiative site and Riverside Campus will be sent out later this week. Please respond and we will confirm the date as soon as possible.

III. Presentations by Sub-Councils
A. Lubbock Street Improvements
1. At its October 9 meeting the CBE discussed the request from Transportation Services to implement a limited access plan on Lubbock Street, between Spence and Coke. In the discussions the absence of a Bike Lane was raised. The Design Review Sub-Council was assigned to review the issue, explore factors related to the absence of the bike lanes and the potential to add bike lanes to Lubbock Street.
2. DRsc – In follow up examination of the bike lane issue, the DRsc found that constructing a 5’ bike lane on either side of the 24’ street would require expanding the width of the street 10’ for a total length of 1400 linear feet. This construction would be at a significant cost. An informal traffic flow study conducted by Transportation Services found that the street is relatively quiet and does not have heavy pedestrian nor bike traffic. The gate arms installed allow bikes to go around with ease. It appears this is an improvement as previously bikes were only able to use the sidewalk and not the street.

The DRsc recommends approval of Transportation Services’ request to implement a limited access plan between Spence and Coke Street as intended in the Campus Master Plan and with the improvements/modifications previously submitted: street surface replaced with concrete, sidewalks widened, gate island installed and ADA accessibility issues addressed. It is agreed the limited access be set for 6 a.m. to 6 p.m.

TRsc – as reported previously, the TRsc supported the request for limited access of Lubbock Street, as submitted by Transportation Services, as long as the street remains accessible to university vehicles.

**Action/Recommendation:** Memo will be sent to the President recommending approval for the Transportation Services request for Lubbock Street improvements and to designate Lubbock Street as limited access between the hours of 6 a.m. and 6 p.m.

**Responsible Parties:** Co-Chairs Watson and McClendon

B. Enhanced Signage at Reed Arena
1. DRsc – recommends approval with the following observations and contingencies:
   a. Transportation Services should comply with Section 4.4 of the Campus Site Furnishings and Hardscape Standards, which states that special approval must be granted by the Division of Marketing & Communications and the Office of the Vice President for Administration
   b. The new sign on the west side of the arena at Penberthy Road should be placed out of the line of sight triangle.
   c. The animation displayed on the marquees should not be distracting to the drivers.

2. TRsc – supports the proposed enhancement and recommends approval.
Dr. Pierce Cantrell stated there needs to be a requirement for all electronic signage to include capability to post messages from Code Maroon. Co-Chair Watson directed Mr. Tom Reber, chair of TRsc to communicate the need for all electronic signage to include Code Maroon capability.

**Action/Recommendation:** Memo will be sent to the President recommending approval for the enhancements of existing signage and the addition to a dual-sided side on the west side of the Arena as requested.

**Responsible Parties:** Co-Chairs Watson and McClendon

C. One Health Building
   1. DRsc – recommends support of the building and project concept, including the selection of Site #2 (corner of Adriance Lab Road and Raymond Stotzer, currently parking lot #18) with the following observations and recommendations:
      a. during the design phase, the height of the building should be fully investigated to maximize its height while maintaining context with neighboring buildings, in order to reinforce the urban nature of the facilities along Raymond Stotzer and begin to define the campus edge as expressed the Campus Master Plan;
      b. The DRsc will have further opportunity for review at conceptual, schematic design and design development stages, as well as review of a full-scale materials mockup, in accordance with the DRsc’s standard procedures.

   2. FURsc – supports the proposal to construct the One Health Building at a site on Raymond Stotzer near the intersection of Adriance Road and endorse the preliminary project scope of approximately 60,000 to 70,000 assignable square feet.

   3. TRsc – supports construction of the One Health Building at a site adjacent to the Reynolds Building, at Raymond Stotzer and Olsen Boulevard, providing the following issues and concerns are addressed and funded:
      a. Environmental Health and Safety: approval for this site requires a crossing feature be part of the project for faculty, staff and students to cross safely from the TIPS, Vet School and One Health building across on Raymond Stotzer. Placement of the crosswalk will need to be approved by TXDOT.
      b. Facilities Services: the project design team needs to model storm drainage to determine how much the project may increase the immediate run-off above the existing condition, and incorporate provisions to detain this increase.
      c. Capital Financial Planning: Noted that $67.5M in PUF funding is available for this project.
      d. Transportation Services: construction on this site will result in a loss of 176 parking spaces. There would be room between the new building site and parking lot 98 to expand parking to meet the needs of the new building. Transportation Services will fund the parking portion of this project and desires that the parking expansion be included in the design and approval of the building.
      e. CIS Networking: The selected site is the easiest to connect to the campus data network. The Dean’s recommendation that the building be strictly research with no academic component means that the internal network structure would be less complex than a combined research/academic environment. The Dean’s recommendation that shell space be programmed for later buildout means that the ultimate cost for the structure is indeterminate at this time. Adequate funding for all elements (including network
components) for future shell space buildout should be a major consideration when considering overall costs for the building construction. Extensive effort should be made to identify and involve the planned occupants for the building during the design. In particular, research lab space is better left as shell space until the occupants are identified. Also, sufficient office space should be provided for researchers, particularly graduate students, in the building design. From a network perspective changes in occupancy levels and purposes for locations in a building translates into increased cost to provide for the necessary changes to a building’s network infrastructure.

**Action/Recommendation:** Memo will be sent to the President recommending approval for construction of the One Health Initiative building and provisions will include: the Sub-Council recommendations; building scope; building site recommendation; statement of importance of flexible or “shell” space to economize on construction costs, for use as a faculty recruiting tool and tool to promote collaborations; a recommendation for what to do with vacated space.

**Responsible Parties:** Co-Chairs Watson and McClendon

D. **PEAP Facility Additions**
   1. DRsc – supports the conceptual design approval of the PEAP Facility Additions with the following observations and recommendations:
      a. the design team should explore the possibility of softening the exterior materials to remain consistent with the nearby Penberthy Field Pavilion and PEAP facility. This will help to reinforce and establish a language for the athletic district along Penberthy Road.
      b. the DRsc will have further opportunity for review at schematic design and design development stages, as well as review of a full-scale materials mockup, in accordance with the DRsc’s standard procedures.
   2. FURsc – supports the request to construct boot camp/archery/jogging trail facilities adjacent to the new Physical Education Activity Program (PEAP) facility which is currently under construction.
   3. TRsc – supports the construction of the track and recommends approval, providing the following concerns and issues are addressed and funded:
      a. CIS Networking: recommends consideration be given to the need for wireless network connectivity in the covered/shelter area of the boot camp/archery property storage building. Even if immediate requirement is not seen, we would still recommend that conduit be placed as part of the initial construction, in order to facilitate future installation of fiberoptic cable to the building to handle possible network needs for classes and competitions as well as Utilities and fire alarm connections.
      b. Telecommunications: if budget permits, consideration is recommended for wireless, security cameras and emergency phones (UPD).
      c. Environment Health and Safety: The fence that will be installed to separate personnel using the track from the archery lanes needs to be constructed of appropriate materials and in such a fashion that it will protect runners from stray arrows. If a fire alarm system and/or fire sprinkler system are required, those details will be provided during the design phase of the project.
      d. Transportation Services: if budget permits, recommend bike racks be provided at the archery building.
      e. Facilities Services: supports the project with major concern for storm drainage. During the design phase, it will be necessary that a Civil Engineer perform calculations to ensure there is no increase in the surface water discharge, which drains to a creek which has experienced erosion problems in high profile areas including the rose garden at the Bush Presidential Library.
project design needs to ensure that detention features are incorporated that will prevent any increase in the rate of storm drainage from the site. The design team needs to make pre-construction and post-construction models to verify the planned detention features are adequate. Another related concern is condensate drainage from the air conditioner of the conditioned storage room. As there are no plans for sanitary drainage, this condensate will add to the storm drainage and needs to be incorporated in the post-construction model. However, if EHS finds it unacceptable to direct the air conditioning condensate to the storm drainage system, then it will be necessary to direct it to a sanitary drain.

f. Utilities and Energy Services: There appear to be no utility conflicts. Building/site lighting load needs to be established to determine if the current transformer feeding Mount Aggie is adequate. Domestic water is available for fire protection/water fountains—both north and east of the site. Sanitary Sewer is not specified in the project but should be considered. Current UES specifications for metering and building controls need to be followed.

g. Capital Financial Planning: Additional funding has been confirmed with the Department of Health & Kinesiology, as has the contingency balance in the project.

**Action/Recommendation:** Memo will be sent to the President recommending approval for the requested additions to the PEAP Facility.

**Responsible Parties:** Co-Chairs Watson and McClendon

IV. Miscellaneous – None

V. Meeting adjourned at 3:01 p.m.

**Next Meeting:** December 11, 2012 - 1:30 – 3:00 p.m. - 410 Rudder Tower