Minutes of the Monthly Meeting of the Council for the Built Environment December 10, 2013

I. Attendance
   1. Voting Members
      1. Present: N. K. Anand, Joe Weber, Jose Bermudez, Joe Newton, Paul Hardin, Tom Swanner, Brittany Bounds, Matthew Keller
      2. Absent: Glen Laine, Jose Fernandez-Solis
   B. Non-voting Members
      1. Present: Bill Dugas, Emil Straube, Amanda Mather, Brandon Valenta
      2. Absent: Pierce Cantrell, Elizabeth Tebeaux, Erin Simmons
   C. Ex-officio Members
      2. Absent: None
      3. Guests: Merna Jacobsen, Jim Riley, Marty Scholtz

II. Call to Order: Co-Chair Watson
   A. Co-Chair Watson called the meeting to order at 1:30 p.m.
   B. The November minutes were unanimously approved as drafted.

III. Updates and Announcements
   1. Naming Recommendation and Fundraising Project: AgriLife TAMU Gardens and Greenway
      1. The request has gone through Development Strategy Council and is going forward to start fundraising.
   2. Name Change for BLDG 7007 from “Architecture Ranch” to “Automated Fabrication and Design Lab”
      1. It was noted that if a request has been brought forward to rename a building with no individual’s name involved, and there are no objections from involved parties, CBE chairs will approve/disapprove and inform CBE.
      2. The name is now “Automated Fabrication and Design Lab”.
   3. CBE Meeting location will be changed to 510 Rudder Tower beginning January 14, 2014.

IV. Presentations by Sub-Councils
   1. TEEX Riverside Restroom Facility Construction (DRsc, TRsc)
TEEX requests CBE consideration and approval of a climate controlled restroom facility to be constructed at the Texas A&M University Riverside Campus. The facility is to be located adjacent to the existing emergency driving track pavilion building 7066 and will accommodate almost 500 users annually. Construction of this facility will help to reduce the necessity of staff and customers traveling over ½ mile away in order to gain access to a restroom. The facility will be comprised of a cistern fed unit accommodating one toilet and a sink. Electricity supplying the facility will be routed utilizing existing power located at the end of the runway. An aerobic system will be installed for waste disposal. A filter system, pressure tank and small pump will be used to deliver water from the cistern to the restroom facility.

1. Design Review Sub-Council (DRsc) – The committee reviewed the request through an expedited process and found that the design was in compliance with the Riverside campus plan.

   DRsc members unanimously voted to recommend approval of the request as presented, with the following caveats:
   - Design team provide to the DRsc chair, in writing, specific details regarding exterior building signage and exterior lighting.

2. Technical Review Sub-Council (TRsc) – members recommend approval provided the following concerns are addressed and funded:
   Environmental Health & Safety
   - The septic system must be permitted by the Brazos County Health Department (BCHD)
   - The water collection and supply for the restroom must be clearly labeled "non-potable water" and, at the sink, labeled "for hand washing only".
   - The septic system will likely be required (by BCHD) to be covered by a maintenance contract.

Action/Recommendation: CBE voted unanimously to recommend the President approve, with noted caveats, the request to construct a climate controlled restroom facility at the Riverside Campus.

Responsible Parties: Co-Chairs Watson and Crain

B. Thermal Storage Tank Recommendation of New Sight Location (DRsc)

   On May 14, 2013, the Thermal Energy Storage Tank was represented to the CBE for review and approval at the completion of schematic design. The original concept design approval was for a 50 ft. high tank at the SUP1 facility across from Reed
Arena. The new design was for an 80’ ft. in diameter and 80’ ft. high tank constructed of welded steel at the same location. The CBE voted ‘no’ to the construction of the thermal tank as proposed. Reservations were based on aesthetic concerns as well as the precedence this could establish for future buildings in highly visible locations. The President approved to not recommend the construction of the thermal tank at the SUP1 facility on June 14, 2013.

Since then, an engineering and architectural firm was hired to identify alternate, innovative solutions. In addition to the thermal storage tank scope of work, a utility infrastructure corridor plan has been prepared to accommodate new lines necessary to support the thermal storage tank and other future construction projects on west campus. On November 13, 2013, Utilities and Energy Services presented revised site locations for the thermal storage tank and a utility infrastructure plan for review and approval. Review and approval would only be for the site location and utility infrastructure plan. The exterior design for the thermal storage tank will be presented at a later date.

The following three site options were presented to the DRsc:

- Option A1 or A2 - Integrated into the design of the new proposed parking garage (West Campus Housing Development)
- Option B1 - North of the Variety Testing and Sorghum Breeding Building
- Option B2 - At parking Lot 36E

The advantage to Option A1 or A2 is its ability for the facade to cover a majority of the tank. Depending on the height of the parking garage (proposed as five stories), there is the potential that the tank may be exposed 10 feet to 15 feet. There will also be other vertical elements such as the elevator towers within the parking garage, so exposure of 10 feet to 15 feet can potentially be balanced with the rest of the design for the garage. Another possibility for total concealment would be the incorporation of a treatment such as screening at the top of the garage. Accessory spaces (pump and boiler room) will need to be accommodated on the lower level of the garage. Transportation Services has been included in discussions and it appears timing of both projects (if parking garage is approved) should work.

Option B1 is preferred to Option B2 as the chilled water line would not have to be extended as far and replacement parking would not need to be incorporated into the project cost. Option B1 is also located within an existing group of trees, which could help soften its visual impact. With both options, it is proposed that aesthetic architectural elements be applied to the exterior of the tank.

The utility infrastructure plan as presented is to provide the framework for future utility lines necessary for future campus growth. The proposed future location of
SUP 4 site is not part of this approval, but is only shown to indicate that one will need to be sited in that vicinity in the future.

1. Design Review Sub-Council (DRsc) – members voted to recommend approval of the following revised site location for the thermal storage tank and for the utility infrastructure plan with the following caveats:

   - Preferred site location is Option A1 or A2 - integration with the proposed new parking garage.
   - If approval is not received for the parking garage, then the secondary recommendation is Option B1 - North of the Variety Testing and Sorghum Breeding Building.
   - Further review of the design will be presented to the DRsc at 100% Schematic Design.

2. The request has not been submitted to any other sub-council until the CBE had a discussion on the sites. Since there were no objections to the sites, the co-chairs will ask for an expedited review from the Technical Review Sub-Council (TRsc).

3. Jim Riley, Executive Director of Utilities and Energy Services reported on the benefits of the thermal energy storage (TES) system which will include a chilled water storage tank having an 80 ft. height and 80 ft. diameter.

   - Reduced Utility Cost – will save the University approximately three quarters of a million dollars a year in utility costs by operating chillers at night using lower cost off-peak power versus operating chillers in the daytime using more expensive power purchased during peak cooling periods.
   - Increased Cooling Capacity - will provide additional cooling capacity needed to meet peak cooling load expected by Summer 2015 resulting from additional facilities being constructed on west campus.
   - Operational Benefits - will provide greater reliability and redundancy of service while meeting cooling loads on campus.
   - Environmental Benefits - will benefit the environment by reducing overall energy consumption and shifting load from peak to off-peak periods when renewable energy is available as a higher percentage of power supply to campus.

Utilities & Energy Services is requesting approval to proceed with either Option A (south end of west campus parking garage) or Option B (in green space west of SUP2) by the end of January 2014 in order to ensure required cooling loads can be met in Summer 2015. Either Option A1 or A2 are preferred, but the
Option A location is contingent on approval of the West Campus garage in January 2014. If the garage is not approved to proceed in proposed location by January 2014, then Option B is a very acceptable alternate location for placement of the TES tank.

4. Additional discussion followed
   ▪ Is partially burying the tank was an option. Response: It would not be financially feasible as it would more than double the cost.
   ▪ Would location A1 or A2 offset part of the cost of the West Campus Parking Garage? Response: No, but it will not add additional cost.

**Action/Recommendation:** The CBE voted unanimously to recommend the President approve the request to install the Thermal Storage Tank in place with the West Campus Garage (Option A1 or A2, with approval from the DRsc on the design) if approval for the garage is received by January, 2014. If not, recommendation is to approve Option B1 site, north of the Variety Testing and Sorghum Breeding Building.

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

V. Miscellaneous
   A. Nano-Bio Fab and Materials Characterization Building has been removed from assignments to sub-councils. Per University Rule 41.01.01.M1, Vice President for Research (VPR) approves buildings in Research Park. It was suggested that the CBE make a recommendation to the President that designs approved by the VPR be coordinated with the CBE’s DRsc.

**Action/Recommendation:** The CBE will recommend the President approve coordination between the VPR and the CBE’s Design Review Sub-council for all building designs in Research Park.

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

B. Update on Garages
   ▪ The President has asked Athletics and Residence Life to provide requests for the Kyle Field and West Campus garages.
   ▪ No deadline has been stated, but possibly could be in January.

VI. Meeting adjourned 2:00 p.m.