Minutes of the Monthly Meeting of the 
Council for the Built Environment 
January 14, 2014

I. Attendance
   A. 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, Erin Simmons, Elizabeth Tebeaux
      2. Absent: Pierce Cantrell
   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 December minutes were unanimously approved as drafted.

III. Updates and Announcements
   A. Bill Dugas has been appointed acting Vice Chancellor and Dean for Agriculture and Life Sciences for the Texas A&M University System, and Acting Dean for the College of Agriculture and Life Sciences at Texas A&M University

IV. Presentations by Sub-Councils
   A. UES Request for Utilities and Energy Design Standards

Utilities & Energy Services (UES) manages the university utility and energy infrastructure, which includes establishing and maintaining campus standards in this area. TAMU Utilities & Energy Design Standards are posted on the UES website at https://utilities.tamu.edu/design-standards/. Although these design standards have been established, maintained, and updated by UES for several years, there is a need to obtain formal endorsement and approval from the university, through the Council for the Built Environment (CBE) to ensure that these standards are consistently achieved and maintained by project design teams and managers, such as Facilities Planning & Construction (FPC) and Compass SSC, responsible for capital projects on the TAMU campus. A recent update to the Utilities & Energy Design
Standards, for which CBE approval is requested, is the Energy Impact Review (EIR) which will ensure that energy efficiency and cost-effective design is included with all new and renovated facilities.

The EIR summary describes the purpose and benefit of requiring a detailed energy impact and life cycle cost analysis for each significant (over $50,000) capital project planned for completion on campus. Utility and energy cost for new or renovated facilities totals millions of dollars over the life of a facility. Well designed and quality facilities are essential to the mission of the university and ensuring these facilities are constructed and renovated in the most cost-effective manner is essential to establish and maintain a sustainable environment to best serve the university mission.

Texas A&M has achieved significant cost savings and efficiency improvements over the last decade by effectively managing a comprehensive Energy Action Plan (EAP). CBE endorsement of the Utilities & Energy Design Standards, including requiring completion of an Energy Impact Review (EIR) by project managers, is needed to ensure high standards are consistently achieved. UES will continue to coordinate closely with project designers and managers on all significant campus projects to ensure established standards are well understood. University approval to require that these standards be maintained will provide clarity for successful project management and a more efficient, cost-effective and sustainable environment.

- Design Review Sub-Council (DRsc) – UES is seeking endorsement from the CBE for the following:
  - UES as the stewards of the TAMU Utilities and Energy Design Standards with updates to reflect technology and system improvements.
  - Ensure that the Energy Impact Review (EIR) is performed and FPC Design Guidelines are achieved for all newly constructed or renovated facilities over $4M.
  - EIR to be submitted to UES for review to gain concurrence for optimal energy efficiency design to be used in project design considering life cycle cost. Includes analysis in at least 3 cases: ASHRAE 90.1 Standard (minimum); 14% Improvement to ASHRAE 90.1 (target – new construction and 11% for renovations); and Optimal Design.

The design standards in regards to optimal energy efficiency have been established, maintained and updated by UES for several years. The content and requirements of these standards are not changing. The request is for endorsement and approval through the CBE to ensure these standards are
consistently being achieved. Formal adoption of these design standards will help ensure compliance from the project design teams and project managers such as Facilities Planning and Construction (FPC) and Compass SSC.

The Design Review sub-council unanimously recommends adoption and formal endorsement of the Utilities & Energy Design Standards. The DRsc recognizes a formal endorsement as an expression of the university’s intent to be energy efficient, and understands that utilities and energy standards are an evolving process to be revisited as necessary. The DRsc intends to incorporate the Utilities and Energy Design Standards within its Design Checklist for New Buildings, which is reviewed for every project by the DRsc at 100% Design Development.

- Maintenance Sub Council (Msc) – The Maintenance Sub-Council met to review the request from UES on endorsement of current/new design standards for TAMU Capital Planned projects at the College Station campus. Good design practice along with energy efficiency is a necessity in maintaining low energy cost for TAMU. Each new building or major renovation should adhere to these standards that are set in place to achieve a long term return for the university. UES has been the steward of these current standards and should continue in that role with these new standards. It is imperative that UES continues to review any construction documents at all design phases to provide their expert opinion on the implementation of these standards.

The Msc recommends endorsement of these standards as outlined:
- Endorse Utilities & Energy Services (UES) as the steward of the TAMU Utilities and Energy Design Standards with updates to reflect technology and system improvements.
- Energy Impact Review (EIR) to be completed and reviewed by project stakeholders to determine optimal project energy efficiency design
- EIR to verify design standard target is achieved for all newly constructed or renovated facilities that are included in the capital plan greater than $4M, or allow project stakeholders to make an informed decision if a lower performance standard is acceptable.

- Technical Review Sub-Council (TRsc) – The majority of the Technical Review Sub-council supports the request from UES.
- Telecommunications
  Telecommunications supports and applauds the efforts of UES for seeking ways to save the university dollars long term.
- University Police
  No objections to the UES proposals.
- **Environmental Health & Safety**
  Support the proposal as presented.

- **Computing Information Services**
  No related comments or issues.

- **Capital Financial Planning**
  Providing a Life Cycle Cost analysis to assist project coordinators in making informed decisions on energy efficiencies that could be gained is definitely important. Concerns from a financial perspective would be the additional cost a project would incur in order to meet these guidelines. While I agree with UES reviewing the LCCA and being at the table as the subject matter experts, I do not believe the approval by UES should be a requirement. It is possible this could affect the timeline for the project as well if an agreement could not be reached on the suggested upgrades.

- **Transportation Services**
  Transportation Services supports the standard.

- **Facilities Coordination**
  Facilities Coordination supports the efforts of UES to take the lead on using energy design standards to increase the efficiency of TAMU buildings.

- **Facilities Services**
  Facilities Services agrees that construction projects over $4 million should be reviewed for energy impact, and that a life cycle cost analysis should be performed and considered in making decisions about project features.

- **Facilities Utilization Review Sub-Council (FURsc) – The Council for the Built Environment’s (CBE) Facilities Utilization Review sub-committee (FURsc) recommends that the CBE advocate that the President endorse the following position relative to Utilities and Energy Design Standards for Capital Plan projects on the College Station Campus:**

  *Texas A&M University explicitly supports the TAMUS energy performance guidelines, as a component of the Life Cycle Cost Analyses required per TAMUS Policy 51.01. The university expects each TAMU-College Station campus project included in the TAMU System Capital Plan to adhere to the limits outlined in the TAMUS energy performance guidelines. As these guidelines are implemented, the Energy Impact Review provided by the Department of Utilities & Energy Services would be used as a valuable point of information during project design stages with the goal of optimizing future operational costs.*

  This action is significant and will allow the Texas A&M University-College Station campus to make a proactive policy statement about the operational goals for
project design, which will support the efficient and cost effective energy use of the Campus’ facilities.

Action/Recommendation: CBE voted unanimously to recommend the President approve, with noted caveats, the TAMU Utility and Energy Design Standards (see attached).

Responsible Parties: Co-Chairs Watson and Crain

B. Bright Building Renovation

The Athletics Department wishes to renovate the Bright Building. This project will remodel the football locker room, Hagner Auditorium, training room, meeting rooms, and coach's offices. The current space will be updated and reallocated.

Activities that may happen as part of this project include painting, new locker installation, new carpet, new therapeutic pools, new graphics and new technology. Additionally, new office, reception area and lounge area furniture will be purchased.

This project is desired to be completed prior to the 2014 Football Season. The 12th Man Foundation will be funding the project with an estimated project budget of $15 million dollars.

- Design Review Sub-Council (DRsc) - The DRsc reviewed the project request per the expedited processes established by the sub-council and found it to be in compliance with the high qualitative design standards set forth in relation to design. The DRsc recommends approval of the renovation within the Bright Building.

- Facilities Utilization Review Sub-Council (FURsc) - The FURsc met to consider the request by the Athletic Department to accomplish the proposed $15 million renovation of the 124,971 gross square foot Bright Complex. The project includes the remodeling and upgrades to the finishes of various spaces located on the first and third floors of the Complex. The FURsc believes that the net 500 square foot office addition, gained through the proposed remodeling on the third floor is justified. The project will be started as soon as the appropriate approvals and the design work are finalized, with the upgrades completed in phases prior to the 2015 football season.

The FURsc recommends that the CBE support the request by the Athletic Department to renovate the Bright Building as indicated.
• Technical Review Sub-Council (TRsc) - The Technical Review Sub-council supports the proposed renovation and recommends approval, provided the following issues/concerns are addressed and funded.

• Utilities & Energy Services
  TAMU UES has been briefed on the renovation of the Bright Football complex, and it is our understanding that there will no increase in square footage but an updating and reconfiguration of existing space. The design team will need to follow the related sections of the TAMU UES Design Standards- https://utilities.tamu.edu/design-standards/. The design team will need to coordinate with TAMU UES to ensure that all proposed changes to the space are reviewed by UES personnel prior to final design.

• Environmental Health & Safety
  All modifications must comply with university standards for fire/life safety.

  Coordination with EHS will be necessary for review of construction/renovation plans and approval of fire alarm system and fire suppression system modifications.

  Asbestos sampling and/or asbestos removal must involve EHS anywhere walls or floor mastic are disturbed.

  EHS will perform acceptance testing of all building fire/life safety systems.

  Adjustment of contractor work schedules will be necessary when portions of the Bright Building must be vacated due to overhead suspended loads associated with construction of the South end zone of Kyle Field.

• A question was raised on how this affected Title IX since the request is for football facilities. Kevin Hurley explained that all dollars that have been spent recently are from the football program donations. These donations support every other program except football or basketball since these programs generate revenues over expenses. Some of these projects that pertain to Title IX are the softball stadium, outdoor track, and the purchase of land to move the Rec Sports Complex. Dr. Watson suggested having someone come and discuss Title IX compliance in regards to space, however, if a general Title IX discussion is needed, it would need to be done in a different venue. At this time, there is not a need to have this discussion.

Action/Recommendation: The CBE voted unanimously to recommend the President approve the request to renovate the Bright Building.
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Responsible Parties: Co-Chairs Watson and Crain

C. George Bush Statue

The George Bush Presidential Library and Museum and the George Bush Presidential Library Foundation submitted a proposal to have a sculpture of President George Bush be placed on the plaza of the Bush Center in the Spring of 2014. Because of the Policy on the Acceptance, Commissioning, and/or Purchase of Statues, Busts, Sculptures, Memorials and Public Art at Texas A&M University, an exemption is requested because of President Bush's special status as 41st President of the United States and because his presidential library resides on the campus of Texas A&M University.

- Design Review Sub-Council (DRsc) - The DRsc unanimously voted to recommend approval of the addition of a sculpture of President Bush as presented, with the following comments:
  - While the DRsc continues to support the CBE Policy on Acceptance, Commissioning and/or Purchase of Statues, Busts, Sculptures, Memorials, and Public Art at Texas A&M University that “statues of living persons normally should not be accepted”, DRsc members recognize the compelling reasons for an exception based on his special status as 41st President of the United States and because his presidential library resides on the TAMU campus.
  - DRsc members suggested that, if feasible, the label at the granite base of the sculpture reading “George Bush, 41st President of the United States” be carved in President Bush’s own handwriting to create a personal effect to the statue.
  - A hose bib for cleaning and maintenance should be installed within 50 feet of the sculpture.
  - The rise in slope shall stop at the front edge of the semi-circle that is the reddish-orange color as noted on the rendered site plan. The intent is for the level/flat surface to encompass both locations that are rendered reddish-orange as well as the one rendered maroon.
  - Consideration to re-word/re-configure the plaque inscription, in coordination with the DRsc Chair.

- Technical Review Sub-Council (TRsc) - The Technical Review Sub-council supports the proposed statue placement and recommends approval, provided the following issues/concerns are addressed and funded.
  - Utilities & Energy Services
TAMU UES has reviewed the proposed site and see no utility conflicts at this time, however other entities SSC/Telecom need to be consulted. The selected contractor will need to follow the TAMU policies regarding digging on campus - https://utilities.tamu.edu/digging-campus/. The design team/contractor is required to submit plans to UES for review prior to any construction.

- **Facilities Services**
  Facilities Services supports this project. The project team should coordinate with Grounds Management for landscaping and irrigation concerns. The project team should coordinate with Utilities and Energy Services for utilities concerns. All work should meet applicable building codes and ADA requirements.

**Action/Recommendation:** The CBE voted unanimously to recommend the President approve the request to install a sculpture of President George Bush be placed on the plaza of the Bush Center.

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

V. **Miscellaneous**

A. **Capital Plan**

   As the Capital Plan goes forward, projects for FY15 can be included as long as funding is identified. Any project that is $4 million or above must be included on the Capital Plan before it is considered for construction on campus. Four items are currently included on the Plan.

   Human research facility ($18 million) will have 12 beds and 2200 square feet. The College of Education will house the facility west of Penberthy.

   Two other projects at $5 million apiece are the Campus Water System Improvement Project and the Campus Storm Water Improvement Project. Both are intended to start in 2015 and funded through UES revenue.

   The last project is the CIS Data Center which is $10 million and will be funded through a combination of university advancement fee and funds that the CIS has been reserving for this purpose.

   These are the only four projects that will be going on the Capital Plan. It was asked if there are other projects under consideration. There are projects being contemplated but not ready for the Capital Plan at this time.

VI. **Meeting adjourned 2:05 p.m.**