Minutes of the Monthly Meeting of the
Council for the Built Environment
April 4, 2014

I. Attendance
   A. Voting Members
      1. Present: N. K. Anand, Jose Bermudez, Joe Newton, Jose Fernandez-Solis, Amanda Mather*, Erin Simmons*, Matthew Keller
      2. Absent: Glen Laine, Joe Weber, Paul Harding, Tom Swanner, Brittany Bounds
   B. Non-voting Members
      1. Present: None
      2. Absent: Bill Dugas, Pierce Cantrell, Emil Straub, Elizabeth Tebeaux, Brandon Valenta
   C. Ex-officio Members
      1. Present: B. J. Crain, James Massey, Lilia Gonzales, Matt Fry, Deborah Wright, David Morrison, Bob Casagrande
      2. Absent: Karan Watson, Ralph Davila, Kevin Hurley

   *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.

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

III. Updates and Announcements
   A. On January 28, 2014 the President issued approval of Utilities and Energy Services’ request to install a Thermal Energy Storage Tank at the Option B1 site, located north of the Variety Testing and Sorghum Breeding Building. The President’s approval stated that the project team must work with the Design Review sub-council (DRsc) for final review and approval of the tank design. On March 26, 2014 the schematic design of the thermal storage tank was presented to the DRsc for review and approval.

   The 80’ x 80’ tank will be adjacent to SUP2 utility plant, located off of Turk Road and Agronomy Road and just south of parking area 36E. The tank will be nestled inside an existing grove of post oak trees which should help soften its visual impact. New 10” caliper Live Oak trees will be planted at the site. Berms approximately 4’ high will help to conceal any exposed ground piping and will provide gradual softening of the tank from the ground plane. There will be 24” pipes protruding from the tank at approximately 4’ high and extending horizontally for about 10’, where they will turn and go underground to connect to SUP2. These pipes should be mostly hidden from view by the berms and new dwarf holly plantings.

   The project team presented two options for the exterior design of the tank:
   • Concept A – tank painted one standard color (Mocha) with minor face treatments.
• Concept B – tank painted with a stratification of colors, transitioning from lighter color at the top to a darker color at the bottom.

Both concepts will incorporate 4’ wide vertical panels (similar in composition to standing seam metal roof components) with an applied vertical fin that is 16”x16” in dimension. Both options were presented to the Dean of the College of Veterinary Medicine and Biomedical Sciences (CVMBS), who indicated strong preference for Concept A, as well as the Dean of AgriLife, who indicated approval of either concept. While Concept B is an attractive choice, DRsc members expressed preference for Concept A which would have a more neutral appearance and would fit in with existing tanks on campus. Existing tanks along F&B Road are painted in a color lighter than the Mocha tan, so a lighter color may need to be considered.

The DRsc approved the Thermal Energy Storage Tank schematic design as presented in Concept A, with the following caveats:
• Further color samples should be provided to the DRsc Chair for final review and selection.
• Live oaks and dwarf holly are recommended for landscape trees and plantings.

IV. Presentations by Sub-Councils

A. Scoates Hall, Room 208 Renovations

The Biological and Agricultural Engineering (BAEN) department is housed in Scoates Hall, which is undergoing a Capital Improvement project. Phase two of that project will involve the south wing of the building, including the historic lecture hall in room 208. Although the department currently does not have priority for scheduling this room, it is used frequently for their courses when possible and for special events. Scoates Hall is one of the depression era buildings on campus designed by TAMU architects Giesecke and Vosper. As such, it has unique architectural features that should be maintained while simultaneously providing a top quality learning environment.

In conjunction with Nancy McCoy (Capital Improvement architect), and the College of Architecture's Center for Heritage Conservation, BAEN has obtained a matching grant to evaluate the current status of the lecture hall and the foyer, and establish the potential for restoring the original designs of the building interior.

The renovations of the Scoates lecture hall may be found in the original request memo.

Facilities Utilization Review Sub-Council (FURsc) - The FURsc recommends that the CBE support the request Biological and Agricultural Engineering Department (BAEN) to renovate room 208 in Scoates Hall to meet the current functional teaching needs and the aesthetic features of the historic lecture hall which was constructed 82 years ago by noted TAMU architects Giesecke and Vosper. (Please see attached FURsc memo for full recommendation).

The FURsc also confirmed and felt it important to emphasize that the use of this room as a classroom is critical to the on-going ability of the University’s Registrar’s Office to schedule classes and advocates that the down-time required to accomplish the renovation be as short as
possible. It is recommended, that as with the scheduling of all University classrooms, the use of the post-renovation space continue to follow the priority protocol currently employed by the Registrar’s Office.

**Action/Recommendation:** The CBE voted unanimously to recommend the President’s approval, with noted caveats, the request from Biological and Agricultural Engineering to renovate room 208 in Scoates Hall to meet the current functional teaching needs and the aesthetic features of the historic lecture hall which was constructed 82 years ago by noted TAMU architects Giesecke and Vosper.

**Responsible Parties:** Co-Chair Crain

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**B. Human Clinical Research Facility**

The College of Education and Human Development is requesting approval to proceed with planning and construction of a Human Clinical Research Center (HCRC). The facility is anticipated to be a two story building consisting of about 22,000 gross square feet to be located on John Kimbrough Blvd facing the Agriculture Headquarters building. The building will be located just east of the nearby greenbelt, and outside the flow of the White Creek tributary. Building setback from John Kimbrough Blvd is consistent with that of the Ag Headquarters building. It will serve as a university core facility for conducting human clinical trial research.

The HCRC will provide 12 beds to run in-residence overnight stay clinical trials; outpatient/participant training, rehabilitation, assessment, and education facilities; wet labs for conducting clinical assays; and offices necessary to house research faculty, staff, and students. This facility will markedly improve the university’s ability to conduct biomedical research that is being conducted in numerous colleges, as well as ensure adherence to necessary biosafety procedures and IRB protocols. Based on preliminary estimates, the majority of the total project funding has been committed by the University and internal funding from the College.

Design Review Sub-Council (DRsc) recommendation memo is attached. The DRsc recommends approval of the conceptual design and general siting of the Human Clinical Research Center as presented, with the following comments:

- Consideration to shift the HCRC building slightly to the east in order to minimize the impact of runoff from White Creek.
- Consideration to reduce the amount of drop-off area in front of the building and relocate parking spaces to another location.
- Consideration to strengthen the base/middle/top concept of the HCRC building design.
- Further review of the design shall be presented to the Design Review sub-council at 100% Schematic Design stage and 100% Design Development stage, in accordance with DRsc procedures.

Facilities Utilization Review Sub-Council (FURsc) recommendation memo is attached. FURsc recommends the request by the College of Education and Human Development to plan and construct a Human Clinical Research Center (HCRC). The facility will be used in support of the Department of Health and Kinesiology’s human clinical research program, as
well as to support the growing need to provide a comprehensive campus research facility that focuses on such clinical trials on humans.

Technical Review Sub-Council (TRsc) recommendation memo is attached. The TRsc supports the proposed planning and construction and recommends approval, provided the noted issues/concerns are addressed and funded.

**Action/Recommendation:** The CBE voted unanimously to recommend the President’s approval of The College of Education and Human Development’s request to proceed with planning and constructing a Human Clinical Research Center.

**Responsible Parties:** Co-Chair Crain

C. West Campus Housing Project Design Approval

The Board of Regents has approved the 4,000 bed West Campus housing project. This project will be completed August 2016. The purpose of the request is to seek approval of the design concept for the 4,000 beds along with a Community Building on the west side of campus at the corner of Discovery and University Drive.

The West Campus Housing Project will be a Public Private Partnership. The 4,000 beds will be built in two phases with the first phase of approximately 2,000 beds to open by August 2015. The second phase of approximately another 2,000 beds (combination of residence hall and apartment style) will open August 2016. The first phase is important because it will provide swing space for civilian students while the Corps dorms are being renovated. In order to keep cadets close to the quad during the Corps renovations, they will be assigned to the Common halls. The Corps renovation project is projected to begin May 2015. The entire west campus housing project is important because it will help the Department of Residence of Life achieve the goal of providing an opportunity for all freshmen to live on campus. (Please see West Campus Housing request memo for full project details).

Design Review Sub-Council (DRsc) recommendation memo is attached. The DRsc recommends approval of the design concept for 4,000 beds along with a community building, the closure of Horticultural Drive to vehicular traffic, and 100% Schematic Design for Phase I with very strong encouragement of the following caveats:

- Simplicity of the design detailing of the cornices and base to remain as part of the project.
- Incorporation of the cornices and addition of eyebrows to remain as part of the project.
- Reduction in the amount of stucco and an increase in the amount of brick. If financially possible, replacement of stucco with metal panels similar to those utilized at Hullabaloo Hall.
- Further study of percentages of exterior materials (brick to stucco ratio) and detailing of the exterior material at interior courtyards to further enhance the space.
- Further study of public spaces, including a detailed landscape plan.
- Expectation that further design details will be brought back to the DRsc at 100% Design Development.

Technical Review Sub-Council (TRsc) memo is attached.
The DRsc supports the proposed design concept and recommends approval, provided the noted concerns/issues are addressed and funded.

**NOTE:** The CBE was informed that the West Campus Housing Project has been reduced in size and scope since this initial submission; however, the project concepts remain the same and the recommendations of the sub-councils would still apply to a project with a reduced scope. The sub-council recommendations were considered with the understanding that the CBE would receive updated information on the project in the near future.

**Action/Recommendation:** The CBE voted unanimously to recommend the President’s approval of design of the West Campus Housing Project.

**Responsible Parties:** Co-Chair Crain

D. Outdoor Wireless Project

In alignment with Vision 2020 Imperatives, Networking and Information Security (NIS) requested permission to install Wi-Fi antennas at certain locations on campus; primarily on building exteriors. Based on technical considerations and student surveys, the top three high traffic areas have been identified:
- Rudder Fountain
- The green space outside the new Liberal Arts Building
- The area between Wehner and the Bio/ Bio Buildings ("Wehner-Bio/Bio Corridor")

As stated in both The Vision 2020 Imperatives and the Strategic Plan for Texas A&M Information Technology 2011-2015 "access to uncongested wireless internet," will heighten students' campus experience. After successful initial deployment, NIS would like to continue placement in other areas of dense utilization. The long term goal is Wi-Fi coverage for the entire campus.

Design Review Sub-Council (DRsc) recommendation memo is attached.
The DRsc recommends approval of the Outdoor Wireless Project as proposed, with the following caveats:
- Aesthetics of the antennas should be minimized by painting them to match their surrounding surfaces.
- The project team should coordinate with SSC Service Solutions to ensure warranty agreements are not voided.
- After this initial installation is completed, subsequent locations for antennas should be presented to the DRsc for review and approval. Any proposed installation on Heritage Buildings may require special consideration of antenna mounting height.

Technical Review Sub-Council (TRsc) recommendation memo is attached.
The TRsc supports the proposed installations and recommends approval, provided the noted issues/concerns are addressed and funded.
**Action/Recommendation:** The CBE voted unanimously to recommend the President approve NIS’s request to install Wi-Fi antennas on building exteriors at the locations requested.

**Responsible Parties:** Co-Chair Crain

**E. Renovations to C-Wing Cain Hall – 1st Floor**

Cain Hall was originally constructed in the early 70's as an athletic dormitory. The C-wing of Cain Hall is now used as offices by the Offices of the Dean of Student Life. At the present time the second floor and the third floor of the C-wing have been renovated. Student Life is requesting to renovate the first floor of the C-wing during the Spring of 2014. During the renovation of the first floor the space that is now a mid-wing exit would be captured and renovated into office space. This would require that the exit located in the courtyard between the C-wing and B-wing of Cain Hall be permanently closed. When the building was originally constructed as an athletic dorm this exit was used as a walk way to the dining facility (located in the B-wing of Cain Hall). The floor will still have exits located at each end of the first floor.

- **Design Review Sub-Council (DRsc)** - The DRsc recommends approval of the request for renovations to Cain Hall’s C-Wing as presented.
- **Technical Review Sub-Council (TRsc) recommendation memo is attached.** The TRsc supports the proposed change and recommends approval, provided the noted concerns are addressed and funded.

**Action/Recommendation:** The CBE voted unanimously to recommend the President approve Student Life’s request to renovate and permanently close the exit in the C-Wing of Cain Hall.

**Responsible Parties:** Co-Chair Crain

**F. Evans Library and Annex Remodeling**

In 2010, the University Libraries completed the first two phases of a long term space planning initiative, titled "Reimagining the Libraries," intended to keep the library up-to-date with changing student and faculty expectations of the spaces. That remodel proved to be extremely successful and similar changes have been implemented on a smaller scale at the West Campus Library and the Medical Sciences Library.

Since 2010, funds have been set aside for this next phase of the plan. A preliminary concept study done in mid-2011, estimated the cost to be $5.8M for the next phase. Since that time, some original aspects of the concept have shifted. The University Libraries have identified $7M plus a commitment of $300,000 from the University Writing Center which will be sufficient to complete the project. Recent assignment of centralized funds for the re-carpeting and asbestos abatement for the 3rd and 4th floors of Evans Library has allowed the Libraries to move forward on this initiative sooner than expected.
This next phase is a complex multi-floor initiative involving space in both the Evans Library and Library Annex Buildings and incorporate the following elements: an expansion of the University Writing Center; move to a single service point model for the Annex by combining separate desk services and relocating staff; parallel enhancements to the single service point in the Evans Library; updating multi-media student learning spaces; creating a state of the art, multi-format preservation facility; improvements to library instruction and meeting spaces to keep up with changes in learning styles; and enhanced support for the Map and GIS Library collection and services.

At this point in planning, it is anticipated that this ambitious project will include significant space reconfiguration and redefinition in the following locations (square footage is approximate)
• 8,000 sq ft on the Library Annex 1st floor
• 14,500 sq ft on the Annex 4th floor
• 7,000 sq ft on the Annex 5th floor
• 35,500 sq ft on the Evans Library 2nd floor
• 1,200 sq ft on the Evans Library I 51 floor

Design Review Sub-Council (DRsc) recommendation memo is attached.
The DRsc recommends conceptual approval of the Evans Library and Annex Remodeling Project as presented, with the following caveats:
• Further review of the design shall be presented to the DRSc at 100% Schematic Design stage and 100% Design Development stage, in accordance with DRsc procedures.

Facilities Utilization Review Sub-Committee (FURsc) – The FURsc recommends that the CBE support the request by the University Libraries to accomplish a $7.3 million renovation of the Evans Library and Library Annex Complex. The renovation will improve and change the function of various spaces in the main campus library complex, impacting areas on the 1st and 2nd floors of Evans and the 1st, 4th and 5th floors of the Library Annex. The plan will address needs identified by the faculty and students as primary patrons of the facility and will provide improvements to staff spaces to address short-comings in the current design and use to improve the work flows. The FURsc believes the need for these changes are justified.

Action/Recommendation: The CBE voted unanimously to recommend the President approve University Libraries’ request to proceed with the remodeling initiative in the Evans Library and Library Annex complex.

Responsible Parties: Co-Chair Crain

G. Coke Street Landscaping

Transportation Services is seeking approval for a design plan prepared by Kimley-Horn and Associates for a previously approved modification of Coke Street. The reconstruction of these portions of Joe Routt and Coke Street was approved by the CBE on 4/19/2013 and this request is for the landscape portion of the project only.
These changes will provide improved landscape in front of the SUP3 plant to include new trees, hardscape, benches and an improved sidewalk on both sides of the street. The area will blend nicely with the Koldus plaza area.

The landscaping plan was designed to enhance the improvements while ensuring the renovated area blends with existing surroundings.

Design Review Sub-Council (DRsc) recommendation memo is attached. The DRsc recommends approval of landscape design for the Coke Street rehabilitation project as presented, with the following caveats:
- Addition of a hose bib near the existing monument on the south side of the site plan to enable easier cleaning and maintenance, as well as a hose bib on the north side of the plaza for any potential future needs.
- Expectation that any future redevelopment of the East Quad area (Corps of Cadets) will complement this design.

Technical Review Sub-Council (TRsc) recommendation memo is attached. The TRsc supports the proposed landscaping and recommends approval, provided the noted issues/concerns are addressed and funded.

Action/Recommendation: The CBE voted unanimously to recommend the President approve the request for Landscaping for the Coke Street Modification.

Responsible Parties: Co-Chair Crain

H. Temporary Relocation of Reveille Memorials

The Reveille mascots that have passed are currently buried in the Zone Plaza outside the south end zone of Kyle Field. Due to the Kyle Field renovation project, the plaza will be closed during the 2014 football season. Therefore, the memorials need to be relocated in August. When the Bernard C. Richardson Zone was built, it also necessitated the relocation of the memorials to Cain Park.

Student Affairs is requesting approval to move the current memorial from its Kyle Field location to Cain Park. Once approval is obtained, plans will be finalized to relocate the memorial during the week of August 18th. The memorials will be in the temporary location for approximately one year before moving back to their permanent location in the Zone Plaza.

Technical Review Sub-Council (TRsc) recommendation is attached. The TRsc supports the proposed temporary relocation and recommends approval, provided the noted issues/concerns are addressed and funded.

Action/Recommendation: The CBE voted unanimously to recommend the President approve the temporary relocation of the Reveille Memorials.

Responsible Parties: Co-Chair Crain
I. Decommissioning Classrooms in Harrington Tower 616 and 617

The College of Education and Human Development is requesting approval to proceed with planning and renovation of three spaces in Harrington Tower Rooms 615 (office), 616 (classroom), and 617 (classroom) into one space to function as a laboratory for their Technology Management undergraduate program. This program began primarily as a transfer program. The department has begun to admit interested students as freshman. Currently students have to take 4 courses at Blinn College because of lack of facility to teach some of the courses. It is being requested to renovate this space to accommodate these four classes. The space could be used for other classes as available. Most of the classes scheduled in these two classrooms are Educational Administration and Human Resource Development department courses and they will continue to use this space.

Facilities Utilization Review Sub-Council (FURsc) recommendation is attached. FURsc supports the request by the College of Education and Human Development to decommission and otherwise renovate rooms 615, 616, and 617 in the Harrington Tower with the following provisions:

1. The renovated room will remain as a General Classroom (Room Type 110A)
2. Lecture and Laboratory sections will be held in the larger renovated, technology enhanced room
3. The classes and labs to be held in the new Classroom will be scheduled by the Registrar
4. The utilization of the room will be optimized and will target use rates equal to/better than the Fall 2013 Utilization rate of 28.2 hours per week.
5. The technology elements of the renovation will be funded by the College of Education, with the IT equipment specifications, the related operation and management to be coordinated through CIS, in order to be consistent with the standard technology offerings of other University classrooms.

Action/Recommendation: The CBE voted unanimously to recommend the President approve the decommissioning of classrooms 616 and 617 in Harrington Tower.

Responsible Parties: Co-Chair Crain

J. Meeting adjourned 2:30 p.m.