Minutes of the Monthly Meeting of the Council for the Built Environment
July 8, 2014

I. Attendance

A. Voting Members
   2. Absent: Glen Laine, José Bermúdez, Paul Harding, Jose Fernandez-Solis, Tom Swanner, Matthew Keller

B. Non-voting Members
   1. Present: Christopher Lyons
   2. Absent: David Lunt, Scott Honea, Brandon Valenta

C. Ex-officio Members
   1. Present: Karan Watson, B. J. Crain, James Massey, Ralph Davila, Lilia Gonzales, Kevin Hurley, Matt Fry, Deborah Wright, David Morrison, Bob Casagrande
   2. Absent:
   3. Guests: J. Martin Scholtz

*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 Watson

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

III. Updates and Announcements

A. Deferred Maintenance FY16-20

The Maintenance Sub-Council reviewed the five year deferred maintenance plan submitted by SSC. SSC developed the Deferred Maintenance (DM) plan taking into account the campus facility assessment developed by SSC, Sightlines and ISES information provided by TAMU. SSC developed a process, reviewed by the Msc, for rating facilities needs in order to prioritize projects based on specific criteria. The document allows for movement of projects within the five year plan due to programmatic changes within the university or building emergencies that require immediate attention. The documentation includes a breakdown of the five year plan, by components, providing a quick look at projects that will be completed.
Funding for DM projects is still limited to $16.5MM per year with each year carrying a 10% contingency for emergencies. At the end of the fiscal year the contingency is programmed for additional DM projects based on the rating system. Past contingency availability has allowed for the completion of about 5 - 10 additional projects depending on project cost. Projects will continue to be scheduled and designed one year in advance in order to begin construction during the fiscal year programmed.

Action/Recommendation: The CBE voted unanimously to recommend the President’s approval of the FY 16-20 Deferred Maintenance Plan, as submitted, with the following caveats:

- Units affected by the DM will be asked if they are planning any other major renovation before executing the DM plan.
- The plan will be updated and reviewed each year so that any changes to the plan may be approved by the CBE.

Responsible Parties: Co-Chairs Watson and Crain

IV. Presentations by Sub-Councils

A. Decommission of ARCA 107A

The College of Architecture is requesting to decommissioning room ARCA 107A as a regular classroom. The space was originally used as a design studio space, and subsequently, it was converted into a regular classroom. An adjacent space, ARCA 107B, is currently used as a design studio space, and a third space, ARCA 107C, is the current home for the Azimuth Dining Facility, which is scheduled to move to a new location in the building during the Spring of 2015.

Given its proximity to the electrical transformers, the room has always been a less than ideal space due to the audible constant hum. Professors typically refuse to teach in this space, or do so under protest. Given the College's unprecedented growth over the past 5 years, combined with their expected continued growth over the next 5 years, the College is in definite immediate need of additional studio space.

Since ARCA 107 A shares a non-load bearing wall with ARCA 107B, which in turn shares a non-load bearing wall with ARCA 107C, the proposed plan would be to convert these three spaces into a single open space by (1) removing the two non-load bearing walls to create an open flexible space of over 3500 contiguous sq. ft., with the additional appeal of having natural light and outside access; and (2) ameliorating the hum of the electrical transformers with sound attenuating materials that would significant reduce the ambient noise levels. If approval is granted, it is anticipated that construction would be completed during the semester break between Fall 2014 and Spring 2015.

- Facilities Utilization Review Sub-Council (FURsc)
  The FURsc recommends that the CBE support the request by the College of Architecture to decommission and repurpose the use of room #107A located the A-building of the Langford Architecture Complex. The FURsc believes the proposed use to be justified.
Action/Recommendation: The CBE voted unanimously to recommend the President’s approval to decommission and repurpose the use of room 107A of the Langford Architecture Complex

Responsible Parties: Co-Chairs Watson and Crain

B. TAMU Veterinary Medical Diagnostic Laboratory Building

Texas A&M Veterinary Medical Diagnostic Laboratory (TVMDL) seeks a positive recommendation from CBE for the construction of a new agency laboratory that will be located within the existing boundaries of the CBE-approved College of Veterinary Medicine and Biological Sciences (CVM) district plan. The new agency building will be sited roughly to the west-southwest of NCTM. This proposed siting has been shared with Dean Eleanor Green. Final exact siting will be based, in part, upon a recommendation from the A/E firm (see below) and other factors (e.g. proximity to utilities). The new facility will replace existing TVMDL facilities and is on the Board-approved TVMDL capital plan. Space in the old TVMDL facility will be reassigned to meet other system agency and TAMU needs (e.g. CVM and/or College of Agriculture and Life Sciences).

The $50M+ building will be approximately 80,000 square feet (gross) and will include BSL2 and BSL3 laboratories, necropsy suites, offices, conference rooms, and other types of space. FP&C is managing the project. A contract is being finalized by FP&C with Perkins+Will to provide A/E services and a Program of Requirements is being finalized. Project funding will be provided primarily by debt financing (note payments will be covered by additional state appropriations that have been allocated to TVMDL) and a small amount of local funds. The facility will be sited, designed and constructed to allow for efficient and economical integration of a possible, future BSL2 and BSL3 animal biocontainment facility. Thus, the new TVMDL building will be constructed to account for potential future needs related to necropsy, effluent treatment, security, utilities, etc.

- Design Review Sub-Council (DRsc)
  The DRsc recommends project approval of the proposed TVMDL facility at 100% Schematic Design as presented, with the following caveats:
  - Project team should consider additional landscaping along Agronomy Road such as trees to reinforce the street edge and help conceal the parking area.
  - Project team should consider the addition of a walking path to the bus stop structure on Agronomy Road.
  - Further review of the design and exterior materials shall be presented to the DRsc at 100% Design Development stage, in accordance with DRsc procedures.

- Technical Review Sub Council (TRsc)
  The Technical Review Sub-council supports the proposed construction and recommends approval, provided the following concerns/issues are addressed and funded.
  - Transportation Services
    Parking requirements and determining the funding model need to be discussed.
  - Utility & Energy Services
    TAMU UES has done a preliminary thermal load calculation for the proposed facility and feels adequate supply is available.
All major Utility systems are located in along the boundaries of the proposed site, with Electrical, Chilled Water ("18), Heating Hot Water (10") on the east edge of the site Domestic Water (10") south of the site and Sanitary Sewer (6") to the northwest.

Before doing any excavation on site as part of design or construction the team will need to follow the TAMU guidelines for digging on campus. (https://utilities.tamu.edu/digging-campus/)

- Facilities Services
  The design team needs to ensure that the project does not increase the rate of storm runoff into local creeks.

- Telecommunications
  Fiber runs within the electrical duct bank in this area.

  The project will pay for the cost of getting fiber from the nearest man/handhole to the demarc within the building (the MDF).

  IT related services required for the building need to be closely coordinated with Telecom and CIS.

- CIS Networking
  The siting proposal for the TVMDL facility on Agronomy Road appears to be an acceptable location to Safety and Security. Design and construction issues that should be considered include
  - the need for fire department access to the facility during construction and operation;
  - conformance to university standards for fire and life safety systems; and
  - consultation with Utilities and Energy Services and Environmental Health and Safety to incorporate adequate infrastructure design to support the planned biodigester.

Action/Recommendation: The CBE voted unanimously to recommend the President’s approval, with noted caveats, the request from the Texas A&M Veterinary Medical Diagnostic Laboratory (TVMDL) for the construction of a new laboratory facility.

Responsible Parties: Co-Chairs Watson and Crain

C. Relocation of E. King Gill Statue

The Kyle Field Redevelopment project necessitates the relocation of the E. King Gill statue currently located in the plaza area North of Kyle Field Zone. In conjunction with the original donor of the statue, the Class of 1980, it was proposed that the statue be relocated to one of two campus locations: the North end of Rudder Fountain, or the 12th Man Hall within the Memorial Student Center (MSC).

The statue, crafted by artist George E. Foley, was originally set in place at Kyle Field in 1980 at a cost of $21,000. The Class of 1980 has offered to fully underwrite the cost of the relocation,
including any related site work, and will provide a maintenance endowment to ensure the long-term quality of the statue. The relocation cost estimates, provided by SSC for the relocation are approximately $7,500 for a move to the exterior site and $5,800 for the relocation to inside the MSC. The maintenance cost is dependent upon the final location and design and will be estimated during the sub-council analyses. To support the schedule of the Kyle Field Redevelopment project, this statue must be relocated prior to October 2014.

- Design Review Sub-Council (DRsc)
  The Design Review sub-council reviewed the request for the relocation of the E. King Gill statue and proposed an alternate location. To avoid the issue of symmetry on the north side, the statue could be placed on the west side of the fountain where there is currently a grouping of three trees. The middle tree would have to be removed and the statue would then be placed inside that tree well, aligning with the center of the fountain’s five jets. DRsc members support the relocation or replanting of the tree that would be removed. The tree well could be modified to create an appropriate setting for the statue. With the statue being centered between two trees, concerns were expressed with the tree canopies and potential issues with birds. If approved, the redesign of this location requires further study.

DRsc members suggested the incorporation of a teaching plaque at either location to tell the story of E. King Gill’s willingness to serve and his significance as it relates to the Aggie Core Values.

The DRsc recommends approval of the request for relocation of the E. King Gill statue within Rudder Plaza at either of two proposed sites within Rudder Plaza: 1) north of the fountain, which would necessitate work to existing paving patterns to create symmetry, and 2) west of the fountain within the middle tree well. The DRsc’s preference is Option Two, west of the fountain within the middle tree well. This approval is given with the following caveat:
- Further design details shall be presented to the DRsc for review and approval, to include a study on lighting, incorporation of a hose bib, incorporation of a teaching plaque, effects of water distribution during high winds, and revised relocation costs.

- Technical Review Sub-Council (TRsc)
  The Technical Review Sub-council supports the proposed E. King Gill Statue Relocation and recommends approval of the relocation to the Rudder Fountain area provided the following issues/concerns are addressed and funded.

- EHS and SASE
  Relocation of the E. King Gill statue into the MSC’s 12th Man Hall may present safety hazards that would be avoided if it were placed at the north end of Rudder Fountain. Because the statue draws crowds, particularly during football game weekends, but also throughout the year depending on the activities taking place, the placement of the statue directly in front of a stairway (blocked only by a four-foot high glass wall) is of concern. In addition, there will likely be an impact on the travel path through the hallway as individuals attempt to take photographs and block the hallway as they obtain a clear shot of their subjects and the statue. For these reasons, EHS recommends the statue's relocation to the Rudder Fountain area.
Action/Recommendation: The CBE voted unanimously to recommend the President’s approval, with noted caveats, the request to relocate the E. King Gill statue to the west side of Rudder Fountain.

Responsible Parties: Co-Chairs Watson and Crain

V. Meeting adjourned 2:15 p.m.