April 22, 2011

MEMORANDUM

TO: Dr. R. Bowen Loftin
    President

SUBJECT: Recommendation from the Council of Built Environment: Transfer of TAMUS Property to TEEX (159 acres adjacent to the Brayton Fire Training Field)

At its April 12, 2011 meeting, the Council of Built Environment reviewed the attached recommendation from the Facilities Utilization Review Sub-Council on a request from Texas Engineering Extension Service (TEEX) to transfer TAMUS property to TEEX. The property consists of two sites, one comprising approximately thirty-one acres and the second comprising approximately one hundred twenty-eight acres. Both sites are adjacent to Brayton Fire Training Field (BFTF) and Disaster City, which are operated by TEEX (see attached aerial photos). Both sites are currently under the control of Ecosystems Science and Management (ESM), within the College of Agriculture and Life Sciences. The land use change has been endorsed by the Deans of the Dwight Look College of Engineering and the College of Agriculture and Life Sciences.

This transfer of property will allow TEEX to expand their programmatic offerings. According to Mr. Gary Sera, TEEX Agency Director, the development of these areas will take years, but it is “critical that control of this property be transferred to TEEX as quickly as possible to ensure the future growth and viability of BFTF and Disaster City.” The cost for management and future development of these areas will be the responsibility of TEEX.

On April 1, 2011 the Facilities Utilization Review Sub-Council reviewed the request from TEEX and recommends the land transfer with the following restrictions (see attached map):

1. All land use will remain clear of the FAA Runway Approach Zone to Easterwood Airport’s runway 34.
2. As requested, development will be restricted to areas 1A and 2A. Consistent with other areas of the campus, future development in these areas will be subject to approval by the University President.
3. Use and development in areas 2B and 2C will be passive (no construction). Any changes to this use will be subject to the approval of the University President.
4. Access to the requested land generally south of the closed landfill will be made in compliance with state regulations and subject to the approval of the University President.

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College Station, TX 77843-1179
Tel. 979.862.1065 Fax. 979.862.7778
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5. TEEX will construct a fence, to discourage unauthorized access to these properties, along the university boundaries adjacent to area 2C.
6. TEEX will provide the university coordinated access to any utility right-of-ways which may be contained within the 128 acres in question.

On April 4, 2011 the Technical Review Sub-Council reviewed the proposal and recommended approval if the following conditions are met:
1. Property needs to be fenced to prevent access by unauthorized personnel.
2. Appropriate signage needs to be placed on the fence, indicating the property belongs to TAMU.
3. As TEEX expands, plans should be reviewed by appropriate CBE sub-councils.

The CBE unanimously approved the request to transfer the proposed property from TAMUS to TEEX and recommends approval by the President with the above stated conditions.

Karan L. Watson  
Provost and Executive Vice President  
for Academic Affairs  
Co-Chair, Council of Built Environment  

Rodney P. McClendon  
Vice President for Administration  
Co-Chair, Council of Built Environment  

Recommendaion Approved:  

R. Bowen Loftin  
President  

Date: 3/9/11  

Enclosures  

cc: Members, Council of Built Environment  
Mr. Gary F. Sera  
Dr. G. Kemble Bennett  
Dr. Mark A. Hussey
March 25, 2011

MEMORANDUM

TO: Dr. Karan L. Watson
   Provost and Executive Vice President for Academic Affairs

THROUGH: Dr. Mark A. Hussey
          Vice Chancellor and Dean

THROUGH: Dr. G. Kemble Bennett
          Vice Chancellor of Engineering

FROM: Gary F. Sera
      Agency Director

SUBJECT: Land Request

The Texas Engineering Extension Service (TEEX) requests your assistance and guidance in the transfer of TAMUS property to TEEX. The property consists of two sites, one comprising approximately thirty-one acres and the second comprising approximately one hundred twenty-eight acres. Both sites are adjacent to Brayton Fire Training Field (BFTF) and Disaster City, which are operated by TEEX. Aerial photos of the property locations are included for your reference.

Both sites are currently under the control of Ecosystems Science and Management (ESM), within the College of Agriculture and Life Sciences. The request to transfer the smaller thirty-one acre parcel (Site #1) to TEEX is in exchange for a construction project TEEX completed at the request of ESM. TEEX provided the materials, equipment and labor to construct a parking/storage area for ESM adjacent to the Observatory. The cost to construct the parking/storage area was $30,225. As indicated on the aerial photo, TEEX will use a portion of this property (shown as 1A) for support services and storage, while the more rugged area (1B) will be left in its natural state for use as a training site for wilderness rescue, land navigation, wide area search, and canine search.

The larger one hundred twenty-eight acre site (Site #2) has not been utilized by ESM since the early 1980s. Per discussions with ESM, there are no current or future plans for this area due to its remote location and limited access. Approximately fifty-eight acres (2A) are suitable for construction and will be utilized for classrooms, administrative offices, and hands-on skill training locations (non-fire training). The most rugged terrain adjacent to White Creek (2B) will be utilized for wilderness rescue, land navigation, wide area search, and canine search. A
greenbelt of approximately thirty-one acres (2C) will be left around the perimeter of the property as a buffer zone (~200 feet) between TEEX and the surrounding private property owners.

It should be noted that the Corps of Cadets and the ROTC programs utilize Site #2 for a Land Navigation laboratory. TEEX has a solid working relationship with both groups since the only access to this area is through BFTF. If the transfer is granted, TEEX will execute a Memorandum of Understanding with both groups to allow this activity to continue until such time as the area is developed by TEEX.

Facilities Coordination hosted a meeting with the leadership of TEEX, Ecosystems Science and Management, and Easterwood Airport on February 14, 2011 to discuss the proposed land transfer and future use of this property by TEEX. All parties were in agreement with both the land transfer and future use of the property.

TEEX has developed BFTF and Disaster City to the fullest extent possible. While the TEEX training mission continues to expand, TEEX's ability to increase training offerings is limited by the physical dimensions of BFTF and Disaster City. While it will take many years to develop these areas, it is critical that control of this property be transferred to TEEX as quickly as possible to ensure the future growth and viability of BFTF and Disaster City.

Thank you for your time and consideration, and I look forward to moving this project forward with your support.

Enclosure

Cc: Dr. G. Kemble Bennett
    Deena Wallace
    Thomas H. Taylor
Proposed Brayton Landuse
MEMORANDUM

To: Dr. Karan Watson  
Chair, Council for the Built Environment

Dr. Rodney McClendon  
Chair, Council for the Built Environment

Subject: Proposed Land Use: Texas Engineering Extension Service

RECOMMENDATION

The Council for the Built Environment’s (CBE) Facilities Utilization Review sub-committee (FURsc) recommends that the CBE support the request by the Texas Engineering Extension Service (TEEX) to assign approximately 159 acres adjacent to the Brayton Fire Training Field to accommodate their plans for current and future programs. There are specific recommendations listed below related to this reassignment. The land use change has been endorsed by the Deans of the Dwight Look College of Engineering and the College of Agriculture and Life Sciences.

SCOPE

The FURsc met this morning to consider the request by the TEEX to transfer the use of approximately 159 acres adjacent to the Brayton Fire Training Field (BFTF). The requested property has historically been used by the College of Agriculture and Life Sciences’ Department of Ecosystem Science and Management.

As noted in the attached memorandum from Mr. Gary Sera, TEEX Agency Director, this assignment will allow TEEX to expand their programmatic offerings. The land is well suited to support the demand for wilderness rescue, land navigation wide area search and canine search training. As indicated in the memo:

“TEEX has developed BFTF and Disaster City to the fullest extent possible. While the TEEX training mission continues to expand, TEEX’s ability to increase training offerings is limited by the physical dimensions of BFTF and Disaster City. While it will take years to develop these areas, it is critical that control of this property be transferred to TEEX as quickly as possible to ensure the future growth and viability of BFTF and Disaster City.”

The cost for management and future development of these areas will be the responsibility of TEEX.
ANALYSIS

Background: Texas Engineering Extension Service (TEEX) is an internationally recognized leader in the delivery of emergency response and workforce training, exercises, technical assistance and technology transfer. The agency offers a wide range of hands-on, customized training solutions impacting the homeland security and the occupational and economic development of Texas and beyond. Major TEEX programs include fire services, homeland security, public safety and security, public works, safety and health, search and rescue, and economic solutions. The agency sponsors Texas Task Force 1, a part of FEMA’s national urban search and rescue program and Texas’ only statewide urban search and rescue team.

Current Land Use

The Brayton Fire Training Field currently is comprised of approximately 120 acres and is located generally southeast of the Easterwood Airport on Nuclear Science Road. The site supports 68 buildings and other technical program structures. Of the current 172,000 gross square feet located at the BFTF, approximately half has been constructed within the last 10 years.

The Ecosystem Science and Management Department use of the requested land has been generally passive in nature. There are no departmental structures, infrastructure or current teaching or research activities supported by the property in question.

The 31 acres south of the current BFTF boundaries is bounded by Nuclear Science Road, BFTF to the east, the University property line to the south and the FAA defined Runway approach zone to the west. The latter is a building free zone which is a required clear area intended to promote safe aircraft landing approaches to the airport’s main runway.

The requested land generally east of BFTF, is approximately 128 acres of generally flat, wooded terrain and is bounded by the University property line to the south and east, by TEEX’s use to the west and by a closed landfill to the north. The 48 acre landfill is used for grazing of animals and consistent with most closed landfills, can only be used for passive uses. Any penetration of the surface (building, roadway, or other construction) is prohibited by regulation. There have been reports of unauthorized intrusions on the property as individuals, likely gaining entry from the adjacent apartment developments, have been seen riding all-terrain vehicles, seen bow-hunting, and other non-university activities on the land.

Recommendation

The Facilities Utilization Review Sub-council recommends that the CBE support the land use request by TEEX for the entire 159 acres (map attached) as described, to include the following points:

1. All land use will remain clear of the FAA Runway Approach Zone to Easterwood Airport’s runway 34.
2. As requested, development will be restricted to areas 1A and 2A, as indicated on the attached map. Consistent with other areas of the campus future development in these areas will be subject to approval by the University President.
3. Use and development in areas 2B and 2C will be passive (no construction). Any changes to this use will be subject to the approval of the University’s President.
4. Access to the requested land generally south of the closed landfill will be made in compliance with state regulations and subject to the approval of the University President.
5. TEEX will construct a fence, to discourage unauthorized access to these properties, along the university boundaries adjacent to area 2C.
6. TEEX will provide the university coordinated access to any utility right-of-ways which may be contained within the 128 acres in question.

We are pleased to offer this recommendation and welcome further inquiries related to this analysis.

Sincerely,

James Massey
Chairman, CBE-Facilities Utilization Review sub-council
Interim Associate Vice President for Facilities

Attachments
CC: CBE-FURsc members
MEMORANDUM

TO:       Dr. Karan Watson
          Provost and Executive Vice President

          Dr. Rodney McClendon
          Vice President for Administration

SUBJECT:  Proposed land use: Texas Engineering Extension Service

The Technical Review Sub-council met on Monday, April 4, 2011, to discuss the written proposal submitted by Mr. Gary Sera, Texas Engineering Extension Services Agency Director.

The request is to transfer TAMU property to TEEX. The property consists of two sites, one comprising approximately thirty-one acres and the second comprising one hundred twenty-eight acres. Both sites are adjacent to Brayton Fire Training Field and Disaster City.

Both sites are currently under the control of Ecosystems Science and Management within the College of Agriculture and Life Sciences.

Recommendation
Due to the fact that both parties were in agreement with the land use change as endorsed by the Deans of Dwight Look College of Engineering and the College of Agriculture and Life Sciences and the fact that no work was being required that could be described as technical in nature, the Technical Review Sub-council recommends approval if the concerns listed below are satisfied.

1. Property needs to be fenced to prevent access by unauthorized personnel.
2. Appropriate signage needs to be placed on the fence, indicating the property belongs to TAMU.
3. As TEEX expands plans should be reviewed by appropriate CBE sub-councils.

Tom Reber
Chair, Technical Review Sub-Council
Associate Vice President for Student Affairs

Attachments
Xc: Technical Review Sub-council
    Jo Williams, Executive Assistant to the Vice President