MEMORANDUM

TO: Dr. R. Bowen Loftin
President

SUBJECT: Recommendation from the Council of Built Environment: Construction of Addition to Building 1247 (Hazardous Waste Office and Support Building)

At its June 14, 2011 meeting, the Council of Built Environment reviewed a request received from Environmental Health and Safety, approved by Dr. Rodney McClendon, to construct a 2,800 square foot addition to the Hazardous Waste Office and Support Building (1247). The additional space will be used entirely for Environmental Health and Safety and University Police Department items. An estimate of $410,000 (including 10% contingency) to construct the addition was provided by Facilities Services. The funds to construct the addition are available in reserve within Environmental Health & Safety Department (EHSD) and University Police Department (UPD) accounts.

The Facilities Utilization Review Sub-Council (FURsc) met on June 3, 2011, and reviewed the recommendation. FURsc analysis shows that the EHSD space (800 square feet) will be used to store unused containers for hazardous and radioactive waste and fire extinguisher parts. The UPD portion of the addition (2,000 square feet) will support their property/evidence storage requirements. There will be a solid wall between the two uses, and an overhead door installed to facilitate access. The Facilities Utilization Review Sub-Council made the recommendation to the CBE to support the request for the addition to Building 1247.

The Design Review Sub-Council found no concerns for this addition and recommends approval of the request to construct the addition to the Hazardous Waste Office and Support Building (1247).

The Technical Review Sub-Council met on June 13, 2011, with John Salsman (EHSD), James Rainer (EHSD), and Mike Reagan (UPD) to review the request. The sub-council recommended approval for the addition if the CIS Networking and Telecommunications concerns are addressed and funded.

CBE unanimously approved the construction of the proposed addition to the Hazardous Waste Office and Support Building (1247) and recommends approval by the President.

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

R. Bowen Loftin
President

Enclosures

cc: Members, Council of Built Environment
Charley Clark
Chris Meyer
John Salsman
Elmer Schneider

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Receommendation Approved: 6/24/11
Rodney P. McClendon 6/24/11
Vice President for Administration
Co-Chair, Council of Built Environment

Date
May 11, 2011

MEMORANDUM

TO: Dr. Karan L. Watson, Co-Chair
    Dr. Rodney P. McClendon, Co-Chair
    Council of Built Environment

THRU: Dr. Rodney P. McClendon
       Vice President for Administration

THRU: Charley B. Clark
       Associate Vice President, University Risk and Compliance

THRU: Christopher M. Meyer
       Assistant Vice President, Safety and Security

FROM: John M. Salsman
       Director, Environmental Health and Safety
       Elmer E. Schneider
       Chief, University Police Department

SUBJECT: Request for Addition at Building 1247

Environmental Health and Safety and the University Police Department are requesting approval to construct a 2,800 ft² addition to the Hazardous Waste Office and Support Building (1247) per the attached document.

Your favorable consideration of this request is greatly appreciated.

Attachment
Proposed Addition - Hazardous Waste Office and Support Building (1247)

Summary

Environmental Health and Safety (EHS) and the University Police Department (UPD) are requesting approval to construct a 2,800 ft² addition to the Hazardous Waste Office and Support Building (1247). The space will be used entirely for storage of EHS and UPD items. An estimate of $410,000 (including 10% contingency) to construct the addition was provided by Facilities Services. The funds to construct the addition are available in reserve within EHS and UPD accounts.

History and Departmental Needs

EHS constructed Building 1247 in 2008. At the time of construction, EHS anticipated that additional storage space was necessary, but insufficient funds were available to construct the space. EHS did, however, construct Bldg. 1247 in such a fashion to make future additions easier. Electrical supply, sprinkler system and fire/security alarm, and water/sanitary sewerage capacity were all sized to allow for building expansion. Building 1247 is already outfitted with restrooms and a loading dock for delivery of large items.

Justification

EHS

EHS has the need to store unused containers for hazardous and radioactive waste (plastic and steel drums, 5-gal. carboys, etc), replacement fire extinguishers (and parts) for the campus, and safety awards for campus employees. Each year EHS purchases ~2,500 safety awards for campus employees and these awards must be stored for 1-2 months before distribution. EHS needs to construct permanent storage space to replace a leaking Sea-Land container, currently located near Bldg. 1171. The Sea-Land container was purchased (used) in 2001 as a stop-gap measure for storage, is approximately 15 years old, and is past its useful lifetime. EHS intends to construct 800 ft² of storage space. Based on the estimate provided by Facilities Services, the EHS portion of the construction will cost $110,000. EHS has the necessary funds for the construction in accounts 242509 and 240052.

UPD

UPD has a need for property storage associated with evidence, ammunition and bicycles. Currently UPD uses space in the following buildings: Purchasing & Stores Sells Storage Facility (980) and the main UFD offices located at 1111 Research Parkway. The main UPD Evidence Room is 200 ft² of climate conditioned space used to store the majority of the evidence and property received by UPD. Approximately 1,000 items are submitted annually to UPD. These items must be preserved and maintained until the case is disposed or the statute of limitations run out. This ranges from 90 days to indefinitely. This lengthy storage time creates a backlog within the evidence room. With the advances in forensic science and the ability to receive a DNA profile from a fingerprint, all evidence should be considered possible sources of DNA evidence. The 875 ft² facility at Purchasing & Stores currently warehouses large item storage for UPD, including all bicycles. This storage area is currently over
capacity. To improve efficiency of operations, this facility will be utilized for bicycle storage only. This keeps the bicycles at the same facility where university property is surplused. This will reduce the amount of handling once the case is disposed and bicycles are ready to be transferred to surplus. It also avoids filling the new storage space with approximately 1,000 ft² of existing property.

Existing storage space needs to be enlarged to accommodate present and future requirements. The storage of evidence must be performed in a highly controlled, securable area to meet the requirements of the criminal justice system. UPD is proposing to construct 2,000 ft² of secured storage space. This new storage space will serve as an overflow facility for the two existing storage areas. Within the overall space, a 400 ft² climate controlled area would be used to house additional refrigeration and shelving to store DNA evidence that is pending disposition. The conditioned area would also be used to store departmental ammunition. The 1,600 ft² section of the new facility would be used as additional storage for bicycles that need to be kept long term and other large items collected by the department. The space planned will provide UPD with future storage space for years to come. Based on the estimate provided by Facilities Services, the UPD portion of the construction will cost $300,000. UPD has the necessary funds for the construction in account 027125.

Details for Building Addition

It is proposed that a 2,800 ft² addition to Building 1247 be constructed. Building 1247 (see attached photograph) is located on Dairy Center Road, next to the EHS Hazardous Waste Storage Bldg (1165). The additional space will be added to the west side of the building (away from Dairy Center Road). See the attached drawing for details of the proposed addition. The space will be semi-conditioned, to remain between 60 °F and 85 °F with a special storage area being maintained at a range between 65 °F and 75 °F. The EHS and UPD space will be separated by a solid wall, with an overhead coiling door installed. This door will allow delivery of large items to the UPD storage area utilizing an existing loading dock. The addition will be fully sprinkled, and covered by the fire alarm/security system.

Within its space, UPD will construct an evidence drop-off and chain-of-custody paperwork completion area, a 400 ft² enclosed area for evidence requiring special protection (i.e. refrigerators and freezers for DNA samples, etc.), and a general evidence storage area.

Cost Details

We have received a cost estimate from Facilities Services for the design and construction of the facility. The total cost is estimated at $410,000. A breakdown is as follows:

- Design Fees $25,000
- Construction Cost $319,000
- Facilities Services Administration & Support $32,000
- Contingency $34,000
Hazardous Waste Office and Support Building (1247)
MEMORANDUM

TO: Dr. Karan Watson
    Provost and Executive Vice President for Academic Affairs
    Dr. Rodney McClendon
    Vice President for Administration

FROM: Prof. Ward Wells
    Design Review Sub-Council

DATE: May 26, 2011

RE: Design Review Sub-Council Report
    Addition at Buildings 1247 and 1171

On May 25, 2011 the Design Review Sub-Council (DRsc) reviewed the request from Environmental Health & Safety and University Police Department to construct an addition to Building 1247, Hazardous Waste Office and Support Building, located on Dairy Center Road. The DRsc also reviewed the request from Environmental Health & Safety to construct an addition to Building 1171, Radioactive Waste Building, located on Nuclear Science Road. There were no comments and the DRsc recommends both projects for approval by the CBE.

cc: Design Review Sub-Council Members
    John Salsman
    Elmer Schneider
    Jo Williams
MEMORANDUM

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

Dr. Rodney McClendon  
Chair, Council for the Built Environment

Subject: Proposed Building Addition – Hazardous Waste Office & Support Building (#1247)

RECOMMENDATION

The Council for the Built Environment’s (CBE) Facilities Utilization Review sub-committee (FURsc) believes the need for the requested space exists and recommends that the CBE support the request by the Environmental Health & Safety Department (EHSD) and the University Police Department (UPD) to construct a 2,800 square foot addition to the Hazardous Waste Office & Support Building (#1247).

SCOPE

The FURsc met this morning to consider the request by the Environmental Health & Safety Department (EHSD and the University Police Department (UPD) to construct a 2,800 square foot addition to the Hazardous Waste Office & Support Building (#1247). As stated in their request, “This space will be used entirely for storage of EHSD and UPD items.”

The funds needed to construct the addition are available in EHSD and UPD reserve accounts. The total project costs for the addition have been estimated by Facilities Services to be approximately $410,000.

ANALYSIS

The building is located on Dairy Center Road adjacent to Building #1166, EHSD’s Waste Storage Building. The EHSD space (800 square feet) will be used to store unused containers for hazardous and radioactive waste and fire extinguisher parts. The UPD portion of the addition (2,000 square feet) will support their property/evidence storage requirements. There will be a solid wall between the two uses, and an overhead door installed to facilitate access.

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: Request for addition to Building 1247

On June 13, 2011, John Salsman and James Rainer from Environmental Health and Safety (EHS) and Mike Reagan of the University Police Department (UPD) presented to the CBE-Technical Review Sub-council.

Project
The proposal requested approval to construct a 2,800-sq.ft. addition to the Hazardous Waste Office and Support Building (1247), located on Dairy Center Road. The space will be used entirely for storage of EHS and UPD items. The funds to construct the addition are available in reserve within EHS and UPD accounts.

EHS will use the additional storage for unused containers for hazardous and radioactive waste and for campus safety awards. UPD has a need to store evidence, ammunition, and bicycles.

The following details were submitted by members of the Technical Review Sub-council. The Sub-council recommends approval if the concerns below are addressed and funded.

CIS Networking
CIS recommends that in 1274, an adequate pathway from the existing structure to the expansion be provided to install data cabling, telephone cabling, fire and security alarm cabling, access control cabling, and any security camera cabling. Minimum would be two 2 inch conduits. Larger would be nice but probably the extra capacity would not be used for a long time. Cost for installing additional data network connections (for either PCs or network-attached surveillance cameras) in the expansion would be $205 each. Access control costs would need to come from Facilities Services Key Control and Telecommunications. Fire and security alarm cabling would need to involve EHSD, Facilities Services, and Siemens. Surveillance camera placement should be considered at the time of building design rather than later, so any conduit runs or special mounting provisions can be made. If security and safety concerns are such that continuous network connectivity is needed through power outages, then the network equipment power source would need to be from a power circuit backed up by the emergency
generator and a UPS installed to handle the generator cutover time. The UPS installation cost would be approximately $1000 for a standard CIS-monitored and maintained UPS.

**Telecommunications**
As building 1247 already has a fiber connection and voice and data services, expansion into the new wing will only require normal voice and data connections where required. If any voice or data jacks in this area are requested, we would ask that the project stub a single $\frac{3}{4}$" conduit into the ceiling with a single gang box. The CIS or Telecom can then run the wires and install the services at published installation rates. If there is going to be a card access unit we would ask that Facilities work with Chris Norton and his team to specify the box locations for reader(s) and the door with the electronic strike.

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

Attachments
Xc: Technical Review Sub-council