May 5, 2011

MEMORANDUM

TO: Dr. R. Bowen Loftin
    President

SUBJECT: Recommendation from the Council of Built Environment: Construction of New Sports Performance Center

At its April 26, 2011 meeting, the Council of Built Environment reviewed the request from Kevin Hurley (approved by Bill Byrne) to build a sports performance center for football. The center is proposed to be 18,000 square feet and is desired to come on-line in the summer of 2012. Funding for this project is provided by donors. The April 12, 2011 memo from Athletic Director Bill Byrne indicates that the facility is proposed to be constructed in the former Omar Smith Tennis Court (currently a part of parking area 48), but a recently completed Athletics Master Plan study recommends that the building be built adjacent to the Bright Football Complex.

The Technical Review Sub-Council met with Kevin Hurley to discuss the Sports Performance Center and had not prepared its written report at that time. The sub-council was in favor of the building project, but did note that the proposed location is the utility junction and the costs to move utilities is estimated to be no less than $662,000 plus another $90,000 to relocate telecommunication equipment. Kevin Hurley stated that the Athletics Department would be responsible for paying these expenses to move the utilities and telecommunication equipment. The Technical Review Sub-Council recommended to the CBE to build the Sport Performance Center with the stipulation that the cost for moving the utilities and telecommunication equipment is funded by Athletics. Subsequently, a written report was submitted. Additional observations by the Technical Review Sub-Council are highlighted in the attached report.

The Design Review Sub-Council has not met to discuss the proposed sports performance center, but the chair attended the Facilities Utilization Review Sub-Council meeting where this project was discussed. The chair of the Design Review Sub-Council stated he does not anticipate any design issues but would like the sub-council to review ‘lay-down’ and building plans as they are developed. According to the Campus Master Plan there are no buildings scheduled to be built at the proposed location, but the location is appropriate for an athletic facility.

The Facilities Utilization Review Sub-Council met on April 19, 2011 and discussed the proposed project. The sub-council recommends that the CBE support the proposed construction of the facility, but should consider the following before voting:

1179 TAMU
College Station, TX 77843-1179
Tel. 979.862.1065 Fax. 979.862.7778
www.tamu.edu
Athletics has indicated a need for the facility to remain competitive with other programs, but there is no other objective documentation of the need.
The endorsement of the master plan, recently completed by the Athletic Department should precede the recommendation of the Sports Performance facility, and the Athletic Department will work to get this to the CBE soon.
There should be a traffic and parking impact analysis performed.
Concerns were raised on the advisability of constructing such a facility due to budget impacts across campus.

After much discussion, the CBE took two (2) votes. In the first vote, the CBE voted 7-2 in favor of sending a recommendation to the President to approve the construction of the new Sports Performance Center. In the second vote, the CBE unanimously voted for the following caveats to be included in its recommendation to the President:

- ALL unit "master plans" must be submitted to CBE to ensure conformity with the Campus Master Plan and be approved by CBE before requests can be submitted to CBE.
- Athletics must provide a cost model for this facility and it must be funded by Athletics, including the relocation of the underground utilities.
- All sub-councils will be informed and involved as the project moves forward and will make recommendations to the President before final approval of detailed architecture and engineering activities proceed.

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

Recommendation Approved:
R. Bowen Loftin
President

7/12/11
Date

Enclosures

cc: Members, Council of Built Environment
    Mr. Bill Byrne
Date: April 12, 2011

To: Rodney McClendon, CBE
    Dr. Karan Watson, CBE

Thru: Bill Byrne

From: Kevin Hurley

Subject: Sports Performance Center

The Athletic Department proposes to build a sports performance center for football. The center is needed to continue the further development of football student athletes by giving them a state of the art facility.

This state of the art football facility will house areas for weight training, speed enhancement and skill development. The building will also house offices, a staff locker room and a second level viewing platform and/or lettermen’s lounge. A large video and recruiting presentation area will be constructed as part of the facility. This building may have outdoor seating to allow covered viewing of football practice for various groups.

A master plan for football is under development to propose the best location for the facility. At this time the location is projected to be the Omar Smith Tennis Courts. The area is currently being used for overflow parking and is an eyesore.

The center is projected to be approximately 18,000 square feet. The finishes will primarily be carpet and some sort of artificial turf inside the facility. The outside finishes will be developed to coexist with the surrounding buildings and comply with the campus master plan. Additional parking may be created to allow several possible users throughout the year.

The center is desired to come on-line in the summer of 2012.

Funding for this project will be provided by donors.

Thank you.

KH/sll
MEMORANDUM

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

Dr. Rodney McClendon
Chair, Council for the Built Environment

Subject:  Proposed New Construction: Athletics Football Sports Performance Center

RECOMMENDATION

The Council for the Built Environment’s (CBE) Facilities Utilization Review sub-committee (FURsc) recommends that the CBE support the request by the Athletic Department to construct the proposed Sports Performance Center.

SCOPE

The FURsc met this morning to consider the request by the Athletics Department to construct a standalone, 18,000 square foot building to support the football program focus on weight training, speed enhancement and skill development. In addition to the physical training functions, there would be offices, staff locker room and a viewing platform/letterman’s lounge on the second level. Outdoor seating to view football practices may also be included.

Although the April 12, 2011 memo from Athletic Director Bill Byrne indicates that the facility is proposed to be constructed in the former Omar Smith Tennis Court (currently a part of parking area 48), a recently completed Master Plan study recommends that the building be built adjacent to the Bright Football Complex.

The estimated $6 million cost for the construction is donor funded and the related operation and maintenance will be the responsibility of the Athletic Department.

ANALYSIS

Proposed Facility

In 2004 an Athletic Facility Master Plan was approved by the Board of Regents. The Athletic Department recently commissioned a refinement to this study to better plan and to justify the placement of the Sports Performance Center in support of the football program. The results advocate the location of the facility adjacent to the Bright Football Complex, rather than the former Omar Smith Tennis Center location, as noted in the attached memo. The location would allow ease of access by the players, coaches and staff to the locker rooms in the Bright Complex.
While the proposed conditioning facilities are similar to the existing ones available in the Steed Research & Conditioning Lab, co-used by Athletics and the Health & Kinesiology Department, the new facility would be for the exclusive use by football. The new capacity will address the growing need for such uses in the Steed complex, allowing increased uses by other sports. It was also noted that master plan analysis indicated that the Steed facility would soon reach the end of its useful life and advocated that it be razed at some point in the future.

The siting of the Sports Performance Center is in part also driven through the findings of the updated master plan which contemplates the need and the future construction of an Athletic Nutrition Center to be located generally east of the McFerrin Indoor facilities on or near parking area 69 (94 parking spaces) and west of the Performance Center.

Based on the proposed siting location for the facility; it should be noted that the area south of the Bright Football Complex is currently being used as parking and as access to the athletic complex. Specifically, parking areas 48 and 69 and John David Crow drive are immediately south of the complex and collectively provide access and parking for 535 spaces. If approved, construction at the site will impact the available parking in the area. Athletics indicated that they are in conversation with Transportation Services to analyze the impact of the parking spaces which would be displaced.

**Recommendation**

As noted above, the Facilities Utilization Review Sub-council recommends that the CBE support the proposed construction of the facility. In a vote of 9-3-1 (nine for, 3 against and one abstention), the sub-council believed the following points should be considered when the CBE acts on this request:

1. **Athletics has indicated that there is a need for a Sports Performance facility** to address the needs of its football athletes and to remain competitive with other programs.

2. **The endorsement of the master plan**, recently completed by the Athletic Department should **precede the recommendation of the Sports Performance facility**. The FURsc felt that given the current use of this area of campus, the changes advocated by the district master plan update were appropriate, but that the formality of the plan’s endorsement by the CBE should be made and incorporated in the Campus Master Plan before moving forward with the facility’s approval. They also advocated that future master plan updates should be accomplished and approved before considering such proposals.

3. There should be a **traffic impact analysis** (TIA) performed to ascertain whether this facility would contribute negatively to the many proposed use changes in this area. Such changes as the completion of the MSC, the Read Building user relocation, the Bush/Wellborn grade separation, and others should be analyzed. The results of such a study could be used to refine assignment of spaces and the Campus Master Plan’s thoroughfare plan for the area.

4. There was also general discussion on a qualitative level, in which there were concerns raised by the sub-council members on the **advisability of constructing such a facility** in the face of the poor economic status of the nation, and the resultant budgetary impacts to the state and the university.
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 Senior Associate Vice President for Facilities

Attachments
CC: CBE-FURsc members
Date: April 12, 2011

To: Rodney McClendon, CBE
    Dr. Karan Watson, CBE

Thru: Bill Byrne

From: Kevin Hurley

Subject: Sports Performance Center

The Athletic Department proposes to build a sports performance center for football. The center is needed to continue the further development of football student athletes by giving them a state of the art facility.

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A master plan for football is under development to propose the best location for the facility. At this time the location is projected to be the Omar Smith Tennis Courts. The area is currently being used for overflow parking and is an eyesore.

The center is projected to be approximately 18,000 square feet. The finishes will primarily be carpet and some sort of artificial turf inside the facility. The outside finishes will be developed to coexist with the surrounding buildings and comply with the campus master plan. Additional parking may be created to allow several possible users throughout the year.

The center is desired to come on-line in the summer of 2012.

Funding for this project will be provided by donors.

Thank you.

KH/sll
Existing Brant Football Complex
Proposed.
SPORTS PERFORMANCE CENTER.

APRIL 19, 2011
CBE - FACILITIES UTILIZATION SUB-COUNCIL
MEMORANDUM

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

SUBJECT:  Sports Performance Center

The Technical Review Sub-council met on Monday, April 25, 2011, to hear a presentation by Kevin Hurley of the Texas A&M Athletic Department.

The department submitted a request to construct an 18,000-foot building to support the football program. The facility will have areas for weight training, speed enhancement, and skill development.

While the original proposal was to build the facility on the former Omar Smith Tennis Courts, a recently completed Master Plan Study recommended the new Sports Performance Center be built adjacent to the Bright Football Complex.

In addition to the Sports Performance Center, the updated master plan calls for the addition of an Athletic Nutrition Center located generally west of the Performance Center.

Recommendation
While the Sub-council is supportive of the Sports Performance Center, it is important that everyone understand the costs of relocating utilities that will be necessary, if the most recently proposed site is selected. It is our recommendation that utilities be relocated to better accommodate the Sports Performance Center and the Nutrition Center.

Utilities and Energy Management
The site selection will require the relocation of the following existing utility infrastructure at the cost estimated below:

Domestic Cold Water: An existing 8" DCW line crosses both proposed building footprints and will need to be relocated around the site. New HDPE piping should be used in this installation. ($30,000)
Sanitary Sewer: An existing SS line runs across the north face of both sites. The existing line and associated manholes will need to be relocated to the north—closer to Bright. ($30,000) NOTE: If the proposed building footprints can be moved slightly south, this SS relocation cost can be avoided.

Storm Drain: Existing Storm Drain lines are located on the southern edge of the primary site and will need to be relocated. Relocation of piping and area drains ($10,000)

Electrical Distribution: Existing electrical duct bank and power manholes will need to be relocated around both proposed sites. This will require the installation of new duct bank, two new power manholes, one switch and associated cabling. ($120,000)

Thermal connection to cool/heat proposed Sports Performance Center: Chilled Water and Heating Hot water lines will connect to the existing thermal corridor east of the Bright Complex, requiring the installation of new thermal piping and associated valves. The new chilled water lines will be HDPE pipe, insulated in place. Heating hot water lines will be ductile iron, either pre-insulated or insulated in place. Site planning should take into account a route to feed the second proposed building. ($340,000)

These costs are primarily for relocation of existing utility infrastructure, which is required with the proposed site. Interconnection alone would be a much smaller cost.

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<tr>
<th>Domains</th>
<th>Cost</th>
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<tr>
<td>Domestic Cold Water (DCW)</td>
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<td>Total estimated utility infrastructure cost</td>
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NOTE: Cost for telecom (copper and fiber) and natural gas are not included in this evaluation and estimate.

Telecommunications
After reviewing the location of the new Athletics facility in respect to the location, we have determined the estimate for relocating coax (cable TV), fiber, and Verizon copper will be $94,748.40.

Breakdown is as follows:
- Contractor/Verizon labor for fiber/coax reroute: $28,338.40
- Material for fiber reroute: 41,110.00
- Verizon copper reroute: 25,300.00
Once the plans are under total review, we would be able to provide a more accurate price for the project. The above price is assuming the project will place 3—4 manholes at prominent locations, making the rerouting possible.

Transportation Services
Handicapped accessible parking must be replaced during construction, mostly likely in lot 69. Handicapped parking must be addressed by the project for when the building is complete. It is our desire that the total number of parking spaces that are removed by the project be replaced in the vicinity in the future by Athletics. The new parking spaces should be planned for in the Athletics master planning process.

Environmental Health & Safety
The facility will need to have a fire alarm and be fully sprinkled.

Funding Implications
The 12th Man Foundation has committed to providing the funding for pre-construction services for the Sports Performance Facility. Prior to construction award, 50% cash must be on hand with an additional 25% pledged for the project, in order for the project to move forward.

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

Attachments
Xc: Technical Review Sub-council