August 1, 2011

MEMORANDUM

TO: Dr. R. Bowen Loftin
   President

SUBJECT: Recommendation from the Council of Built Environment: Scotts Miracle-Gro Facility for Lawn and Garden Research

At its July 26, 2011 meeting, the Council of Built Environment reviewed a proposal from the Soil & Crop Sciences Department to build the Scotts Miracle-Gro Facility for Lawn and Garden Research. This facility would be located off of F&B Road, about 0.5 miles west of the General Services Complex. The 12,000 square foot facility is needed in order to continue further development of Turfgrass Teaching Research and Extension outreach programs by supporting students and scientists with a modern facility. This state-of-the-art facility will have offices, a conference room, seminar room, and laboratory. The facility will also have an equipment room, mechanical shop, and crop protection chemical storage.

The Design Review Sub-Council (DRsc) reviewed the proposal on June 15, 2011. The DRsc recommends exploring the use of metal walls on all sides, and considering this as a prototype for future agricultural research facilities. There were also questions about the parking. The DRsc recommends approval of the Scotts Miracle-Gro Facility for Lawn and Garden Research as presented but looks forward to reviewing more detailed drawings that would address the concerns above.

The Technical Review Sub-Council (TRsc) reviewed the proposal on June 27, 2011, when Dr. Richard White from the department presented to the TRsc. While the facility was supported in concept, the TRsc reported there need to be more infrastructure studies (i.e. parking, sidewalks, funding) before returning to the CBE to request the final approval to begin building.

Facilities Utilization Review Sub-Council (FURsc) chairman, James Massey, stated that the proposal is consistent with the Campus Master Plan, but would be interested in future discussions with AgriLife regarding the benefits to campus as related to building opportunities north of Agronomy Rd.

CBE unanimously voted to approve the concept and placement of the Scotts Miracle-Gro Facility for Lawn and Garden Research and recommends approval by the President.

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

[Signature] 8/3/11

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

[Signature] 8/11/11

R. Bowen Loftin
President

[Signature] 8/3/11

cc: Members, Council of Built Environment
    Dr. Mark Hussey

1179 TAMU
College Station, TX 77843-1179
Tel. 979.862.1065 Fax. 979.862.7778
www.tamu.edu
Subject: Scotts Miracle-Gro Facility for Lawn and Garden Research

The Soil & Crop Sciences Department proposes to build the Scotts Miracle-Gro Facility for Lawn and Garden Research. The facility is needed to continue further development of Turfgrass Teaching, Research, and Extension outreach programs and by supporting students and scientists with a modern facility. A major need for the facility is to move forward the development of the Turfgrass Field Laboratory as part of the overall development of the President approved master plan for the Agricultural and Environmental Life Sciences Center (Urban Ecology Center). We will continue to use the existing Turfgrass Field Laboratory until a yet to be determined future date.

This state of the art facility will house offices, conference room, seminar room, and laboratory. The facility will also have an equipment room, mechanical shop, and crop protection chemical storage.

Master planning for the facility and discussions with Agriculture and Life Sciences Facilities Management indicated the best location would be approximately 800 feet North of F&B Road and about 0.5 miles west of the General Services Complex located on Agronomy Road.

The center is projected to be about 12,000 gross square feet. The finishes will primarily be brick or other front façade with metal roof and exterior walls. Interior finishes will be metal in equipment rooms and mechanical shop, sheet rock in offices, meeting room, conference room and laboratory and with vinyl tile or other appropriate flooring. The outside finishes will be developed to comply with the campus master plan. Appropriate parking will be developed at the site.

The center is desired to come on-line in the summer of 2012 and is to be funded by donors.

Thank You!
Scotts Miracle-Gro Facility for Lawn and Garden Research Building Concept

Presented to the
Council on Built Environment
May 20, 2011
Objectives

1. Implement the President approved Master Plan for the area North of F&B road
2. To inform the CBE of plans moving forward.
3. Showcase the Mission of the Agriculture Program in lawn and garden teaching, research, and Extension.
4. Support goals of Vision 20/20 to improve quality and quantity of space for faculty and staff
5. Support long-range COALS departments involved in lawn and garden research
6. Improve access, increase efficiency of operations by locating activities in one primary facility.
## Projected Space Included

<table>
<thead>
<tr>
<th>Space</th>
<th>Sq. Ft.</th>
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<tr>
<td>Office</td>
<td>1,021</td>
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<tr>
<td>Conference/Seminar Room</td>
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<tr>
<td>Wet Lab</td>
<td>225</td>
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<tr>
<td>Prep Lab</td>
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<tr>
<td>Equipment Room</td>
<td>3,000</td>
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<td>Meeting Room</td>
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<tr>
<td>Mechanical Shop</td>
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<td>Individual PI Units</td>
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<tr>
<td>Supplies Room</td>
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<tr>
<td>Crop Protection Chemical Storage/Prep</td>
<td>504</td>
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<tr>
<td>Rainwater Harvesting (5,000 g)</td>
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<td><strong>Projected Square Feet (Gross)</strong></td>
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<td><strong>Estimated Cost</strong></td>
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Steps Taken

• Council on Built Environment (CBE) approved concept for the Agricultural and Environmental Life Sciences Center (Urban Ecology Center) and approved by President

• Soil and Crops has worked with members of Ag Facilities Planning & Construction to determine a suitable site location within the Agricultural and Environmental Life Sciences Center
We will continue to maintain and use the current facility until a to be determined future date.
The Phase I: Turfgrass Field Lab Relocation Irrigation Plan

All heads must have Hunter factory swing joints
Bendboard installed as agreed upon
Installation must be approved by HGCA
The Phase I Field Lab Relocation: Initial Turfgrass Installation

Adjacent to Turfgrass Field Laboratory Development Site; Buildings Needed to Support Teaching, Research, and Extension Programs in Turfgrass Management
Site Considerations

- Infrastructures already in place:
  - utilities in close proximity
  - several access routes exist

- Adjacent to Turfgrass Field Laboratory Development site and fits with an Urban Ecology Center Concept

- Compatible with President Gates’ wishes to leave Academic Corridor for academic departments as much as possible.

- Potential partnership among departments

- On Shuttle Bus Route / proposed Outer Loop Transit Corridor per Campus Master Plan.
Perspective

Scotts Miracle-Gro Facility for Lawn & Garden Research

General Services Complex
Council on Built Environment

We look forward to completion of this new state of the art facility to be able to continue excellence in Turfgrass teaching, research, and Extension programs.
MEMORANDUM

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

    Dr. Rodney P. McClendon
    Vice President for Administration

FROM: Prof. David Woodcock
    Chair, Design Review Sub-Council

DATE: June 22, 2011

RE: Design Review Sub-Council Report
    Scotts Miracle-Gro Facility for Lawn and Garden Research

On June 15, 2011 the Design Review Sub-Council (DRsc) reviewed a proposal from the Soil & Crop Sciences Department to build the Scotts Miracle-Gro Facility for Lawn and Garden Research. This facility would be located off of F&B Road, about 0.5 miles west of the General Services Complex, and would be used for turfgrass teaching, research and extension outreach programs. The proposal describes the facility as having finishes of "primarily brick or other front façade with metal roof and exterior walls", but the DRsc recommends exploring the use of metal walls on all sides, and considering this as a prototype for future agricultural research facilities. There were also questions about how parking would be addressed. The DRsc would like to see the project at schematic design phase to review these two issues.

The Design Review Sub-council recommends approval of the Scotts Miracle-Gro Facility for Lawn and Garden Research as presented but looks forward to reviewing more detailed drawings that would address the concerns mentioned above.

cc: Design Review Sub-Council Members
    Jo Williams
DIVISION OF STUDENT AFFAIRS
Office of the Vice President for Student Affairs

MEMORANDUM

TO: Dr. Karan Watson
    Provost and Executive Vice President

          Dr. Rodney McClendon
          Vice President for Administration

SUBJECT: Request for Scotts Miracle-Gro Facility for Lawn and Garden Research

On June 27, 2011, Dr. Richard White from the Department of Soil and Crop Sciences presented to the CBE-Technical Review Sub-council.

Project
The Soil and Crop Sciences Department proposes to build a Scotts Miracle-Gro Facility for Lawn and Garden Research. The facility is needed to continue further development of Turfgrass Teaching Research and Extension outreach programs by supporting students and scientists with a modern facility.

This state-of-the-art facility will have offices, a conference room, seminar room, and laboratory. The facility will also have an equipment room, mechanical shop, and crop protection chemical storage.

The proposed location for the 12,000-sq. ft. facility would be approximately 800 feet north of F&B Road and about 0.5 miles west of the General Services Complex located on Agronomy Road.

The following details were submitted by members of the Technical Review Sub-council. While the facility was supported in concept, there were numerous questions and concerns about the road that supports the facility and the proposed number of parking spots.

Prior to proposing a recommendation for approval, it is recommended more study take place regarding current infrastructure available to support the new facility, i.e., roads, sidewalks, and parking. The user commented that they had concerns about the safety of the turning radius for vehicles pulling trailers entering the driveway. They currently have to pull into the oncoming lane of traffic to pull a trailer into the facility.

The safety of the driveways along F&B Road, is a serious safety concern, and while Sub-council members believe this should be brought to attention, not everyone felt the cost of improving the road should be the responsibility of the individual project.

Other comments included the following:
Office of Facilities Coordination
The Miracle Grow project looks good, but it appears to only be a standalone project. There seems to be a lack of a comprehensive plan for the area. Safety, especially the ingress and egress form the sight/area for larger vehicles, is not addressed. Parking for those attending labs or seminars has not been planned for. The drawing showing a potential layout for the area was reviewed by the CBE several years ago and looks like it should be reviewed and updated.

Environmental Health and Safety
- The facility must comply with NFPA 101, Life Safety code.
- The facility must have a fire alarm system.
- The facility must have a fire sprinkler system.
- The facility must provide an adequate driveway to allow response by emergency service providers.

Transportation Services
- The project should be responsible for any improvements to the facility entrance or F&B Road that might need to be made to access the site, including sidewalks and bike racks.
- If the plans for the area include expanding the program, an area should be identified as “future” parking to better plan for growth.
- Adequate parking must be supplied. Transportation Safety has concerns that the planned parking may not handle demand/expectations.
- Appropriate handicapped parking must be supplied.
- There were also conversations about student classes or labs being conducted at the facility. Transportation Services does not foresee adding bus service to this area.

CIS Networking
The proposal group verified that data network connectivity would be required for the building. The number of full-time occupants and the use of the facility for limited instructional purposes as well as research indicate that fiber optic cable be installed to provide sufficient bandwidth. Also, fiber optic cable should be installed to provide a connection to the campus fire alarm reporting system and to provide for phone connections. Besides fiber optic cable installation costs for getting the fiber to the building complex, there would be the cost associated with providing fiber connectivity between buildings in the complex. TAMU Telecommunications will be addressing issues regarding cable installation cost, as well routing issues dependent on planned development of adjacent areas. The fiber installation costs would be the largest single item related to communications.

If this project is not an FP&C project, typically TAMU CIS Networking would install the internal network cabling and equipment. If the building were to be constructed next fiscal year, the per-data connection charge would be $256/gigabit port. Additional cabling charges for voice connections would be $140/outlet. Wireless charges would be $1375/access point. Assuming 20 data connections, 5 phone
cables, and 4 wireless access points, the network cabling and equipment cost would be in the vicinity of $11,320. Telephone costs would be additional and come from TAMU Telecommunications.

An additional network consideration might be provision for outdoor wireless coverage for field or instructional work. The proposed conference/seminar room might require extra capacity for wireless coverage, depending on the planned use.

**Telecommunications**

For this project we would have to run 4" conduit to the site connected to the closest Hand Hole on F&B Road. We would then set a hand hole on the edge of the Miracle Grow property that the project would connect to. We would run 24 single mode fibers to the building and connect to the campus fiber backbone. This would support Voice service (VoIP from Telecom), cable TV (if needed), data communications from the CIS and Siemens fire alarm panel support from Facilities. The cost of this is $36,607.00.

The project would get conduit from the building to the hand hole (one 4" is fine) and would do the normal internal wiring (voice and data). If it ends up being more than one building, we would feed the main building and work with the design team to spec interconnecting fibers between the buildings.

**Facilities Services**

The comment was made that the $4 million cap that Facilities Services works underneath would not be exceeded because "the money isn't there".

1. The $3.1 million budgetary number did not include any A/E design fees (typically 8% of construction), utility connections, Facilities Services management fees (5% of overall cost), and the parking lot size did not seem to be defined well. Typically, to convert a raw construction cost number to an overall budgetary number, a factor of 25% should be added (which sits the project right at $3.875 million). Also, the implication was that the road leading to the facility would be crushed gravel or similar material - this would need to be capable of supporting a fire truck for access to the facility. There did not appear to be much in the room finishes or even room square footage that could be value-engineered to stay under the $4 million mark.

2. With the standard office occupancy, the quantity of occupants associated with the Conference/Seminar Room would be 32 occupants. If parking were only provided for the stated 10 FTE occupants, there would be a potential minimum of 22 occupant vehicles that would require parking. The statement was made in the presentation that infrequent visitors would "park along the road" as they currently do. However, this does not seem to be a good plan for a "state of the art facility," especially during a rainy season.

3. Is there a fire hydrant along the road at the proposed building location? If not, this would need to be included in the construction budget.

The comment was made that the user had concerns about the safety of the turning radius entering the driveway for vehicles pulling trailers. The construction budget does not appear to have any dollars associated with creating a turn lane or, at a minimum, improving the entrance turning radius. Design and construction dollars for this work should be included in the overall cost of the building, or measures should be taken to have this work performed before the building is occupied.
Would the 5-year gift agreement entirely pay for the construction cost of the building? How would building maintenance be funded? Is that through the anticipated 3-year research agreements?

Building rendering shows quite a bit of landscaping and sidewalks/driveways/plaza. Are these items included in the provided pricing? Is the landscape maintenance factored in?

Funding Implications
If the funding ceased after the first 5 years, what would happen to the Miracle-Gro naming rights? This was the only issue not fully addressed.

Funding for this project will be provided by a 5-year grant from Scotts Miracle-Gro. In the interim, funding will be provided by the department as indicated by the department head.

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
MEMORANDUM

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

             Dr. Rodney McClendon  
             Chair, Council for the Built Environment

Subject: Proposed Scotts Miracle-Gro Facility for Lawn and Garden Research

RECOMMENDATION

The Council for the Built Environment’s (CBE) Facilities Utilization Review sub-committee (FURsc) recommends that the CBE support the request by the Soil & Crops Sciences Department to construct an approximately 12,000 gross square foot teaching, research and outreach facility at the location shown generally north of F&B Road. The construction of the $3.1 million facility will be underwritten by donations.

SCOPE

As stated in the proposal cover letter, the facility will support the Turfgrass teaching, research and Extension outreach programs of the Department and College of Agriculture and Life Sciences. The facility will be comprised of offices, a conference room, and laboratory. There will be support spaces such as a shop and crop protection chemical storage.

ANALYSIS

The proposed site for this facility is located within the master plan area previously approved by the President. The approval of that plan included provisions that future development would be reviewed and approved by the University. This request complies with that expectation. The current Turfgrass Field Laboratory is located generally on the west side of Agronomy Road. The proposed site is located on F&B Road on land being cultivated to support the future development of this laboratory.

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