June 22, 2012

MEMORANDUM

TO: Dr. R. Bowen Loftin

SUBJECT: CBE Recommendation: Approval to Demolish the Hydromechanics Laboratory (Building #0502)

At its June 12, 2012 meeting, the Council for the Built Environment (CBE) discussed a request from the Dwight Look College of Engineering to demolish the Hydromechanics Laboratory (Bldg #0502), and to convert the area into an interim “green space” for students to gather. Dean Banks reports the request is consistent with the Campus Master Plan, the University’s deferred maintenance plan and the strategic space needs of the College. Construction of a new engineering building will occur on the site once funding has been raised.

Design Review Sub-Council (DRSc) – agrees the building has reached the end of its useful life; DRSc requires that a photographic and drawn record of the building be prepared together with existing drawings and photographs of the Cushing Memorial Library and Archives prior to demolition. The demolition costs should include the preparation of this record.

Facilities Utilization Review Sub-Council (FURSc) – supports the demolition of the building, noting that the space needs of the current users have been addressed by the college and that the university should fund the estimated demolition cost of $225,000.

Technical Review Sub-Council (TRSc) – supports the recommendation to demolish the building if the following concerns are addressed and funded: (a) water tanks from the building be relocated to buildings that have HVAC systems capable of handling the high humidity levels from the tanks (to avoid mold problems); (b) Finance has identified the $225,000 to be used for the demolition; (c) the demolition should not cause any disruption to the campus network; (d) salvage of fiberoptic cables, network electronics or any other parts of the physical cabling installation be removed throughout the demolition process for re-use.

Maintenance Sub-Council (MSc) – supports the demolition request with no additional comments.
CBE voted unanimously to recommend the President’s approval for the request to demolish the hydromechanics building, #0502, with the considerations listed above and with the requirement that appropriate reporting to the Texas Higher Education Coordinating Board on critically deferred maintenance demolitions be filed.

K. L. Watson  
6-25-12  
Prevost and Executive Vice President  
for Academic Affairs  
Co-Chair, Council for the Built Environment

Rodney P. McClendon  
6-27-12  
Vice President for Administration  
Co-Chair, Council for the Built Environment

R. Bowen Loftin  
6-29-12  
President

cc: Sub-Council Chairs, Council on the Built Environment  
Dr. M. Katherine Banks, Vice Chancellor and Dean, Engineering
MEMORANDUM

TO: Karan Watson
Co-Chair, Council on Built Environment
Provost and Executive Vice President for Academic Affairs

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

FROM: M. Katherine Banks
Vice Chancellor and Dean of Engineering

SUBJECT: Request to Demolish the Hydromechanics Laboratory (Building # 0502; GSF: 27,150)

In support of the College’s on-going priority to provide for the space needs of our students and faculty, we request that the Hydromechanics Laboratory Building (#0502) be razed. As indicated below, this action is consistent with the plans expressed in the Campus Master Plan, the University’s deferred maintenance plan, and the strategic space needs for the College.

The Hydromechanics Laboratory Building (#0502) is located south of the Zachry building and was classified in the final report of the Deferred Maintenance Task Force (DMTF) as a “Transitional Building.”

**TRANSITIONAL BUILDING**: buildings that have a significant repair need, are likely to change their function, be substantially renovated, or removed from the campus space inventory. These buildings, due to these significant requirements, as measured as a percentage of the building’s replacement value, have been deemed “Transitional”.

The Campus Master Plan calls for a new building to be built in the current location of the Hydromechanics Laboratory Building (#0502). Given the location, the expectation is that Building #0502 will be replaced by an engineering building. While engineering tries to raise funds for a new building, I respectfully request you to demolish the current Building #0502 and convert that area into a “green space” for students to gather. Currently, Building #0502 houses some of Civil Engineering’s (CVEN) graduate students and hardware associated with dredging research and the wave tank. Current occupants of Building #0502 will be moved to alternate locations within CVEN space. Associated functional hardware will be moved to alternate locations.

I thank you in advance for your consideration of this request to demolish Building #0502 and convert it into a "green space" until funds for a new building can be raised.

cc: N. K. Anand
J. M. Niedzwecki
D. J. McConnell
MEMORANDUM

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

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

DATE:     May 4, 2012

RE:       Design Review Sub-Council Report
          Request to Demolish Hydromechanics Laboratory

On April 20, 2012 the Design Review sub-council was copied on a request from the College of Engineering to demolish the Hydromechanics Laboratory, building # 0502. The DRsc recognizes that this has been identified as a Transitional Building, and agrees that it has reached the end of its useful life. It was built as a Horse Barn for use in conjunction with the old Veterinary Hospital.

In keeping with good practice, the DRsc requires that a photographic and drawn record of the building be prepared together with existing historical drawings and photographs for the Cushing Memorial Library and Archives prior to demolition. The demolition costs should include the preparation of this record.

cc:       Design Review Sub-Council Members
          Patti Urbina
MEMORANDUM

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

Subject: Proposed Demolition: Hydromechanics Laboratory

RECOMMENDATION

The Council for the Built Environment’s (CBE) Facilities Utilization Review sub-committee (FURsc) recommends that the CBE support the request by the College of Engineering to raze the Hydromechanics Laboratory (Building#: 0502).

SCOPE

The 27,150 square foot Hydromechanics Laboratory is currently in use by the Department of Civil Engineering. The building was originally constructed to support the College of Veterinary Medicine in 1930 and is currently in poor condition and is included on the Deferred Maintenance’s “transitional building” list.

To allow for its demolition, the graduate student offices and the research projects contained in the building have been relocated by the college. While there is no funding available for a new building at this location, the Campus Master Plan indicates that this footprint could be a site for a new building. If demolished, the College has advocated that this location be converted to green space, until a new structure is approved by the University.

Recommendation

The Facilities Utilization Review Sub-council recommends that the CBE support the demolition of this facility, noting the following points:

1. The building no longer meets the needs of current users. The space needs of the current users have been addressed by the college. Due to the building’s poor condition, it has been labeled a “Transitional Building”.
2. The estimated demolition cost ($225,000) should be funded by 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 Associate Vice President for Facilities

Attachments

CC: CBE-FURsc members
Overview

- Dwight Look College of Engineering overview
- Dwight Look College of Engineering space-at-a-glance
- 2010 SNAPS Summary
- Overview of Hydromechanics Lab
- Plan for future space
Texas A&M Engineering Facilities

- Housed in some 35 buildings that stretch across Brazos County:
  - Main Campus
  - West Campus
  - University Services Building
  - Easterwood Airport
  - Riverside

- 1,050,980 Assignable Square Feet (ASF) of space

*Note: This does not include any TEES, TTI or TEEX space.

Engineering Facilities at a Glance
Transition Buildings List

<table>
<thead>
<tr>
<th>Priority</th>
<th>Building No.</th>
<th>Building Name</th>
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</thead>
<tbody>
<tr>
<td>KNOWN REMOVAL PLANS</td>
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<tr>
<td>demo in FY14</td>
<td>369</td>
<td>READ</td>
</tr>
<tr>
<td>demo in FY14</td>
<td>453</td>
<td>G. ROLLIE WHITE COLISEUM</td>
</tr>
<tr>
<td>demolished</td>
<td>429</td>
<td>MCINNIS RESIDENCE HALL</td>
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<tr>
<td>being demolished</td>
<td>various</td>
<td>UNIVERSITY APARTMENTS</td>
</tr>
<tr>
<td>MAINTENANCE &amp; PRIORITIES</td>
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<td></td>
</tr>
<tr>
<td>1</td>
<td>493</td>
<td>DULIE BELL</td>
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<td>464</td>
<td>OLD STATE CHEMIST</td>
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<td>3</td>
<td>416</td>
<td>BIZZELL HALL</td>
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<td>4</td>
<td>457</td>
<td>TAES ANNEX</td>
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<td>5</td>
<td>458</td>
<td>FLORICULTURE GREENHOUSE</td>
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<td>459</td>
<td>HORTICULTURAL GREENHOUSE</td>
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<td>460</td>
<td>FOREST GENETICS - GREENHOUSE</td>
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<tr>
<td>8</td>
<td>471</td>
<td>PAVILION</td>
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<td>9</td>
<td>501</td>
<td>CONCRETE MATERIALS LABATORY</td>
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<td>10</td>
<td>740</td>
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<td>4534</td>
<td>FOUNDATION SEED</td>
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Quality of Space

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<tr>
<th>Building #</th>
<th>Building Name</th>
<th>Year Built</th>
<th>GSF</th>
<th>FCNI**</th>
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<td>Concrete Materials Laboratory</td>
<td>1932</td>
<td>9,600</td>
<td>0.88</td>
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<tr>
<td>740</td>
<td>McNEW Laboratory</td>
<td>1960</td>
<td>20,904</td>
<td>0.75</td>
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<td>457</td>
<td>TAES Annex</td>
<td>1933</td>
<td>16,364</td>
<td>0.61</td>
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<tr>
<td>513</td>
<td>Doherty</td>
<td>1960</td>
<td>42,336</td>
<td>0.61</td>
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<td>502</td>
<td>Hydromechanics Lab</td>
<td>1930</td>
<td>27,150</td>
<td>0.37</td>
</tr>
</tbody>
</table>

** FCNI = Facility Condition Need index (total project cost/ replacement cost)
Hydromechanics Lab

Sister building to Concrete Materials lab built in 1930 as a livestock facility.

- No building-wide central HVAC, only isolated units; mostly window AC
- Extremely hot in warm season, which is most of the year
- Wooden structure non-sprinkler
- Exterior beyond repair with rotting wood and squirrel nests
- Multiple EHD, ADA and other code violations make this structure unsafe for occupancy

Hydromechanics Lab

More images of exterior

- Exterior stairs structurally unsound and does not meet any code requirements
- Entry slab is pulling away from building causing wide gaps in the walls
Description of Space

- **Two** large research labs at over 5,000sf each
- **Two** research labs at 3,000sf and 1,300sf
- **19** graduate assistant offices at ~180sf each
- **One** conference room
- **Three** computer labs at ~250sf each
- **Various** other research lab support spaces

Where will the occupants and hardware go?

- All the current occupants of the Hydromechanics Lab will be relocated to various facilities inside Civil Engineering.
- The wave tank will be moved to the basement of the Civil Engineering Building.
- The dredging rig will be moved to the Coastal Engineering Building.
Conversion of Space

Current building location between CE/TTI & Zachry

Conversion of Space

Creation of green space between CE/TTI & Zachry
Summary

- Demolish Hydromechanics Lab
- Displace occupants to other buildings/space inside Civil Engineering
- Create temporary Green Space till funding can be acquired to build a new engineering building
- Build a new building in location once funding has been secured
MEMORANDUM

TO: Dr. Karan Watson
    Provost and Executive Vice President

    Dr. Rodney McClendon
    Vice President for Administration

DATE: May 15, 2012

SUBJECT: Request to Demolish Hydromechanics Laboratory

Dr. N.K. Anand from the College of Engineering presented to the CBE Technical Review Sub-council in regards to demolishing a Hydromechanics Laboratory.

The Hydromechanics Laboratory Building is located south of the Zachry Building and was classified a “transitional building” in the final report of the Deferred Maintenance Task Force.

This request is consistent with the plans expressed in the Campus Master Plan, which calls for the construction of a new building in the current location. Once Building #502 is demolished, the site will be used for “green space” where students can gather.

Recommendation
The CBE Technical Review Sub-council supports the proposed recommendation to demolish the Hydromechanics Laboratory Building (#502). We recommend approval, if the concerns below are addressed and funded.

Environmental Health & Safety
EHS supports the demolition of Bldg. 502, as it has a number of fire/life safety issues that need to be resolved. It will be important to relocate the water tanks from Bldg. 502 to buildings that have HVAC systems capable of handling the high humidity levels from the tanks (to prevent mold problems).

Financial Planning
Finance has identified $225,000 to be used towards the demolition.

CIS Networking
The demolition of the Hydromechanics Lab should not cause any disruption to the campus network. No fiber circuits pass through the building. Coordination will need to be made during demolition to

117 Koldus Student Services Building
1256 TAMU
College Station, TX 77843-1256

Tel. 979.845.4728 Fax. 979.845.3320
http://studentaffairs.tamu.edu
remove the fiberoptic cable to the building, the building network electronics, and any other parts of the physical cabling installation that are worth salvaging for re-use.

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

Attachments
Xc: Technical Review Sub-council
    Patti Urbina, Program Coordinator, CBE