September 17, 2012

MEMORANDUM

TO: Dr. R. Bowen Loftin

SUBJECT: CBE Recommendation: Leonard Hall (Dorm 7) and the 2nd Leadership Learning Center for the Corps of Cadets

At its September 11, 2012 meeting, the Council for the Built Environment (CBE) discussed a request from the Director of Residence Life, Ms. Chareny Rydl, to approve the schematic design for the renovations of Corps Dorm 7, Leonard Hall including the addition of a second Leadership and Learning Center.

Design Review Sub-Council (DRsc) – recommends approval if the following concerns and/or observations are addressed:

1. Shading devices at the raised outdoor plaza should not be limited to table umbrellas, but can include other designs as suggested by the architects. Further development of covered shading devices (i.e. trellis, etc.) is required as the project proceeds through design. This includes studies to establish shade patterns throughout the day. It is strongly recommended that the architects refer to the outdoor guidelines as established by the DRsc; and,

2. Incorporation of ADA accessibility access into design of the raised outdoor plaza.

The DRsc commends the design team for staying true to the original intents of the architecture.

Technical Review Sub-Council (TRsc) – recommends approval, provided the following concerns can be addressed and funded:

Parking and Transportation: the expectation is that the parking lot surface of 40a via Spence Street, will be in the same condition at the beginning of the projects as it is at the end. If the parking lot is damaged due to heavy equipment going in and out of the project, the expectation is that the lot will be repaired. Proper pedestrian detour signage should be provided. Details of site access should be coordinated with the contractor prior to the project start date.

University Police Department: same concerns as Parking and Transportation regarding the traffic of large trucks in the Quad and conflict with pedestrian traffic;

Environmental Health and Safety: fire/life safety issues will be addressed throughout the design’s progress. Through all phases of construction, EHS requires that deliveries and construction-related activities be planned and that this traffic must NOT be through the Quad as these areas are used at all times of the day and night by the Corps of Cadets.

Facilities Services: urges the design team to closely coordinate with the Utilities and Energy Services to ensure the project’s utility requirements and connections meet the desired results for the project and the other facilities in the area. The impact of the project on storm
drainage needs to be calculated and properly handled, including both the before and after construction storm drainage and incorporating means to detain the increase for at least 24 hours. These calculations and the planned means of detention need to be presented during the design process.

Utilities and Energy Services: Project management should coordinate closely with the UES to ensure TAMU energy efficiency guidelines are achieved within the facility. This includes close involvement of UES to provide input on the design of HVAC systems, building automation, lighting and metering. Coordination with UES in advance of design is needed to ensure additional utility/energy loads can be effectively served with existing infrastructure.

CBE voted unanimously to recommend the President’s approval of the schematic design for Leonard Hall (Dorm 7) and the 2nd Leadership Learning Center provided the above-listed considerations are satisfied.

Karan L. Watson  
Provost and Executive Vice President  
for Academic Affairs  
Co-Chair, Council for the Built Environment  
9.18.12

Rodney P. McClendon  
Vice President for Administration  
Co-Chair, Council for the Built Environment  
9.17.12

R. Bowen Loftin  
President  
9/14/12

cc: Sub-Council Chairs, Council on the Built Environment  
Lt.Gen Joseph Weber, USMC (ret), VP for Student Services  
General Joe Ramirez, Commandant  
Ms. Charney Rydl, Director of Residence Life