October 21, 2013

MEMORANDUM

TO: Dr. R. Bowen Loftin
    President

SUBJECT: CBE Recommendation: AgriLife Research Installation of Telecommunications Tower

At its October 16, 2013 meeting, the Council for the Built Environment (CBE) discussed a request from AgriLife to install a new telecommunications tower. The 95 ft. tall, monopole telecommunications tower will be operated by New Cingular Wireless PCS LLC, acquired by AT&T several years ago. The tower is proposed to be located on a 50 ft. X 50 ft. parcel of land at the northern corner of System property in Brazos County, just off Finfeather Road. The draft land lease for this parcel, prepared by System Real Estate, is for a five-year term and stipulates, upon termination and upon our written request, New Cingular will restore the premises to the condition that existed on the signing of the lease. The request was made by Texas A&M AgriLife Research in conjunction with the University’s Telecommunication’s Office, reflecting a coordinated interest to support the project and to provide the needed cellular phone service to the campus.

Recommendations from the Sub-Councils:
Facilities Utilization Sub-Council (FURsc) – recommends CBE support the request to place a telecommunications tower on university land generally located near our northern property line, near Finfeather Drive.

Technical Review Sub-Council (TRsc) – supports the proposed installation and recommends approval, provided the following concerns/issues are addressed and funded:

University Police Department
In the past, the Texas A&M University Police Department has received reports of criminal activity, such as criminal trespass, criminal mischief, and theft in this area. When designing this facility, special considerations should be given to exterior security, as well as the security of the structures within the location. These locations contain large amounts of high-grade copper wire, which is often targeted for its high market value, so maximum security is important.

The following is a list of recommendations to help provide maximum security.
1. The location should include a perimeter security fence. The following guidelines should be followed when installing a security fence:
a. Use a number nine grade or heavier wire that is woven in two inches or less squares.
b. For optimum protection, construct the fence eight-foot high, topped with strands of barbed wire one-foot high creating a nine-foot barrier.
c. Extend the bottom of the fence into firm ground, approximately two inches deep.
d. Design the fence as straight as possible to discourage scaling.
e. It is important to use a top guard. Project it both inward and outward to create a "V" at an angle of approximately 45 degrees.
f. All fencing should be positioned to allow maximum visibility. Ideally, fencing should be located 50-150 feet from the building or objects it's protecting. At a minimum, a 20 foot clearance should be maintained on either side of the fence. If this is not possible, the height of the fence should be increased.
g. Gates should be designed to prevent scaling and should be secured with a good case hardened steel lock.
h. In order to ensure the effectiveness of a security fence, it is recommended that a maintenance program be developed for the proper maintenance of the fence system, gates, and related access controls.

2. Security light should be installed around the location to allow optimal visibility for police and security personnel patrolling the area. The lighting fixtures should comply with the Texas A&M University campus standard. Fixture lamps should be of an advanced Metal Halide System, same as primary campus standard. LED wall packs would also be acceptable. I highly recommend having Utilities & Energy Management review any proposed lighting design and photometric layouts to ensure the proposed system provides maximum lighting. The lighting for this location will need to be well above the campus standard of 1 foot-candle per square foot.

3. Any structures inside the perimeter fence should have high grade security locks on all exterior doors. Door hinges should not be exposed and throw cover plates should be installed to prevent tampering with the locking mechanism. If multiple individuals or departments will be accessing the structure or structures, consider using a card access system. For maximum security, consider installing an intrusion detection alarm system and video surveillance system on any structure that would be considered security sensitive.

4. For maximum visibility, landscaping should be at a minimum to allow maximum visibility. If landscaping is used, the following guidelines should be used:
   a. Ensure optimum visibility at all entrances and exits.
b. Locate shrubs 18-24 inches away from all entrances and exits to ensure optimum visibility.

c. Cut hedges at least six inches below window levels and no higher than 18 inches.

d. Tall shrubs and trees should be trimmed from the bottom up to ensure visibility.

e. Separate hedges to prevent hiding.

f. When planning future landscaping, preventative measures should be in place for increased visibility and detection.

g. Avoid planting trees and shrubs within 20 feet from the perimeter fence.

Facilities Services
The development needs to be done in such a way that the storm runoff rate to creeks is not increased. Condensate drainage from air conditioners is typically routed to sanitary drains. Routing this condensate drainage to storm drainage paths needs to have approval from Environment, Health & Safety.

The CBE voted unanimously to recommend the President’s approval of the request by AgriLife Research to install a new telecommunications tower to be operated by New Cingular Wireless PCSA LLC.

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

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

R. Bowen Loftin
President

cc:  Sub-Council Chairs, Council for the Built Environment
Dr. Bill Dugas
OFFICE OF THE DIRECTOR

Date: August 20, 2013
To: Rodney McClendon, CBE
Dr. Karan Watson, CBE
Thru: Dr. Bill Dugas
From: Dr. Craig Nessler
Subject: Approval of a New Telecommunications Tower

Texas A&M AgriLife Research seeks a positive recommendation from CBE for installation of a new 95'-tall, monopole telecommunications tower operated by New Cingular Wireless PCS LLC. New Cingular was acquired by AT&T a few years ago. The first communication on this matter was from New Cingular to Walt Magnussen of TAMU Telecommunications, who says they have agreed to host other carriers on the pole.

The tower is proposed to be located on a 50' x 50' parcel of land at the northern corner of System property in Brazos County, just off of Finfeather Road (see attached site plan). The draft land lease for this parcel, prepared by System Real Estate, is for a five-year term and stipulates, upon termination and upon our written request, New Cingular will restore the premises to the condition that existed on the signing of the lease. The parcel will be used for constructing, housing, maintaining and operating a telecommunications tower and related equipment shelter. All utilities will be provided by lessee.
This request is coming from AgriLife Research because this parcel is assigned to AgriLife Research. Please contact Dr. Dugas if you have any questions.

xc: Walt Magnussen

Director's Office
600 John Kimbrough Blvd, Suite 512
2142 TAMU
College Station, TX 77843-2142
Tel. 979.845.8486
Fax. 979.458.4765
MEMORANDUM

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

Subject: Proposed Land Use: Telecommunications Tower

RECOMMENDATION

The Council for the Built Environment’s (CBE) Facilities Utilization Review sub-committee (FURsc) recommends that the CBE support the request by Texas A&M AgriLife Research and the University’s Telecommunications Office to place a telecommunications tower on university land generally located near our northern property line, near Finfeather Drive.

SCOPE

The FURsc met this morning to consider the request to construct a telecommunications tower near the northern property line and Finfeather Drive. The request was made by Texas A&M AgriLife Research in conjunction with the University’s Telecommunication’s Office, reflecting a coordinated interest to support the project and to provide the needed cellular phone service to the campus. The site is within the Agriculture district plan boundaries. Due to the growth in the demand for on-campus cellular service, the tower is needed to support the “pico-cell” (more towers with smaller service area) design technology being used to address the demand. The 100’ mono-pole tower will be sited within a 50-ft x 50-ft fenced pad and should not interfere with any existing land uses or any future uses as anticipated by Agriculture’s District Plan for the area. The site will not intrude or otherwise affect the aircraft landing approach to Easterwood Airport.

The contract for the use of the tower is for five years and requires that the primary user, CINGULAR WIRELESS/AT&T allow the co-use by other cellular providers as needed.

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: August 20, 2013

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

Thru: Dr. Bill Dugas

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xc: Walt Magnussen
MEMORANDUM

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

FROM: Tom Reber  
Associate Vice President for Student Affairs

DATE: September 16, 2013

SUBJECT: CBE TRsc Recommendation: AgriLife Research Telecommunications Tower

On September 9, 2013, Dr. Bill Dugas of AgriLife Research presented to the CBE Technical Review Sub-council on the proposed installation of a new 95' monopole communications tower operated by New Cingular Wireless PCS LLC.

The proposed tower would be located on a 50' x 50' parcel of land at the northern corner of System property in Brazos County, just off Finfeather Road.

Recommendation  
The Technical Review Sub-council supports the proposed installation and recommends approval, provided the following concerns are addressed and funded.

University Police Department  
In the past, the Texas A&M University Police Department has received reports of criminal activity, such as criminal trespass, criminal mischief, and theft in this area. When designing this facility, special considerations should be given to exterior security, as well as the security of the structures within the location. These locations contain large amounts of high grade copper wire, which is often targeted for its high market value, so maximum security is important.

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d. Design the fence as straight as possible to discourage scaling.
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Facilities Services
The development needs to be done in such a way that the storm runoff rate to creeks is not increased. Condensate drainage from air conditioners is typically routed to sanitary drains. Routing this condensate drainage to storm drainage paths needs to have approval from Environment, Health & Safety.

Facilities Coordination
No concerns

Transportation Services
Supports the project; no concerns
CIS Networking
No concerns

Environmental Health & Safety
No concerns

Procurement Services
No concerns

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

Xc: CBE Technical Review Sub-council
Patti Urbina