May 28, 2012

TO: Dr. R. Bowen Loftin

SUBJECT: CBE Recommendation: Replacement of Netum Steed Building

At its May 14, 2013, meeting, the Council for the Built Environment (CBE) discussed a request from the Athletics Department to build a new state-of-the-art facility to house functions that will be lost in the demolition of the current Netum Steed building. The replacement facility will include areas for weight training, speed enhancement and skill development of student athletes as well as an academic area for Sports Physiology and a portion of the Huffines Institute, now part of the Netum Steed facility. The proposed new construction will be approximately 19,000 square feet and is to be located on the current Recreational Sports Intramural Field 1. Athletics has agreed to improve a comparable portion of playable grass surface known as Field 13 in exchange for the use of this site. An agreement between these parties related to the site exchange is on file with the CBE. Funding for the project will be provided through the Kyle Field Project. The outside finishes will be developed to match Olsen Field at Blue Bell Park and is in compliance with the Campus Master Plan. The facility is desired to come on-line in 2014.

The Design Review Sub-Council has reviewed and recommended for approval the Netum Steed project as presented at 100% Schematic Design, with the following recommendations and observations:

- The approval is based on the updated images presented to the DRsc on 4/3/2013, rather than the images provided with the original request in the memorandum dated 3/15/2013.
- It is understood and agreed that the main exercise area will not meet the glazing ratio normally required by the Campus Master Plan.
- Further review of the design would be presented to the DRsc at 100% Design Development Phase, including exterior material selections, in accordance with normal DRsc procedures.

Facilities Utilization Review Sub-Council recommends that the CBE support the request by the Athletic department to construct the Netum Steed Building on the West Campus as the replacement for the space to be razed as part of the Kyle Field Redevelopment project. It should be noted that due to construction schedules for both the proposed new Steed facility and Kyle Field, there will be approximately a 3-month time period where the Sports Physiology and Huffines Institute will be displaced temporarily to the Indoor Practice facilities operated by the Athletic Department. It is the FURSc understanding that this disruption can be accommodated by both programs.
Technical Review Sub-Council supports the proposed project and recommends approval provided the following issues/concerns are addressed and funded:

**CIS Networking:**
Considering the planned accelerated pace of design and construction, plus the involvement of a new-te-TAMU design/project Management firm, it is essential that TAMU Telecommunications and CIS Networking have the opportunity to meet with the design team and review the Division 27 specifications and associated drawings in order to insure that the building’s data, voice, catv, wireless, AV, and security systems are designed to function seamlessly with TAMU Athletics existing operation.

**Utilities & Energy Services**
UES has comments based both on the demolition of the existing structure and the construction of the new structure.

**Demolition:** Removal of existing utility metering, building automation system (BAS) and all associated components will need to be performed in advance of any demolition. Project manager needs to contact Utilities & Energy Services (UES) Department well in advance of demolition to coordinate removal of salvageable equipment within the building and discuss requirements for securing exterior utility distribution systems. Netum Steed demolition project will need to fund cost to secure utility infrastructure currently serving the facility. UES can perform this work at a very reasonable cost if requested or provide oversight to contractor depending upon the desire/request of Athletics and the project manager.

Photovoltaic (PV) array installed on the roof of Netum Steed, together with PV system meters and panels inside the building will need to be removed and relocated prior to demolition. Dr. Robert Balog (PV System Principal Investigator), together with UES, should be contacted well in advance of demolition to facilitate arrangements for PV System relocation.

UES should be contracted in the planning stage of the new facility to ensure requirements for utility distribution infrastructure, building water & energy systems, and efficient building design are fully considered.

**New Construction:** TAMU UES is looking forward to working with Athletics as the project proceeds.

- New thermal lines have been installed to feed PEAP with future connections south of the site. This project should plan to continue the thermal corridor south along Penberthy Drive and east on Chandler Drive.
- Surrounding Utility Infrastructure
  - 12” Domestic water line is located on the north side of Chandler.
  - 12” Sanitary Sewer line is located on the west side of the site.
  - 21” Storm Water line is located on the south side of the site.
  - Electrical services can be provided from PMH 421 on the west side of the site but a switch will need to be installed as part of the project.
- A utility overlay and connection recommendation will be provided to the design team as the project moves forward.

**Facilities Services**
Facilities Services supports this project. As always, storm water runoff needs to be considered. If construction will increase runoff, detention features need to be added so that the creeks will not see the increase.
Environmental Health & Safety
The building will need a fire alarm and fire sprinkler system. EHS will need to review the layout/specifications for the room housing the bone densitometry x-ray device. A civil engineer will need to determine the appropriate features to ensure storm water runoff is not increased.

Maintenance Sub-Council supports the proposal as presented and recommends it for approval.

CBE voted unanimously to recommend the President’s approval to allow the Athletics Department to proceed with the proposed construction of a Netum Steed facility on the West Campus as replacement for the space to be razed as part of the Kyle Field Redevelopment project. This recommendation is provided following the above-listed concerns are addressed and funded.

Karan L. Watson 5/30/13
Provost and Executive Vice President
for Academic Affairs
Co-Chair, Council for the Built Environment

Rodney P. McClendon 6/30/13
Vice President for Administration
Co-Chair, Council for the Built Environment

R. Bowen Loftin 6/3/13
President

cc: Sub-Council Chairs, Council for the Built Environment
Mr. Eric Hyman, Athletics Director
Mr. Kevin Hurley, Associate Director