September 18, 2013

MEMORANDUM

TO: Dr. R. Bowen Loftin
President, Texas A&M University

SUBJECT: CBE Recommendation: Psychology Building Awning Installation

At its September 10, 2013, meeting, the Council for the Built Environment (CBE) discussed a request from the Department of Psychology to install an awning over the exterior door that opens to the loading dock area. In heavy rains inadequate drainage results in water entering the building in the Vivarium through this entrance. This problem was noted as a deficiency on an Institutional Animal Care and Use (IACUC) inspection of the facility. Construction of the awning and redirecting rain spouts from the roof has been determined as a quick and cost-efficient means to prevent continued flooding. The cost of the awning is $42,500; funding from deferred maintenance was requested.

Recommendations from the Sub-Councils:

Design Review Sub-Council (DRsc) – recommends approval of the construction with the following caveats:
(a) It is recommended that the design team concurrently explore a more permanent solution to the drainage problem. This will allow the design team to provide a cost estimate for comparison in order to determine the differential between the two options and allow for implementation if additional funds are made available.
(b) The awning will be visible from the Trigon area therefore colors and specific design details of the awning should be coordinated with the DRsc Chair.

Maintenance Sub-Council (Msc) - recommends approval of the awning and approves deferred maintenance funding in the amount of $42,500 to cover the costs.
Technical Review Sub-Council – supports the proposed construction and recommends approval, provided the following concerns are addressed and funded:

**Utilities & Energy Services:** UES supports the addition of the awning but requests a more detailed view into the design engineering to ensure that the storm water issues will be resolved, and that no existing utility systems in the area will be impacted.

**University Police Department:** adequate lighting is needed under the awning.

**Facilities Services:** Facilities Services project team is investigating the existing storm drainage system around the building to see if a better or less expensive solution is possible. The storm sewer will be surveyed by camera for obstructions.

**Capital Financial Planning:** This request included a request for deferred maintenance to fund but the maintenance sub-council would have to make that recommendation.

The CBE voted unanimously to request the President’s approval to install an awning in the loading dock area of the Psychology Building.

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

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

R. Bowen Loftin  
President  

cc:  Dr. Paul J. Wellmann, Interim Department Head, Psychology Sub-Council Chairs, Council for the Built Environment
MEMORANDUM

TO: Dr. Karan L. Watson, Provost & Executive Vice President for Academic Affairs
    Texas A&M University
    Co-Chair – Council on the Built Environment

    Dr. Rodney P. McClendon, Vice President for Administration
    Texas A&M University
    Co-Chair – Council on the Built Environment

FROM: Dr. Paul J. Wellman, Interim Department Head

We are cordially requesting the approval of the Council on the Built Environment (CBE) to allow the construction of an awning over the loading dock ramp to the Vivarium at the Psychology Building #463. In February of 2012 a work order was submitted to Facilities Services to correct the problem of water entering the Vivarium through the exterior loading dock door of the building. This problem was noted as a deficiency on an IACUC (Institutional Animal Care and Use Committee) inspection of the facility. In investigating the issue with facilities maintenance personnel and the Vivarium staff it was reported the area had a history of water coming in beneath the door and flooding the hallway of the Vivarium. This flooding occurs during heavy rainfall events when rain flows down the loading dock ramp and overwheels the existing area drain located at the bottom of the ramp. The storm drain piping below the concrete of the loading dock picks up water from this area drain as well as water from nearby downspouts that connect to the roof drains of the building. In addition to the water flowing down the ramp, this additional water fills up the storm drain piping and backs up in the area drain which adds to the flooding problem.

The construction of an awning has been determined to be the best solution to keep water during heavy rainfall events from entering the Vivarium. Construction of the awning and reconfiguring of the gutters in this area will divert the water and decrease the amount entering the storm drain piping, keeping water from entering the Vivarium. Please reference the attached rendering representing how the awning will look after construction. Three bollards are placed to keep vehicles from damaging the posts supporting the awning. The cost to construct the awning is $42,500.

In addition to approval of construction of the awning, we are requesting deferred maintenance funds be used to pay for this construction in order to keep further damage from occurring inside the building. The next IACUC inspection is expected to occur in June of 2013.

Your favorable consideration of this request is greatly appreciated.
MEMORANDUM

TO: Dr. Karan L. Watson, Provost & Executive Vice President for Academic Affairs
    Texas A&M University
    Co-Chair – Council on the Built Environment

    Dr. Rodney P. McClendon, Vice President for Administration
    Texas A&M University
    Co-Chair – Council on the Built Environment

FROM: Dr. Paul J. Wellman, Interim Department Head

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Your favorable consideration of this request is greatly appreciated.

Attachment 4/15/2013

230 Psychology Building
4235 TAMU
College Station, TX 77843-4235
Tel. 979.845.2581 Fax. 979.845.4727
MEMORANDUM

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

Dr. Rodney McClendon
Vice President for Administration

FROM: Lilia Gonzales, AIA
University Architect and Chair, Design Review Sub-Council

DATE: September 3, 2013

RE: Design Review Sub-Council (DRsc) Report
Request for Awning at Psychology Building

On August 21, 2013 the Design Review sub-council reviewed a request from Dr. Paul Wellman from the Psychology Department to install an awning over the loading dock ramp at the Psychology Building.

The awning is necessary to help mitigate flooding inside the facility as a result of the existing area drain located at the bottom of the ramp overflowing during heavy rainfall. SSC, Facilities Services identified two options for correcting the flooding issue. The first option is to correct the drain itself, which was determined to be greater than the budget. A specific cost estimate for this solution was not presented. The second option is to install an awning over the length of the ramp area to collect and divert water away from the building and into a nearby surface drain. The cost of the clear anodized aluminum awning is estimated at $42,500. On July 9, 2013 the CBE Maintenance sub-council recommended approval of the awning and use of deferred maintenance funds for its construction.

DRsc members commented that this loading dock area, although utilitarian in nature, is still visible from the Trigon area. As such, the color of the awning should be complementary to the building to blend a little better. It was also acknowledged that the construction of the awning would be a temporary fix, and the proper solution for the issue is to replace the drain, which was identified to be more than the budget.

Recommendation
The DRsc recommends approval of the request to construct an awning over the Psychology Building loading dock area, with the following caveats:

- Although a long-term solution is preferred, the DRsc recognizes that funds may not be available for this option. It is recommended that the design team concurrently explore a more permanent solution to the drainage problem. This will allow the design team to provide a cost estimate for comparison in order to determine the differential between the two and allow for implementation if additional funds are made available.
- Colors and specific design details of the awning should be coordinated with the DRsc Chair.

Please let us know if you need additional information.

cc: Paul Wellman
    DRsc Members
    Patti Urbina
July 9, 2013

MEMORANDUM

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

Subject: Psychology - Awning

The Maintenance Sub-Council met to discuss a request by Psychology to place an awning over the loading dock ramp and deferred maintenance funds used for this project. There has been past history of water entering below the exterior door and flooding the hallway of the Vivarium.

In considering this request SSC and TAMU UES were asked to do some investigation on existing storm drain infrastructure to insure current design is working correctly, investigate the downspouts for operation and was deferred maintenance funds appropriate for the request. The Msc wanted to be sure that an awning was the correct solution for the problem.

After SSC and TAMU UES investigated the situation it was concluded that the best solution was an awning with reasonable assurance the awning would solve the problem.

RECOMMENDATION

The Msc recommends approval of an awning and $42,500 for the project from DM funds.

Ralph R. Davila  
Chairman, CBE Maintenance Sub Council

CC: CBE-Msc members
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: May 2, 2013

SUBJECT: CBE TRsc Recommendation: Awning over loading dock ramp at Psychology Building

The CBE Technical Review Sub-council reviewed by e-mail a request to allow the construction of an awning over the loading dock ramp to the Vivarium at the Psychology Building.

The awning would correct the problem of water entering the Vivarium through the exterior loading dock door.

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

Utilities & Energy Services
UES supports the addition of the awning but requests a more detailed view into the design and engineering to ensure that the storm water issues will be resolved, and that no existing utility systems in the area will be impacted.

University Police Department
Adequate lighting is needed under the awning.
Facilities Services
The Facilities Services project team is investigating the existing storm drainage system around the building to see if a better or less expensive solution is possible. The storm sewer will be surveyed by camera for obstructions.

Capital Financial Planning
This request included a request for deferred maintenance to fund but the maintenance sub-council would have to make that recommendation. It was not referred to that sub-council however.

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

Cc: CBE Technical Review Sub-council
Patti Urbina