February 4, 2014

MEMORANDUM

TO:         Dr. Mark A. Hussey
            Interim President, Texas A&M University

SUBJECT:    CBE Recommendation: Bright Building Renovation

At its January 14, 2014 meeting, the Council for the Built Environment (CBE) discussed a request from the Athletics Department to renovate the Bright Building. This project will remodel the football locker room, Hagner Auditorium, training room, meeting rooms, and coach’s offices. The current space will be updated and reallocated.

Activities that may happen as part of this project include painting, new locker installation, new carpet, new therapeutic pools, new graphics and new technology. Additionally, new office, reception area and lounge area furniture will be purchased.

This project is anticipated to happen prior to the 2014 Football Season. The 12th Man Foundation will be funding the project with an estimated project budget of $15 million dollars.

Recommendations from the Sub-Councils:

Design Review Sub-Council (DRsc) – The DRsc reviewed the project request per the expedited processes established by the sub-council and found it to be in compliance with the high qualitative design standards set forth in relation to design. The DRsc recommends approval of the renovation within the Bright Building.

Facilities Utilization Review Sub-Council (FURsc) - The FURsc met to consider the request by the Athletic Department to accomplish the proposed $15 million renovation of the 124,971 gross square foot Bright Complex. The project includes the remodeling and upgrades to the finishes of various spaces located on the first and third floors of the Complex. The FURsc believes that the net 500 square foot office addition, gained through the proposed remodeling on the third floor is justified. The project will be started as soon as the appropriate approvals and the design work are finalized, with the upgrades completed in phases prior to the 2015 football season.

The FURsc recommends that the CBE support the request by the Athletic Department to renovate the Bright Building as indicated.

Technical Review Sub-Council (TRsc) - The Technical Review Sub-council supports the proposed renovation and recommends approval, provided the following issues/concerns are addressed and funded.

  - Utilities & Energy Services
TAMU UES has been briefed on the renovation of the Bright Football complex, and it is our understanding that there will be no increase in square footage but an updating and reconfiguration of existing space. The design team will need to follow the related sections of the TAMU UES Design Standards- https://utilities.tamu.edu/design-standards/. The design team will need to coordinate with TAMU UES to ensure that all proposed changes to the space are reviewed by UES personnel prior to final design.

- Environmental Health & Safety

All modifications must comply with university standards for fire/life safety.

Coordination with EHS will be necessary for review of construction/renovation plans and approval of fire alarm system and fire suppression system modifications.

Asbestos sampling and/or asbestos removal must involve EHS anywhere walls or floor mastic are disturbed.

EHS will perform acceptance testing of all building fire/life safety systems.

Adjustment of contractor work schedules will be necessary when portions of the Bright Building must be vacated due to overhead suspended loads associated with construction of the South end zone of Kyle Field.

The CBE voted unanimously to recommend the President’s approval, with noted caveats, of the Athletics Department’s request to renovate the Bright Building.

Karan L. Watson  
Provost and Executive Vice President for Academic Affairs  
Co-Chair, Council for the Built Environment  
2/11/14

B. J. Crain  
Vice President for Finance and Administration  
Co-Chair, Council for the Built Environment  
2-6-14

Mark A. Hussey  
Interim President  
2-12-2014

Concur or not concur with CBE’s recommendation:

cc: Eric Hyman, Director of Athletics  
Sub-Council Chairs, Council for the Built Environment
MEMORANDUM

TO: Mr. Russ Wallace  
Director, Facilities Planning & Construction

SUBJECT: Project Initiation: Bright Building Renovation

On January 30, 2014, the A&M System Board of Regents approved an amendment to the A&M System Capital Plan to add the Bright Building Renovation project for Texas A&M University to start in FY14. By this approval, the Board of Regents authorized the expenditure of up to ten percent of the project planning amount to support the pre-construction planning and design activities.

This project will accomplish renovation work to the football areas on the 1st and 3rd floors to include renovation of players’ locker room, rehab area and coaches’ lockers and offices, modernization of meeting rooms, expansion of the therapeutic pool area and renovation of coaches’ offices.

The project planning amount is $16,000,000, so Facilities Planning & Construction is authorized to proceed with the expenditure of up to $1,600,000 to provide pre-construction planning and design activities. The funding source for the project will be cash from gifts.

The user coordinator for the project will be Mr. Kevin Hurley, Associate Athletic Director. Thank you for your assistance with this project.

B. J. Crain  
Vice President for Finance and Administration

cc: Dr. Mark Hussey  
Dr. Karan L. Watson  
Mr. James Massey  
Mr. Eric Hyman  
Mr. Kevin Hurley  
Ms. Lilia Gonzales  
Mr. James Riley  
Mr. Dan Kennedy
January 2, 2014

MEMORANDUM

TO: Dr. Karan Watson, CBE

THROUGH: Eric Hyman, Director of Athletics

FROM: Kevin Hurley, Associate Athletic Director for Facilities

SUBJECT: Bright Building Renovation

The Athletics Department wishes to renovate the Bright Building. This project will remodel the football locker room, Hagner Auditorium, training room, meeting rooms, and coach’s offices. The current space will be updated and reallocated.

Activities that may happen as part of this project include painting, new locker installation, new carpet, new therapeutic pools, new graphics and new technology. Additionally, new office, reception area and lounge area furniture will be purchased.

This project is desired to happen prior to the 2014 Football Season. The 12th Man Foundation will be funding the project with an estimated project budget of 15 million dollars.

Thank you for your consideration.
TO: Dr. Karan Watson  
Provost and Executive Vice President for Academic Affairs  
Chair, Council for the Built Environment  

Ms. B.J. Crain  
Vice President for Finance and Administration  
Chair, Council for the Built Environment  

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

DATE: January 12, 2014  

RE: Design Review sub-council (DRsc) Report  
Proposed Bright Building Renovation  

Athletics is requesting project approval for an estimated 15 million dollar renovation within the Bright Building.  

The proposed project is limited to the interior of the Bright Building and continues the quality and feel of the aesthetics and branding of the recently completed lobby renovation and expansion, including the newly added Sports Nutrition Center.  

The project will include remodeling, and upgrades to finishes, technology, graphics and furniture. Affected spaces include the football locker room, Hagner Auditorium, training room, meeting rooms, and coach’s office.  

Recommendation  
The DRsc reviewed the project request per the expedited processes established by the sub-council and found it to be in compliance with the high qualitative standards set forth in relation to design. The DRsc recommends approval of the renovation within the Bright Building.  

Please let us know if you need any additional information. For your reference, attached are images provided by Athletics.  

cc: Kevin Hurley  
DRsc Members  
Bettyann Zito
MEMORANDUM

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

Ms. B.J. Crain  
Chair, Council for the Built Environment

Subject: Proposed Bright Building Renovation

RECOMMENDATION

The Council for the Built Environment’s (CBE) Facilities Utilization Review sub-committee (FURsc) recommends that the CBE support the request by the Athletic Department to renovate the Bright Building as indicated.

SCOPE

The FURsc met this morning to consider the request by the Athletic Department to accomplish the proposed $15 million renovation of the 124,971 gross square foot Bright Complex. The project includes the remodeling and upgrades to the finish of various spaces located on the first and third floors of the Complex (see the attached floor plans). The FURsc believes that the net 500 square foot office addition, gained through the proposed remodeling on the third floor is justified. The project will be started as soon as the appropriate approvals and the design work are finalized, with the upgrades completed in phases prior to the 2015 football season.

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
DIVISION OF STUDENT AFFAIRS
Office of the Vice President for Student Affairs

MEMORANDUM

TO: Dr. Karan Watson
    Co-chair, Council on the Built Environment

Ms. B. J. Crain
    Co-chair, Council on the Built Environment

FROM: Tom Rebechini
    Chair, CBE Technical Review Sub-council

DATE: January 13, 2014

SUBJECT: CBE TRsc Recommendation: Bright Building Renovation

On Monday, January 13, 2014, Mr. Kevin Hurley of the Athletics Department, presented to the CBE's Technical Review Sub-council on the proposed renovation of the Bright Building. The project would involve remodeling the football locker room, Hagner Auditorium, training room, meeting rooms, and coach's offices.

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

Utilities & Energy Services
TAMU UES has been briefed on the renovation of the Bright Football complex, and it is our understanding that there will be no increase in square footage but an updating and reconfiguration of existing space. The design team will need to follow the related sections of the TAMU UES Design Standards - https://utilities.tamu.edu/design-standards/. The design team will need to coordinate with TAMU UES to ensure that all proposed changes to the space are reviewed by UES personnel prior to final design.

Environmental Health & Safety
All modifications must comply with university standards for fire/life safety.

Coordination with EHS will be necessary for review of construction/renovation plans and approval of fire alarm system and fire suppression system modifications.

Asbestos sampling and/or asbestos removal must involve EHS anywhere walls or floor mastic are disturbed.

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1256 TAMU
College Station, TX 77843-1256
Tel. 979.845.4728 Fax. 979.845.3320
http://studentaffairs.tamu.edu
EHS will perform acceptance testing of all building fire/life safety systems.

Adjustment of contractor work schedules will be necessary when portions of the Bright Building must be vacated due to overhead suspended loads associated with construction of the South end zone of Kyle Field.

Xc: CBE Technical Review Sub-council
    CBE Support Staff