April 18, 2014

MEMORANDUM

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

SUBJECT: CBE Recommendation: Human Clinical Research Facility

At its April 8, 2014 meeting, the Council for the Built Environment (CBE) discussed a request from the College of Education and Human Development requesting approval to proceed with planning and construction of a Human Clinical Research Center (HCRC).

The facility is anticipated to be a two story building consisting of about 22,000 gross square feet. It will serve as a university core facility for conducting human clinical trial research. The HCRC will provide 12 beds to run in-residence overnight stay clinical trials; out-patient/participant training, rehabilitation, assessment, and education facilities; wet labs for conducting clinical assays; and offices necessary to house research faculty, staff, and students. This facility will markedly improve the university’s ability to conduct biomedical research that is being conducted in numerous colleges, as well as ensure adherence to necessary biosafety procedures and IRB protocols.

Based on preliminary estimates, the majority of the total project funding has been committed by the University and internal funding from the College.

Recommendations from the Sub-Councils:

Design Review Sub-Council (DRsc) – The DRsc recommends approval of the conceptual design and general siting of the Human Clinical Research Center as presented, with the following comments:

- Consideration to shift the HCRC building slightly to the east in order to minimize the impact of runoff from White Creek.
- Consideration to reduce the amount of drop-off area in front of the building and relocate parking spaces to another location.
- Consideration to strengthen the base/middle/top concept of the HCRC building design.
- Further review of the design shall be presented to the Design Review sub-council at 100% Schematic Design stage and 100% Design Development stage, in accordance with DRsc procedures.

Facilities Utilization Review Sub-Council (FURsc) – The FURsc recommends approval of the request by the College of Education and Human Development to plan and construct a Human Clinical Research Center (HCRC). The facility will be used in support of the Department of Health and Kinesiology’s human clinical research program, as well as to support the growing need to provide a comprehensive campus research facility that focuses on such clinical trials on humans. The need for the facility is justified.
Technical Review Sub-Council (TRsc) – The TRsc supports the proposed planning and construction and recommends approval, provided the following issues/concerns are addressed and funded.

- Transportation Services
  Consider using the PEAP parking lot (lot 99) for client parking. It may be more cost effective to install a covered walkway than construct parking in front of the building. With just having a drop off circle (like Ag across the street) it may be more aesthetically pleasing as well.

- Utilities & Energy Services
  TAMU UES cannot support the proposed location for the clinical research facility due to its close proximity to an existing discharge channel of White Creek. The existing soil and channel conditions present a tremendous risk to the long term success of the structure. Existing erosion and increased storm flow on campus will continue to exasperate the problems moving forward.

  It is the opinion of TAMU UES that the building site will need to be modified by moving it further east and to the north to minimize the impact of the channel on the building, and that a thorough geotechnical study be completed prior to design.

  The project and design team will need to follow applicable TAMU UES Design Standards
  [https://utilities.tamu.edu/design-standards/](https://utilities.tamu.edu/design-standards/)

  The project and design team will need to follow the TAMU policy on digging on campus-prior to any excavation - [https://utilities.tamu.edu/digging-campus/](https://utilities.tamu.edu/digging-campus/)

  All necessary utility commodities are located adjacent to John Kimbrough- with thermals and electrical on the north side and domestic water and sanitary sewer on the south side.

  TAMU UES looks forward to working closely with the project and design team to ensure that all campus requirements are met and that the project is successful.

- Facilities Services
  The design team needs to ensure that the project does not increase the rate of storm runoff into local creeks.

  The project team should coordinate with Grounds Management for landscaping and irrigation concerns.

  The project team should ensure that the facility is designed to minimize, as much as practical, the effort needed for future maintenance. It is preferred that items requiring maintenance be easy to service, be easily accessible from ground or floor level, have generous clearances and be easy to isolate from energy sources with minimal impact to the rest of the facility. Elevated items requiring maintenance that are difficult to service by ladder or man lift should have permanent maintenance access platforms with permanent stairs or ladders, built-in fall prevention, and davits for hoisting parts and tools.

- Environmental Health & Safety
  University standards for fire and life safety and lab safety will apply to this facility.
A fire alarm system (FAS) will be required. Coordination with EHS during design is needed to ensure that the FAS meets requirements associated with patients and possible overnight stays.

A fire sprinkler system will be required for fire suppression.

Fencing to enclose the rear (south side) of the facility should be included in this project since the public including children and the elderly could be involved in studies at the facility. The proximity of the pond(s) to the south should require alarming devices and video surveillance to be installed to alert staff when the public exits that direction.

The need for a facility-wide security system should be evaluated with input from UPD.

The CBE voted unanimously to recommend the President’s approval, with noted caveats, the request from the College of Education and Human Development requesting approval to proceed with planning and construction of a Human Clinical Research Center (HCRC).

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

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

Mark A. Hussey  
Interim President

Concur or not concur with CBE’s recommendation:

cc: Douglas Palmer, Dean, College of Education and Human Development  
Sub-Council Chairs, Council for the Built Environment
TO: Dr. Karan Watson  
Provost and Executive Vice President for Academic Affairs  
Co-Chair, Council for the Built Environment

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

FROM: Dr. Douglas Palmer, Dean  
College of Education and Human Development

SUBJECT: Human Clinical Research Facility

The College of Education and Human Development is requesting approval to proceed with planning and construction of a Human Clinical Research Center (HCRC). The facility is anticipated to be a two story building consisting of about 22,000 gross square feet. It will serve as a university core facility for conducting human clinical trial research. The HCRC will provide 12 beds to run in-residence overnight stay clinical trials; out-patient/participant training, rehabilitation, assessment, and education facilities; wet labs for conducting clinical assays; and offices necessary to house research faculty, staff, and students. This facility will markedly improve the university’s ability to conduct biomedical research that is being conducted in numerous colleges, as well as ensure adherence to necessary biosafety procedures and IRB protocols.

Based on preliminary estimates we have the majority of the total project funding committed by the University and internal funding from the College.

Thank you for your consideration of this request.
MEMORANDUM

TO: Dr. Karan Watson  
    Co-Chair, Council for the Built Environment  

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

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

DATE: March 4, 2014  

RE: Design Review Sub-Council (DRsc) Report  
    Human Clinical Research Center

On February 26, 2014 the Design Review sub-council reviewed a request from the College of Education and Human Development for conceptual approval and siting of a Human Clinical Research Center (HCRC).

The HCRC is a two-story, 22,000 gross square foot facility to be located on John Kimbrough Blvd facing the Agriculture Headquarters building. The building will be located just east of the nearby greenbelt, and outside the flow of the White Creek tributary. Building setback from John Kimbrough Blvd is consistent with that of the Ag Headquarters building.

A five-story, 140,000 gross square foot Health and Kinesiology Administration building is conceptually planned to be located immediately adjacent to the HCRC, at the corner of John Kimbrough Blvd and Penberthy Road. Although construction of the Administration building is not planned at this time, siting of the Administration building is directly related to the approval of the HCRC as both building footprints need to be considered at this time.

DRsc members determined that proposed siting for both facilities is in alignment with the intent of the HLKN District Plan, which was approved as an amendment to the Campus Master Plan in April 2012. DRsc members expressed concern over the HCRC’s proximity to the White Creek greenway, as well as the large amount of parking and drop-off area to be located at the front of the building. It was discussed that all three buildings when complete shall have a cohesive and complimentary architectural language in relation to color palate and architectural details such as verticality of windows, use of materials, etc. It was also noted that the conceptual design as presented is weak in its compliance with the Campus Master Plan design principle of top/middle/base.

Recommendation  
The DRsc recommends approval of the conceptual design and general siting of the Human Clinical Research Center as presented, with the following comments:

- Consideration to shift the HCRC building slightly to the east in order to minimize the impact of runoff from White Creek.
- Consideration to reduce the amount of drop-off area in front of the building and relocate parking spaces to another location.
- Consideration to strengthen the base/middle/top concept of the HCRC building design.
- Further review of the design shall be presented to the Design Review sub-council at 100% Schematic Design stage and 100% Design Development stage, in accordance with DRsc procedures.

Please let us know if you need additional information.

cc: Doug Palmer
    Becky Carr
    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 Human Clinical Research Facility

RECOMMENDATION

The Council for the Built Environment’s (CBE) Facilities Utilization Review sub-council (FURsc) recommends that the CBE support the request by the College of Education and Human Development to plan and construct a Human Clinical Research Center (HCRC). The facility will be used in support of the Department of Health and Kinesiology’s human clinical research program, as well as to support the growing need to provide a comprehensive campus research facility that focuses on such clinical trials on humans. The need for the facility is justified.

SCOPE

The FURsc met this morning to consider the request by the Department of Health and Kinesiology (HLKN) to construct what is anticipated to be an approximately 22,000 gross square foot facility, to serve as a core resource for a growing set of campus-based human clinical trial and research programs. The facility is needed to replace their current Research Park lease space, which is under contract through Fiscal Year 2015. As outlined in their approved district plan, the College initially anticipated that this clinic space would be included as a part of a larger facility intended to house the administrative spaces of the HLKN Department which is currently located in the Blocker Building. Given the pressing need for the clinic/research space and the availability of funding specifically for the clinic space, a separate facility for the HCRC has been advocated. The proposed building site is on Kimbrough Blvd, just west of Penberthy Rd and west of the recently constructed Physical Education and Activity Program (PEAP) Building. It has been ascertained, and confirmed by the FURsc, that the proposed site will allow the construction of the departmental administrative building as part of the PEAP-HCRC-HLKN complex.

The new facility is projected to cost approximately $12 million, which is to be funded by the University and internal funding from the College of Education and Human Development. The facility will contain space for patient rooms, nurse’s stations, a metabolic kitchen, a prep room, five exam spaces, office/support and a conference/training room, accounting for an increase of approximately 3,000 sqft over their current lease space for a total 15,000 assignable square feet. In the advent of continued growth in the use of clinical trial/research types of space, the office and other support space planned for the HCRC could be relocated to the future HLKN administrative building, to accommodate future needs.

We are pleased to offer this recommendation and welcome further inquiries related to this analysis.

Sincerely,

[Signature]

James Massey
Chairman, CBE-Facilities Utilization Review sub-council

Attachments

CC: CBE-FURsc members
Human Clinical Research Facility

Facilities Utilization Sub-council
Presentation
February 7, 2014

Human Clinical Research Facility

- Texas A&M University's Human Clinical Research Facility (HCR) will become the focus for conducting human clinical trials and research on campus.
- Human clinical trials are conducted on healthy and medically-managed populations (obese, elderly, heart failure, chronic obstructive lung disease, cancer, kidney disease, cystic fibrosis) in populations ranging from children through senior/elder adults.
- The special focus is assessing exercise, health and metabolic adaptations to exercise, rehabilitation, nutritional, and/or pharmaceutical interventions.
- This includes studies that require exercise training or rehab several times per week and physiological/medical testing periodically during studies to assess adaptations to exercise and/or nutritional interventions.
Need for the Facility

- The Center for Translational Research in Aging and Longevity and the Exercise and Sport Nutrition laboratory are both currently located in Research Park space.
- Current space is the only comprehensive human clinical trial facility on campus.
- Opportunity to partner with other faculty on campus doing similar research, however space is currently limited.
- The University needs a core facility for conducting human clinical research trials.
Space Comparisons

Current space

- 11,412 sq. ft. of leased space
- One large open testing space
- 3 patient beds / 1 bathroom for overnight stays
- Small training area

HCR Facility

- Recommended 14,385 sq. ft. of space
- 1,800 sq. ft. of patient rooms (12 beds) and 400 sq. ft. of nurses station
- Metabolic kitchen and sterile prep room totaling 320 sq. ft.
- 5 private exam and procedure rooms
- Conference room for training accommodating 30 people

Floor Plan Diagram Level 1

Pedestrian access provided at ground level from North at Kimbrough street front and South access from parking and adjacent ILAO building. Central circulation spine traverses from both access points and allows egress to ground level functions. Level 1 houses Faculty & Staff and the Weight & Wellness program spaces. Blue arrow depicts primary access at central circulation spine.
**Floor Plan Diagram: Level 2**

From ground level visitors and staff utilize the stairs and elevator access to level 2. From visitor convenience clinical research is located adjacent to elevator and stair. Access to lab sites and clinical research units are easily accessed from bridge which overlooks the two-story open atrium. Level 2 houses the entire clinical research and lab program.

**District Plan**

[Diagram of a district plan showing various locations and areas highlighted in red.]
### Faculty and Staff Offices and Support area

<table>
<thead>
<tr>
<th>Area Name</th>
<th>Qty.</th>
<th>Net SF</th>
<th>General Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Faculty / Coordinator's Offices</td>
<td>8</td>
<td>1,220</td>
<td></td>
</tr>
<tr>
<td>Staff/Research Associates</td>
<td>3</td>
<td>360</td>
<td>2 per office</td>
</tr>
<tr>
<td>Graduate Assistants</td>
<td>1</td>
<td>720</td>
<td>One combined area</td>
</tr>
<tr>
<td>Training/Conference Room</td>
<td>1</td>
<td>500</td>
<td>Seating for 30</td>
</tr>
<tr>
<td>Work Room</td>
<td>1</td>
<td>120</td>
<td></td>
</tr>
<tr>
<td>General Storage</td>
<td>1</td>
<td>400</td>
<td></td>
</tr>
<tr>
<td>Participant Files / Data Storage</td>
<td>1</td>
<td>200</td>
<td></td>
</tr>
<tr>
<td>Break Room</td>
<td>1</td>
<td>240</td>
<td></td>
</tr>
<tr>
<td><strong>Total Square Feet</strong></td>
<td></td>
<td>3,760</td>
<td></td>
</tr>
</tbody>
</table>

### Clinical Research Laboratory

<table>
<thead>
<tr>
<th>Area Name</th>
<th>Qty.</th>
<th>Net SF</th>
<th>General Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reception / Waiting Area</td>
<td>1</td>
<td>200</td>
<td>Reception desk and seating area</td>
</tr>
<tr>
<td>Examination/Procedure Rooms</td>
<td>5</td>
<td>760</td>
<td></td>
</tr>
<tr>
<td>CRU Patient Bedrooms</td>
<td>6</td>
<td>1,800</td>
<td>12-Bed unit, 2 beds each room</td>
</tr>
<tr>
<td>DEXA</td>
<td>1</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>Restroom/Shower</td>
<td>3</td>
<td>375</td>
<td>Direct access from patient bedrooms</td>
</tr>
<tr>
<td>Storage Room</td>
<td>1</td>
<td>180</td>
<td></td>
</tr>
<tr>
<td>Clinical Testing</td>
<td>1</td>
<td>1,200</td>
<td>Area for GXT's, Strength Testing, and Etc. Include Coordinator &amp; GA work stations</td>
</tr>
<tr>
<td>Nurses Station</td>
<td>1</td>
<td>400</td>
<td>Central location with visibility and access to all bedrooms</td>
</tr>
<tr>
<td>Metabolic Kitchen</td>
<td>1</td>
<td>200</td>
<td>Metabolic research kitchen used by staff to prepare meals for study participants.</td>
</tr>
<tr>
<td>IV Sterile Prep Room</td>
<td>1</td>
<td>120</td>
<td>Area for preparing and mixing IV sterile solutions for direct use.</td>
</tr>
<tr>
<td>Wet Lab Blood Processing</td>
<td>1</td>
<td>120</td>
<td>Access from Nurses Stations &amp; patient bedrooms. Biosafety Level 2 (BL2), two workstations.</td>
</tr>
<tr>
<td><strong>Total Square Feet</strong></td>
<td></td>
<td>5,455</td>
<td></td>
</tr>
</tbody>
</table>
## Weight/Wellness Room

<table>
<thead>
<tr>
<th>Area Name</th>
<th>Qty</th>
<th>Net SF</th>
<th>General Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Weight / Wellness Room</td>
<td>1</td>
<td>2,000</td>
<td>Include reception desk</td>
</tr>
<tr>
<td>Accessory Wet Laboratory</td>
<td>1</td>
<td>150</td>
<td></td>
</tr>
<tr>
<td>Storage</td>
<td>1</td>
<td>150</td>
<td></td>
</tr>
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</table>

**Total Square Feet**: 2,300

## Wet Laboratories

<table>
<thead>
<tr>
<th>Area Name</th>
<th>Qty</th>
<th>Net SF</th>
<th>General Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Wet Laboratory</td>
<td>1</td>
<td>1,000</td>
<td>Biosafety Level 2</td>
</tr>
<tr>
<td>Mass Spectrometry</td>
<td>1</td>
<td>600</td>
<td>Open between MS Lab and Wet Lab</td>
</tr>
<tr>
<td>Laboratory</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pump Room</td>
<td>1</td>
<td>200</td>
<td></td>
</tr>
<tr>
<td>Sample Preparation</td>
<td>1</td>
<td>400</td>
<td>General Storage Room for medical and lab supplies</td>
</tr>
<tr>
<td>Wet Laboratory</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Freezer Room</td>
<td>1</td>
<td>400</td>
<td>2 Lab Managers. Provide sightlines into MS and Wet Lab.</td>
</tr>
<tr>
<td>Storage</td>
<td>1</td>
<td>150</td>
<td></td>
</tr>
<tr>
<td>Lab Office</td>
<td>1</td>
<td>120</td>
<td></td>
</tr>
</tbody>
</table>

**Total Square Feet**: 2,870

## Programmed Building Sq. Ft.

<table>
<thead>
<tr>
<th>Subtotal Assigned Spaces</th>
<th>14,385</th>
<th>General Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subtotal Unassignable Spaces</td>
<td>7,133</td>
<td>Allowance for net-to-gross sq. ft.: restrooms, corridors, walls, non-programmed utility and mechanical spaces. 150%</td>
</tr>
</tbody>
</table>

**Total Building Gross Sq. Ft.**: 21,398
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 Reber  
Chair, CBE Technical Review Sub-council

DATE: February 3, 2014

SUBJECT: CBE TRsc Recommendation: Human Clinical Research Facility

On Monday, January 27, 2014 Dr. Becky Carr of the College of Education and Human Development presented to the CBE’s Technical Review Sub-council on the proposed planning and construction of a Human Clinical Research Center (HCRC), which will serve as a university core in-residence facility for conducting human clinical trial research.

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

Transportation Services
Consider using the PEAP parking lot (lot 99) for client parking. It may be more cost effective to install a covered walkway than construct parking in front of the building. With just having a drop off circle (like Ag across the street) it may be more aesthetically pleasing as well.

Utilities & Energy Services
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It is the opinion of TAMU UES that the building site will need to be modified by moving it further east and to the north to minimize the impact of the channel on the building, and that a thorough geotechnical study be completed prior to design.
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The project team should ensure that the facility is designed to minimize, as much as practical, the effort needed for future maintenance. It is preferred that items requiring maintenance be easy to service, be easily accessible from ground or floor level, have generous clearances and be easy to isolate from energy sources with minimal impact to the rest of the facility. Elevated items requiring maintenance that are difficult to service by ladder or manlift should have permanent maintenance access platforms with permanent stairs or ladders, built-in fall prevention, and davits for hoisting parts and tools.

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A fire alarm system (FAS) will be required. Coordination with EHS during design is needed to ensure that the FAS meets requirements associated with patients and possible overnight stays.

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The need for a facility-wide security system should be evaluated with input from UPD.

Xc: CBE Technical Review Sub-council
     CBE Support Staff