MEMORANDUM

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

SUBJECT: CBE Recommendation: GLP Addition at Riverside

At its June 10, 2014 meeting, the Council for the Built Environment (CBE) discussed a request from Texas A&M Engineering Experiment Station to build an addition to the Good Lab Practices (GLP) Building in Riverside Campus.

The proposed expansion to the Good Lab Practices Building is to provide space for functions of the Food Protein Research and Development Center and to replace their previous space in Cater-Mattil Hall (building #1503). Included in the expansion is a new 280 square foot boiler room, 2,550 square foot dry/wet plant space configured to handle all of the previous Cater-Mattil pilot plant equipment, 3,765 square feet of additional lab, conference, and office space, restrooms and 5,075 square feet of outdoor covered storage space. The plans are drawn so that the dry/wet plant space, boiler room and outdoor storage will be constructed within the Base Bid and the remainder of the space will remain an unfinished shell. The estimated sum of additional construction is 6,315 assignable square feet. The Texas A&M Engineering Experiment Station will cover the cost of the proposed construction.

Recommendations from the Sub-Councils:

Design Review Sub-Council (DRsc) – The DRsc recommends approval of the request for the addition to the Good Laboratories Practice Building as proposed, with the following caveats:
- Existing trees that are impacted by the new building be relocated within the project site.
- If budget allows, consider further enhancement of landscape areas.

Facilities Utilization Review Sub-Council (FURsc) – The FURsc recommends the request by the Engineering Program to construct an addition to the Good Lab Practices (GLP) Building (#8525) at the Riverside Campus.

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.
- Telecommunications:
  Prior to any digging, utility locates should be requested as per university protocol.
- 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 lift should have permanent maintenance access platforms with permanent stairs or ladders, built-in fall prevention, and davits for hoisting parts and tools.

- Utility & Energy Services:
TAMU UES personnel have reviewed the proposed locations and have not identified any other utility conflicts, than the existing natural gas service.

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/.

The relocation/ modification of any TAMU UES systems will need to follow the TAMU UES design standards- https://utilities.tamu.edu/design-standards/.

- EHS and SASE
In accordance with university standards, all new buildings and major renovations must include a fire sprinkler system.

SSC/subcontractor should consult with EHS Environmental Management group (Jeff Truss) early in the project to ensure environmental compliance on the project.

In the event that the building occupants opt to perform any portion of the project outside of SSC oversight, occupants must be aware that any disturbance of walls, ceilings or flooring may only be accomplished after the affected building materials are tested for asbestos. If appropriate, contact TAMU EHS for assistance.

- CIS:
The fiber data link to that building may need to be upgraded given the amount of work being moved there.
The CBE voted unanimously to recommend the President’s approval, with noted caveats, the request from Texas A&M Engineering Experiment Station to build an addition to the Good Lab Practices (GLP) Building in Riverside Campus.

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  

Concur or not concur with CBE’s recommendation:

Mark A. Hussey  
Interim President  

cc: M. Katherine Banks, Director, Texas A&M Engineering Experiment Station  
Sub-Council Chairs, Council for the Built Environment
April 1, 2014

TO: Mark Hussey
Interim President

THROUGH: Karan L. Watson
Provost and Executive Vice President
Council of Built Environment

SUBJECT: Request for permission to build an addition to the Good Lab Practices (GLP) Building in the Riverside Campus

I am respectfully requesting the approval of the Council on the Built Environment (CBE) to construct an addition to the Good Lab Practices (GLP) Building (building #8525) at the Riverside Campus. The proposed expansion to the Good Lab Practices Building is to provide space for functions of the Food Protein Research and Development Center and to replace their previous space in Cater-Mattil Hall (building #1503). Included in the expansion is a new 280 square foot boiler room, 2,550 square foot dry/wet plant space configured to handle all of the previous Cater-Mattil pilot plant equipment, 3,765 square feet of additional lab, conference, and office space, restrooms and 5,075 square feet of outdoor covered storage space. The plans are drawn so that the dry/wet plant space, boiler room and outdoor storage will be constructed within the Base Bid and the remainder of the space will remain an unfinished shell. The estimated sum of additional construction is 6,315 assignable square feet. The Texas A&M Engineering Experiment Station will cover the cost of the proposed construction. I thank you in advance for your consideration.

M. Katherine Banks, Ph.D., P.E.
Vice Chancellor and Dean of Engineering
Director, Texas A&M Engineering Experiment Station
Harold J. Haynes Dean’s Chair Professor

C: D. C. Lagoudas
N. K. Anand
J. Crawford
T. Butler
MEMORANDUM

TO: Dr. Karan Watson  
    Provost and Executive Vice President for Academic Affairs
    
    Ms. B.J. Crain  
    Vice President for Finance and Administration

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

DATE: June 3, 2014

RE: Design Review Sub-Council (DRsc) Report  
    Good Laboratories Practice Building Addition

On May 14, 2014 the Design Review sub-council reviewed a request for an addition to the Good Laboratories Building at the Riverside Campus to provide space for functions of the Food Protein Research and Development Center.

The proposed expansion will be an approximately 6,500 square foot pre-engineered metal building added to the North side of the existing structure. It is proposed to match the existing structure in materials and color. The base bid consists of a new plant area and future infrastructure. There are three alternates associated with project:

- Alternate #1 – build-out of a new office area
- Alternate #2 – build-out of a new prep room and conference room
- Alternate #3 – construction of a new 5,000 sf covered area for storage

It is likely that the shell spaces associated with alternates #1 and #2 will be able to be bought out with the base bid, but it will not include the finish-out of those spaces. The scope of work also includes the relocation of an existing natural gas line. Existing trees that will be impacted by the new building will be relocated. There is no new planting plan as the intent is to replant impacted landscape.

The project as proposed is consistent with the Riverside Campus Plan as it maintains the building function (research, offices and education) as zoned per the Riverside Campus Plan.

**Recommendation**

The DRsc recommends approval of the request for the addition to the Good Laboratories Practice Building as proposed, with the following caveats:

- **Existing trees that are impacted by the new building be relocated within the project site.**
- **If budget allows, consider further enhancement of landscape areas.**

cc: Tell Butler  
    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: Good Lab Practices (GLP) Building Addition – Riverside Campus

RECOMMENDATION

The Council for the Built Environment’s (CBE) Facilities Utilization Review sub-committee (FURsc) recommends that the CBE support the request by the Engineering Program to construct an addition to the Good Lab Practices (GLP) Building (#8525) at the Riverside Campus.

SCOPE

The FURsc met this morning to consider the request by the Texas Engineering Experiment Station (TEES) to construct a 6,315 square foot expansion to building # 8525, the Good Lab Practices (GLP) Building at the Riverside Campus at the intersection of Bryan Road and 7th Street. The space will be used to support Engineering’s Food Protein Research & Development Center which has been displaced from the Cater-Matil Building as part of an approved space swap between the Colleges of Agriculture & Life Sciences and Engineering.

With the proposed additional space, the Center, formerly assigned approximately 23,000 square feet in the Cater-Matil Building, will use the planned 17,000 square feet available after the planned building addition. The new space will be configured more efficiently and has been determined to be sufficient for the current needs of the unit. The $700,000 construction cost will be funded completely by the College of Engineering and TEES. The addition is consistent with the recently approved Riverside Campus Plan and it will not infringe the other three building sites approved in the proximity for Engineering’s use at the Riverside Campus.

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

Attachments
CC: CBE-FURsc members
THE FOOD PROTEIN R&D CENTER (FPDC) IS AN ENGINEERING PROCESS DEVELOPMENT, INNOVATION, AND TRAINING CENTER, FOCUSED ON ADDING VALUE TO DIVERSE BIOLOGICAL MATERIALS, INCLUDING OILSEEDS, GRAINS, NUTS, CITRUS, VEGETABLES, WASTE BIOMASS, WAXES, PETROLEUM, AND NATURAL/BOTANICAL OILS, LIQUID/FLUID PROCESS streams, AND WATER.

ESTABLISHED IN 1989, THEY ARE ONE OF THE OLDEST LAND-GRANT AGRICULTURAL RESEARCH AND SERVICE PROGRAMS IN THE NATION.

THE SCOPE OF FPDC HAS CONTINUED TO EVOLVE WITH THE DEVELOPMENT OF SEPARATION SCIENCES IN THE OILSEED PROCESSING INDUSTRY.

FPDC TRAINING AND SERVICES ARE GEARED PRIMARILY TOWARD SUPPORT OF THE PRIVATE SECTOR, ALTHOUGH THEY PERFORM BASIC R&D ON TEXAS CROPS THROUGH THE TEXAS FOOD AND FIBER COMMISSION AND ALSO ENGAGE THE FEDERAL RESEARCH-ORIENTED AGENCIES THROUGH COMPETITIVE GRANTS.
FPRDC conducts training and processing in their pilot plant, laboratory, administrative, and teaching space in five buildings at the Riverside campus.

FPRDC also collaborates contractually with land grant universities, state and federal research laboratories, large research medical schools, and small colleges in North America and abroad.

FPRDC researchers and staff are diverse in both theoretical and hands-on expertise, but are generally divided into five technical areas: 1) Extraction technologies, 2) Fats and oils, 3) Separation sciences, 4) Extrusion technology, and 5) Protein sciences.
EAST SIDE
PROJECT OVERVIEW

- **FOOD PROTEIN CENTER/GOOD LAB PRACTICES IS PART OF THE TEXAS A&M SYSTEM THROUGH TEXAS ENGINEERING EXPERIMENT STATION (TEES)**
- **FOOD PROTEIN CENTER HAS RELOCATED FROM CATER MATIL BUILDING TO THE GOOD LAB PRACTICES BUILDING (8525) AT RIVERSIDE CAMPUS IN SPRING OF 2013**
- **THE FACILITY HAS BEEN RENAMED TO THE FOOD PROTEIN R&D CENTER**
- **THE SIZE OF THE EXISTING FACILITY IS INADEQUATE DUE TO THE RELOCATION OF THE FOOD PROTEIN CENTER FROM THE MAIN CAMPUS AND THE GROWING DEMANDS OF THE ORGANIZATION**
- **TEES OBJECTIVE IS TO EXTEND THE BUILDING TO THE NORTH**
- **PROJECT CONSISTS OF A 6,500 SF PRE-ENGINEERED METAL BUILDING ADDITION TO THE EXISTING BUILDING**
- **BASE BID CONSISTS OF 80'-2" X 63' -6.5" X 24' PLANT AREA AND FUTURE INFRASTRUCTURE**
• ALTERNATE 1 CONSISTS OF OFFICE AREA BUILDOUT
• ALTERNATE 2 CONSISTS OF PREP ROOM AND MEETING/CONFERENCE ROOM BUILDOUT
• ALTERNATE 3 CONSISTS OF A 5000 SF CANOPY OF EXISTING AND NEW SLAB AREAS FOR STORAGE
• PROJECT SPECIFICATIONS AND DRAWINGS ARE COMPLETE AND SEALED
• BUILDING DESIGN AND OVERSIGHT BY ARKITEX STUDIO INC
• ESTIMATED COST OF $700,000, FUNDED BY COE/TEES
• CONSTRUCTION TIMELINE: APPROXIMATELY 8 MONTHS FROM CONTRACT AWARD
SITE AND GRADING PLAN
PROJECT IMPACTS

ADDITIONAL PARKING NOT REQUIRED
NO CHANGES IN ACCESS TO THE BUILDING IS REQUIRED
CONSISTANT WITH CAMPUS MASTER PLAN

VISUAL IMPACTS ARE MINIMAL
NONE OR NO ADDITIONAL SECURITY OR LIABILITY RISK

RE-ROUTE EXISTING NATURAL GAS LINE REQUIRED
ADDITIONAL LOADS
CHANGES TO EXISTING TOPOGRAPHY CONSIST OF A LOW BERM AND PILOT CHANNELS ON NORTH AND WEST BOUNDARIES

ELECTRICAL SERVICE TO THE FACILITY IS SUFFICIENT FOR THE
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: May 12, 2014

SUBJECT: CBE TRsc Recommendation: Additions to the Good Lab Practices Building


Recommendation
The Technical Review Sub-council supports the proposed additions to the Good Lab Practices Building and recommends approval, provided the following issues/concerns are addressed and funded.

Telecommunications:
Based on the information presented and discussed at the May 5, 2014, CBE Technical Subcommittee meeting, Telecommunications does not foresee any infrastructure or service-related challenges and thus, fully supports, the aforementioned project as presented. Prior to any digging, utility locates should be requested as per university protocol.

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 lift should have permanent maintenance access platforms with permanent stairs or ladders, built-in fall prevention, and davits for hoisting parts and tools.
Utility & Energy Services:
TAMU UES personnel have reviewed the proposed locations and have not identified any other utility conflicts, than the existing natural gas service.

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/).

The relocation / modification of any TAMU UES systems will need to follow the TAMU UES design standards - [https://utilities.tamu.edu/design-standards/](https://utilities.tamu.edu/design-standards/).

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.

EHS and SASE: In accordance with university standards, all new buildings and major renovations must include a fire sprinkler system.

SSC/subcontractor should consult with EHS Environmental Management group (Jeff Truss) early in the project to ensure environmental compliance on the project.

In the event that the building occupants opt to perform any portion of the project outside of SSC oversight, occupants must be aware that any disturbance of walls, ceilings or flooring may only be accomplished after the affected building materials are tested for asbestos. If appropriate, contact TAMU EHS for assistance.

FCOR/GIS:
Facilities Coordination supports and has no technical concerns with the addition to the Good Lab Practices building at Riverside Campus.

CIS:
My only comment is that they probably need to upgrade the fiber data link to that building given the amount of work being moved there.

University Police:
No concerns with this project.

Procurement Services:
No concerns with this project.

Transportation Services:
No concerns with this project.

No other concerns were expressed.

Xc: CBE Technical Review Sub-council, CBE Support Staff