December 9, 2014

MEMORANDUM

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

SUBJECT: CBE Recommendation: Corps Renovation, Leadership Learning Centers and Southside Quadrangle

The Council for the Built Environment (CBE) received a request from Residence Life to begin a Corps Dorm Renovation Project which was approved in the System Capital Plan for FY 2014-2019 and includes renovating the remaining nine residence halls, construct two new Leadership Learning Centers (LLCs) at Spence/Briggs Halls and Kiest/Fountain Halls and perform grounds improvements in the historic southside quadrangle. Specifications on the project are attached.

Recommendations

Design Review Sub-Council (DRsc): The DRsc members unanimously voted to recommend project approval and conceptual design of the Corps Dorm Renovation projects as presented, with the following caveats:

- Refinement and further resolution of the penthouses is requested to make them more subtle in appearance.
- Incorporation of window graphics should go through the proper university approval process, including review by Marketing and Communications.
- Further information regarding the exterior environment as it relates to Starbucks branding is requested.
- The project will be presented to the DRsc at a combined Schematic Design/Design Development presentation in December 2014.

Technical Review Sub-Council (TRsc): The TRsc supports the proposed Corps Renovation, Leadership Learning Centers and southside quadrangle and recommends approval, provided the following issues/concerns are addressed and funded.

- 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.

- EHS and SASE:
  All new facility construction and renovations must include fully addressable fire alarm systems and must be fully covered by installed fire suppression systems.

  Fire lane access must be in accordance with the International Fire Code for all residence halls and LLCs in the redevelopment of the Quad.

- Telecommunications:
  The residence halls that are part of phase II are remaining open throughout phase I and therefore, will require IT service. The project needs to keep the aforementioned in mind with respect to planning and funding given that UES has decided to eliminate the steam tunnel in this area and fiber feeding these residence halls is within the steam tunnel.

- Transportation Services:
  Planning and coordination needs to occur in order to facilitate safe pedestrian access around the construction site. Laydown area coordination and construction access also need to be coordinated. TS would welcome the opportunity to discuss bike rack location and any loss of parking associated with the project.

- University Police:
  Route from Commons to Duncan Dining Hall for Cadets and whether or not there would be adequate lighting at night.

The CBE voted unanimously to recommend the President’s approval, with noted caveats, the request from Residence Life to begin the Corps Dorm Renovation Project which was approved in the System Capital Plan for FY 2014-2019.

Karan L. Watson 12-15-14
Provost and Executive Vice President
Co-Chair, Council for the Built Environment

Jerry Strawser 12/11/14
Vice President for Finance and Administration
Co-Chair, Council for the Built Environment

Concur or not concur with CBE’s recommendation:

Mark A. Hussey 12-18-14
Interim President

cc: Sub-Council Chairs, Council for the Built Environment
September 12, 2014

To: Co-Chairs of the Council on the Built Environment
Dr. Karan Watson, Provost and Executive Vice President for Academic Affairs
Dr. Jerry R. Strawser, Vice President for Finance and Administration and CFO

Through: Mr. Tom Reher
Interim Vice President for Student Affairs

Dr. David W. Parrott
Executive Associate Vice President for Student Affairs and Chief of Staff

From: Chareny Ryall
Director of Residence Life

Subject: Corps Renovation, Leadership Learning Centers and southside quadrangle

In September, 2014, The Texas A&M University System Board of Regents approved the System Capital Plan for FY 2014-FY2019 (System Policy 51.01 Capital Planning) and authorized the appropriation of up to 10 percent of the planning amount indicated for all FY2014 projects. The proposed project to begin in FY14 is the completion of Corps Dorm Renovation Project which includes renovating the remaining nine residence halls, construct two new Leadership Learning Centers (LLCs) at Spence/Briggs Halls and Kiest/Fountain Halls and perform grounds improvements in the historic southside quadrangle for a planning amount of $115M. This memo is to request approval to proceed with these significant initiatives.

The Corps District, located in the historic southside quadrangle, is home to over 2,400 cadets housed in twelve residence halls. The first buildings date to the 1930s with six small lounge buildings added in the 1970s. Limited renovations occurred to the buildings in the 1980s and 1990s.

The 2012 Corps District Plan provided recommendations for improved living environments, academic support spaces, infrastructure and the quad itself. In implementation of this plan, major renovations to Lacy (Dorm 6), Harrell (Dorm 8) and Leonard (Dorm7) Halls have been recently completed along with the Buzbee and Ash Leadership Learning Centers. To continue with the recommendations of the plan, the remaining nine residence halls are in need of similar extensive renovations to provide modern amenities and a sense of community central to 21st century living-learning communities, all while retaining the tradition and exterior appearance of the existing buildings.

To follow the academic support component of the District Plan, this project will also construct two new Leadership Learning Centers (LLCs) to connect Spence Hall to Briggs Hall and Kiest Hall to Fountain Hall. These LLCs will replace two small antiquated lounges and will provide modern individual, small group and large group study and academic support space. The LLCs will also connect the adjacent dorms to provide a common lobby, additional egress stairs and full elevator access.
The historic quad, an integral part of the life for corps residents, will also undergo functional and aesthetic improvements as part of this project. The grounds are worn from years of use, vehicular traffic and flooding and will be further damaged from the traffic and staging areas associated with construction of this project.

The project construction is currently planned for completion in accordance with a general sequencing schedule to complete Fountain, Kiest, Briggs, Spence and Gainer Halls (Dorms 1-5), the two LLCs, and the north half of the quad improvements by August 2016. Whitely, White, Harrington and Utay Halls (Dorms 9-12) and the south half of the quad improvements would be completed by August 2017.

Thank you for your consideration.

Xc. BGr(R) Joe E. Ramirez, Jr., Commandant of Cadets
MEMORANDUM

TO: Dr. Jerry Strawser  
   Co-Chair, Council for the Built Environment

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

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

DATE: December 2, 2014

RE: Design Review Sub-Council (DRsc) Report  
    Corps Dorm Renovation — Project Approval and Concept Design

The Design Review sub-council (DRsc) received the request from Residence Life for the completion of the Corps Dorm Renovation Project, which includes renovation of the remaining nine dorms, construction of two new Leadership Learning Centers (LLCs), and redevelopment of the Quad. On November 12, 2014 the DRsc reviewed for project approval and conceptual design. The project is a design-build delivery method with an overall budget of $115M.

Construction will begin in Spring 2015 and will occur in two phases. Phase 1 includes renovation of Spence, Kiest, Briggs, Fountain, and Gainer dorms plus construction of two new LLCs. Phase 2 includes renovation of Whitely, White, Harrington, and Utay dorms. These nine dormitory buildings will be gutted and rebuilt with new amenities. New LLC and end cap components will be constructed. There are three different end cap styles proposed which are dependent on the configuration of the dorms. Stairs, elevators, and other mechanical equipment will be housed in these new components so that space inside the dormitories can be reclaimed for expanded amenities.

Throughout the design, the project team aims to emphasize the importance of the history, traditions, values, and spirit of the Corps of Cadets. To accomplish this, symbolism will be injected into the building design when possible. Iconic elements like the sawtooth masonry will be continued. The design intent of the new construction is to blend in with and accentuate the existing structures. The end caps are designed to be an extension of the dorms. There will be the ability to include non-permanent graphic images on the glass portions of the end caps, similar to what is done at the Physical Education Activity Program, Player Development Center, and Agriculture Headquarters buildings. Pending approval from the appropriate channels, these images could be changed out over time and could add a level of life and specificity about what is happening inside.

The design team noted that there is the potential for a Starbucks to be incorporated into LLC4. The team has been working hard to mitigate the Starbucks requests and requirements with the needs of the university.

The intent of the exterior materials is to replicate existing finishes of the existing dorms and the recently completed LLCs.
Redevelopment of the Quad will comprise $8-10M of the project, and will include removal and replacement of existing pavers. The “elephant ears” will be filled in with paving to make them more functional. The paving pattern of the Quad will be similar to Military Walk. Preliminary landscape design is in compliance with the Corps District Plan.

DRsc members discussed the penthouse components as shown on top of the end caps facing the Corps arches and the need to minimize their appearance, similar to the penthouses on the existing LLCs.

**Recommendation**

DRsc members unanimously voted to recommend project approval and conceptual design of the Corps Dorm Renovation projects as presented, with the following caveats:

- Refinement and further resolution of the penthouses is requested to make them more subtle in appearance.
- Incorporation of window graphics should go through the proper university approval process, including review by Marketing and Communications.
- Further information regarding the exterior environment as it relates to Starbucks branding is requested.
- The project will be presented to the DRsc at a combined Schematic Design/Design Development presentation in December 2014.

Selected images are attached. Please let me know if you need additional information.

cc: Dan Mizer  
DRsc Members  
Bettyann Zito
Keepers Of The Spirit, Guardians Of Tradition
Keepers Of The Spirit, Guardians Of Tradition
MEMORANDUM

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

          Dr. Jerry Strawser  
          Co-chair, Council on the Built Environment

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

DATE:   November 3, 2014

SUBJECT:  CBE TRsc Recommendation: Corps Renovation, Leadership Learning Centers and southside quadrangle

On October 20, 2014 Charen Rydl, Director of Residence Life, presented to the CBE’s Technical Review Sub-council on the proposed Corps Renovation, Leadership Learning Centers and southside quadrangle. This request was for approval to proceed with the completion of Corps Dorm Renovation project which includes renovating the remaining nine residence halls, construct two new Leadership Learning Centers (LLCs) at Spence/Briggs Halls and Kiest/Fountain Halls and perform grounds improvements in the historic southside quadrangle for a planning amount of 115M.

Recommendation
The Technical Review Sub-council supports the proposed: Corps Renovation, Leadership Learning Centers and southside quadrangle and recommends approval, provided the following issues/concerns are addressed and funded.

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.
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Transportation Services:
Planning and coordination needs to occur in order to facilitate safe pedestrian access around the construction site. Laydown area coordination and construction access also need to be coordinated. TS would welcome the opportunity to discuss bike rack location and any loss of parking associated with the project.

University Police:
Route from Commons to Duncan Dining Hall for Cadets and whether or not there would be adequate lighting at night.

FCOR/GIS, Utility & Energy Services, Capital Financial Planning, CIS, Procurement, Student Affairs:
No concerns expressed.

Xc:  CBE Technical Review Sub-council
     CBE Support Staff