February 5, 2016

MEMORANDUM

TO: President Michael K. Young  
President, Texas A&M University

SUBJECT: CBE Recommendation: Plant Pathology & Microbiology Building

The Council for the Built Environment (CBE) received a request from the College of Agriculture and Life Sciences for the construction of a new Plant Pathology and Microbiology (PLPA). In 2015, several approvals were granted and actions were taken that have led to this request:
- The Provost approved a request that will result in space, currently occupied by the PLPA department in the Peterson building (ca. 70K ft^2), be transferred to the Dwight Look College of Engineering. This space transfer is contingent upon construction of a new building on west campus for PLPA personnel.
- Responding to a request by the interim president, our college defined this new building as a capital need.
- President Young approved a CBE recommendation to renovate the Peterson building in preparation for occupancy by engineering.
- President Young approved a request to provide 1/3 of the funding for this PLPA building. Agriculture and engineering will provide that additional funding. We estimate total project costs to be $35M.

Summaries of the CBE sub-councils are as follows:

The Design Review sub-council (DRsc) members unanimously voted to recommend approval of the proposed Plant Pathology and Microbiology Building as presented at concept design stage, with the following caveats:
- Concept approval is for the use of this general site location only, and does not include actual building placement/footprint or any other specifics.
- Consideration of a design that responds contextually with its surroundings in regards to building footprint, scale, proportions, and pedestrian connectivity.
- Coordination with the planning firm for the Campus Master Plan to ensure that the site and building design are coordinated with the long-term vision for future campus development.
- Further design details are to be presented to the DRsc at 100% Schematic Design and 100% Design Development, in accordance with DRsc procedures.
The Facilities Utilization and Planning sub-council (FUPsc) recommends the request by Dr. Mark Hussey, Vice Chancellor and Dean of Agriculture and Life Sciences.

The Technical Review sub-council (TRsc) supports the proposed planned design and construction of the new AgriLife building and recommends approval, provided the following issues/concerns are addressed and funded.

- Funding by the university has been confirmed. Ag will provide sources for remaining 2/3 of building funding.
- Storm water detention is an important issue in that part of campus and must be part of the site plan for the building.
- 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.
- The Rosenthal Meat Science & Technology Center, building 1505, which is in close proximity to the site, has an ammonia based refrigeration system. The design team might want to take extra precautions with the locations of the fresh air intakes for the new building.
- The design team should consider pedestrian traffic needs when planning the new sidewalk configuration around the building.
- It is recommended that the Registrar's Office be consulted regarding classroom and class lab utilization specific to proposed spaces in the new building.
- The ability for utility line owner (UES-CHW&HHW lines) to have access to easement should be maintained and area should remain free of any structures. At any time where owner (UES) might need to perform maintenance on line, they do not have to replace in kind any structure or surface material that is obstructing the easement area.
- Proposed project location along the West side of site has an existing thermal routing. A minimum of 8' - 0" clearance needs to be maintained from the building foundation to the closest utility line.
- All required utilities for proposed project are within 200' of site.
- The project and design team will need to follow the applicable TAMU UES 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/
The CBE voted to recommend, with noted caveats, the President’s approval of the request from the College of Agriculture and Life Sciences for the construction of a new Plant Pathology and Microbiology (PLPA) building.

Karan L. Watson  Date  2/9/16
Provost and Executive Vice President
Co-Chair, Council for the Built Environment

Jerry R. Strawser  Date  2/9/16
Vice President for Finance & Administration
Co-Chair, Council for the Built Environment

Approved:

Michael K. Young  Date  2/15/16
President

cc:  Sub-Council Chairs, Council for the Built Environment
     Dr. Mark A. Hussey, Vice Chancellor and Dean, Agriculture and Life Sciences
MEMORANDUM

To: Co-Chairs of the Council on the Built Environment

Dr. Karan L. Watson, Provost and Executive Vice President and Chief Academic Officer
Dr. Jerry R. Strawser, Vice President for Finance & Administration and Chief Financial Officer

Subject: CBE consideration of a new Plant Pathology and Microbiology (PLPA) Building

January 5, 2016

This memo seeks a positive recommendation from the Council on the Built Environment (CBE) and approval by University leadership of the subject building. In 2015, several approvals were granted and actions were taken that have led to this request:

- The Provost approved a request that will result in space, currently occupied by the PLPA department in the Peterson building (ca. 70K ft^2), be transferred to the Dwight Look College of Engineering. This space transfer is contingent upon construction of a new building on west campus for PLPA personnel.
- Responding to a request by the interim president, our college defined this new building as a capital need.
- President Young approved a CBE recommendation to renovate the Peterson building in preparation for occupancy by engineering.
- President Young approved a request to provide 1/3 of the funding for this PLPA building. Agriculture and engineering will provide that additional funding. We estimate total project costs to be $35M.

We are finalizing the Program of Requirements (POR) for the PLPA building and desire to have TAMU administration request permission from the Board of Regents to add this building to the TAMU capital plan in 2016.

In addition, we respectfully recommend the following:

- The building be sited on the grassy area (ca. 70K ft^2) between Rosenthal and HFSC. This site has several cost and programmatic advantages (e.g. close access to necessary utilities and close proximity to other department faculty), and is consistent with the July, 2004, campus master plan, which shows buildings at this location.
• The building use the same footprint (ca. 72’ x 220’) and basic design as the Wildlife, Fisheries, and Ecological Sciences building that is now under construction near AGLS. The department would, thus, need about 4 floors to meet its needs of ca. 65K ft^2.
• The University consider adding an additional floor for registrar-controlled teaching space (e.g. teaching laboratories and/or classrooms).

It is and has been a college priority to get all college departments on west campus, except Biological and Agricultural Engineering due to its close connections with the Dwight Look College of Engineering. Movement of personnel from the PLPA department to west campus would allow us to accomplish this goal, and would locate all PLPA personnel in close proximity to one another and other relevant departments. We welcome the opportunity to discuss this project with the relevant sub councils.

Mark A. Hussey
Vice Chancellor and Dean
Agriculture and Life Sciences

xc:  K. Banks
     C. Nessler
     D. Steele
     A. Sams
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:  January 28, 2016

RE:  Design Review Sub-Council (DRsc) Report
       Plant Pathology and Microbiology Building – Concept

On January 13, 2016 the Design Review sub-council (DRsc) reviewed a request from the College of Agriculture and Life Sciences for the construction of a new Plant Pathology and Microbiology (PLPA) building. The project is proposed as a four or five story building at approximately 65,000 gross square feet and a current budget of $35 million.

The proposed location for the PLPA building is on west campus in the grassy area between Rosenthal and the Horticulture/Forest Science building. The project will also include two small greenhouses (800 square feet each) for BL2 research, to be located either adjacent to the building or on the rooftop, similar to the Southern Crop building. Most of the utilities are already in place for this project and no additional parking is needed at this time. The building’s architectural language and exterior materials will be designed to match buildings three and four of the AgriLife complex to create an identity for the College of Agriculture and Life Sciences.

DRsc members noted that this proposed location is in compliance with the Campus Master Plan. Members discussed the importance of coordinating this project with the West Campus Connectivity Study and the Campus Master Plan update.

Recommendation
DRsc members unanimously voted to recommend project approval of the proposed Plant Pathology and Microbiology Building as presented at concept design stage, with the following caveats:

- Concept approval is for the use of this general site location only, and does not include actual building placement/footprint or any other specifics.
- Consideration of a design that responds contextually with its surroundings in regards to building footprint, scale, proportions, and pedestrian connectivity.
- Coordination with the planning firm for the Campus Master Plan to ensure that the site and building design are coordinated with the long-term vision for future campus development.
- Further design details are to be presented to the DRsc at 100% Schematic Design and 100% Design Development, in accordance with DRsc procedures.

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

cc:  David DeLeon  
     DRsc Members  
     Bettyann Zito
Proposed Plant Pathology and Microbiology Building

Seeking a positive recommendation to the CBE to move forward with the design and construction of this new AgriLife facility.

Defining the Plant Pathology and Microbiology Building

What is it?

- AgriLife User Group
  - Dr. William Dugas
  - Dr. Craig Nessler
  - Ralph Davila
  - David De Leon
  - Dr. Leland S. Pierson

- Design Team
  - POR- Facility Programming and Consulting
    - Jill Bard
  - Architecture - TBD
  - Facilities Planning & Construction
    - Peter J. Schmid
    - Yvonne Bryant
Defining the Plant Pathology and Microbiology Building

What is it?

- General Project Information
  - Proposed Delivery Method: CSP
  - Type of Project: New Construction
  - Building Space Class: Institutional
  - Planned Gross Area: 65,000 gross sq.’
  - Floor Above Grade: 4 Possibly 5
  - Floors Below Grade: Zero Floors

- System Approval
  - Board Approval: TBD
  - Project Budget Approval: $35,000,000.00

What is in it?

- Plant Pathology and Microbiology
  - Currently Plant Pathology is one of two AgriLife departments that is located on east campus
  - Plant Pathology is currently located in the Peterson Building #0444
  - The Peterson Building has 4 floors plus a basement. The building contains Research Labs, Teaching Labs, Class rooms, Faculty Offices and Staff Offices
  - The Peterson Building is approximately 70K gross square footage.
  - Moving Plant Pathology and Microbiology to West Campus would allow more collaboration and shared resources with other facilities such as; Kleberg, Heep Center, Bio Bio and Borlaug.
Defining the Plant Pathology and Microbiology Building

What is needed in New Facility

- Plant Pathology and Microbiology
  - Modernized Modular Labs
  - Cell Culture Rooms
  - Growth Chambers
  - Shared Equipment Rooms
  - Teaching Areas
  - Student Activities Area
  - Modern Conference Rooms
  - Mini Greenhouses for BL2 Research
  - Loading Dock Area for Receiving Plant Samples and Other Growing Products

Defining the Plant Pathology and Microbiology Building

What infrastructure is needed in the New Facility

- Utilities
  - Natural Gas
  - Water
  - Electrical
  - Sanitary Sewer
  - Storm Sewer
  - Telecommunications

- Parking Needed
  - Standard
  - 24 hr. Reserve
  - Service
  - ADA
  - Loading Dock Area
  - Nearest Lot is 74
Aerial View of Site

What does it look like?

AgriLife Facilities Management and Construction

David De Leon | dodeleon@ag.tamu.edu | 979-862-2688

Questions

AgriLife Facilities Management and Construction

David De Leon | dodeleon@ag.tamu.edu | 979-862-2688
January 19, 2016

MEMORANDUM

To:       Dr. Karan Watson  
          Provost & Executive Vice President 
          Co-Chair, Council for the Built Environment 

          Dr. Jerry Strawser 
          Vice President for Finance & Administration and Chief Financial Officer 
          Co-Chair, Council for the Built Environment 

From:     Dr. J. Martin Scholtz 
          Executive Associate Vice President for Research  
          Chair, CBE-Facilities Utilization and Planning Sub-Council 

Subject:  Plant Pathology and Microbiology (PLPA) Building 

RECOMMENDATION

The Council for the Built Environment’s (CBE) Facilities Utilization and Planning sub-council (FUPsc) recommends that the CBE support the request by Dr. Mark Hussey, Vice Chancellor and Dean of Agriculture and Life Sciences.

SCOPE

The FUPsc considered the request to recommend approving the Plant Pathology and Microbiology (PLPA) Building. The college is finalizing the Program of Requirements for the new building and is requesting it be added to the capital plan. The request describes the location and general footprint of the building. Additionally, the building will allow the college to accomplish its goal to have all PLPA personnel in proximity to each other.

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

CC:       CBE-FUPsc members
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:  January 25, 2016

SUBJECT:  CBE TRsc Recommendation: Consideration of a new Plant Pathology and Microbiology (PLPA) Building

On January 11, 2016, Mr. David DeLeon, Associate Agriculture Facilities Manager, AgriLife Research Extension presented to the CBE's Technical Review Sub-council on the proposed planned to move forward with the design and construction of the new AgriLife building.

The requested recommendations for the proposed building to be sited on the grassy area between Rosenthal and HFSC. The site has several cost and programmatic advantages (e.g. close access to necessary utilities and close proximity to other department faculty), and is consistent with the July, 2004, campus master plan, which shows buildings at this location.

The building use the same footprint and basic design as the Wildlife, Fisheries, and Ecological Sciences building that is now under construction near AGLS. The department would, thus, need about 4 floors to meet its need.

The University to consider adding an additional floor for registrar-controlled teaching space (e.g. teaching laboratories and/or classrooms).

Recommendation
The Technical Review Sub-council supports the proposed planned design and construction of the new AgriLife building and recommends approval, provided the following issues/concerns are addressed and funded.
Capital Financial Planning:
Funding by the university has been confirmed. Ag will provide sources for remaining 2/3 of building funding.

EHS and SASE:
Storm water detention is an important issue in that part of campus and must be part of the site plan for the building.

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.

The Rosenthal Meat Science & Technology Center, building 1505, which is in close proximity to the site, has an ammonia based refrigeration system. The design team might want to take extra precautions with the locations of the fresh air intakes for the new building.

The design team should consider pedestrian traffic needs when planning the new sidewalk configuration around the building.

FCOR/GIS:
FCOR recommends support of the project. It is also recommended that the Registrar’s Office be consulted regarding classroom and class lab utilization specific to proposed spaces in the new building.

Utility & Energy Services:
Be aware - The ability for utility line owner (UES – CHW&HHW lines) to have access to easement should be maintained and area should remain free of any structures. At any time where owner (UES) might need to perform maintenance on line, they do not have to replace in kind any structure or surface material that is obstructing the easement area.

Proposed project location along the West side of site has an existing thermal routing. A minimum of 8'-0" clearance needs to be maintained from the building foundation to the closest utility line.
All required utilities for proposed project are within 200' of site.

The project and design team will need to follow the applicable TAMU UES 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/

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.

CIS, Procurement, Telecommunications, Transportation Services, University Police, Student Affairs: No Concerns.

Xc: CBE Technical Review Sub-council
CBE Support Staff