

Minutes
Council on the Built Environment
April 20, 2005

Attending: Kem Bennett, Jim Calvin, Russell Cross, Shelly Janac, Clint Magill, James Massey, Raye Milburn, David Parrott, Bill Perry, Charles Sippial, Max Summers, Les Swick for Dick Williams, Tom Regan, and Joel Wixson.

Guests: Gary Kent and Glin Jay from Sebesta Bloomberg; Penny King, Jeff Schmahl and Drew Martin from Athletics Department; Mary Miller, Les Swick, and Chris Meyer

Deferred Maintenance

Sippial introduced Gary Kent from Sebesta Bloomberg, the company which was hired to study A&M's energy program and which also has experience in analyzing deferred maintenance programs. Kent noted that there are several common methods for establishing facility renewal requirements but focused on the method of predictive modeling, which he said is low cost, easily updated on an annual basis and can identify buildings requiring further evaluation.

Predictive modeling costs about 1 to 2 cents a square foot, takes advantage of staff knowledge of facility conditions, is easily updated on an annual basis, can be used to predict outcomes of various funding strategies, and identifies areas or buildings requiring further evaluation, which reduces related costs. Buildings are a collection of sub-systems and components, each of which have predictable lives and renewal costs. By identifying the elements that make up a building, accurate predictions of renewal needs can be made. Rankings from 1 to 5 are given for each component of a building (elevators, roofs, etc.) and based on a formula, the program calculates the areas of greatest needs. All cost estimates for the projects are triggered by the current replacement value of the component, and a certain percentage for contingency can also be included in the estimate. The program uses RS Means estimating services, which is the same service used by the Texas Higher Education Coordinating Board, to estimate construction and renovation costs. Kent states the predictive model takes less time since only the replacement value of the building has to be updated each year.

Athletics Advertising

Penny King, Drew Martin and Jeff Schmahl from the Athletic Department proposed three concepts for advertising at Olsen Field and provided images of how each concept might look. The first concept is the placement of banners on the seven brick panels on the outside of the stands of Olsen Field. Each panel is about 16 x 30 feet. The top left and bottom right of each banner would show the name of the sponsor within part of a baseball graphic, while the picture on the banner would recognize baseball players with significant achievements in the sport. The banner would be produced by the Physical Plant sign shop and would be UV coated to help increase the banner's longevity. The intent would be for the banner to be used for more than one season.

The second concept is to add signs under the second level concourse. Each sign would highlight an individual player's accomplishment with the sponsor's name across the bottom of the sign and would create a "Records Walkway" in the concourse. These signs would also be UV coated but would be made of mesh screens, and would snap into a metal track bolted to the support beams. Newman Printing can create the signs and either they or Physical Plant could install them.

The third concept is advertisements along the fence line of Olsen Field, facing Wellborn Road. The three light poles outside the fence would also be used.

Schmahl stated that the advertisements are a new revenue source for athletics, and Texas A&M is one of the few schools not already using this type of advertising. The department believes the advertisements will enhance the look of the athletic facilities as well as enhance the fans' experience.

During the Council's discussion, several questions were raised regarding the third concept. Perry asked King to provide information about where other universities' baseball fields are located in relation to their main campus, whether other schools have university policies on athletics advertising, the range of revenue expected from this activity and the planned duration of the signs. The Council also asked that the Athletic Department provide an image of how the outside of Olsen Field would look at eye level from Wellborn Road. King stated the department plans to have 12 sponsors for the area and Perry noted each sign would have to be approved individually.

Since Athletics will not be erecting the advertisements until the start of the 2006 baseball season, the Council decided to wait for further information from Athletics before voting on approving the projects in concept.

Sippial will check to see if these advertisements conflict with a city ordinance on advertising. Perry has talked to Ed Davis and Porter Garner to make them aware of this new responsibility of CBE and stated he would keep them informed before any action is taken.

University Apartments Sidewalks and Crossings

Chris Meyer, Director of Environmental Health and Safety, presented several options to increase safety around the University Apartments/University Drive area.

- Closing the median gap on University Drive at the intersection with Calvin Moore Avenue. This will prevent vehicles traveling west on University Drive from trying to maneuver turning left into parking lot 50.
- Constructing sidewalks along the north side of University Drive from Moore Avenue to South College Avenue, and along the east side of South College Avenue from South College to Hensel Drive.
- Removing the sidewalks and curb cuts that lead pedestrians to the current crosswalk on University Drive near the Moore intersection.
- Adding signage at the location of the removed sidewalks that discourages crossing and directs pedestrians to the new safer crosswalks at South College and University.

Sippial moved that the Council contact the City of College Station and Texas Department of Transportation and ask their assistance in closing the median, adding signs on University and South College, constructing sidewalks along the north side of University Drive from Moore Avenue to South College Avenue, and along the east side of South College Avenue from South College to Hensel Drive, including a temporary sidewalk diagonally through the area sometimes called Candy Hill, and adding appropriate updated signage. The motion was seconded and approved. These recommendations will be sent by NEO e-mail to the University Apartments community for their input.

Phase 2

The Council received a draft discussion document for Phase 2 Faculty Reinvestment. The document was also shared with the Council of Deans this morning. Perry noted that one related topic mentioned at the Deans' meeting was outsourcing of renovation projects and asked Les Swick to provide him information on that topic. Perry will then share with the CBE and Council of Deans.

The Council received sample spreadsheets used by Engineering to determine space requirements for new faculty and Perry noted the format may be useful for other deans to use. Bennett will invite John Niedzwecki to a future meeting to explain Engineering's process.

The Council reviewed the items to be discussed at the next SWAT meeting. The meeting adjourned at 3:20.