

**Minutes**  
**Council on Built Environment**  
**December 21, 2005**

Voting members attending: Theresa Maldonado for Kem Bennett, Bobby Bisor, Russell Cross, Clint Magill, Dean Bresciani for David Parrott, Bill Perry, and Chuck Sippial.

Non-voting members attending: Jim Calvin, Shelly Janac, James Massey, Chris Meyer, Mary Miller, Joe Powell, Nancy Sawtelle and Dick Williams.

Guest: Chuck Rhea, Wayne Williams, Ralph Davila, Debbie Hermann, Jim Culver, Bill Byrne, Karan Watson, Steve Dorman, Doug Palmer, and Harold Strong.

Rick Floyd was thanked for his years of service to the Council on Built Environment and the University and was given a round of applause by the Council.

Faculty Reinvestment

Karan Watson gave an update on Faculty Reinvestment hires. Approximately half of the total net new faculty hires have arrived. She noted that a few colleges were given permission to hire reinvestment faculty as non tenure-track faculty. She added that for 40-50% of potential faculty hires, dual career issues arise.

Due to retirement and resignations, the University loses between 3 to 3.5% of tenure/tenure-track faculty each year. To attract lab scientist faculty, there is often a facility issue. Delays of six to twelve months can inhibit the establishment of their research and may cause delays in the tenure clock.

Athletic Indoor Practice Facility

In advance of the meeting, the CBE members received a copy of Dr. Gates' approval of the indoor practice facilities, which noted the following provisions:

1. Resolution of issues related to the facility's consistency with the Campus Master Plan.
2. Board of Regents approval of the proposed resolution to 1. above.
3. Resolution of maintenance issues related to the fabric cover.
4. Reconciliation of the different cost estimates for provision of thermal utilities needed by the facility. (Athletic Department estimate and Physical Plant estimate differ).

Perry suggested the Council make a recommendation to the President on two issues—the height variance of the facility and the fabric cover.

The heights of the two adjacent buildings constituting the proposed facility are stated to be 75 and 80 feet. The Campus Master Plan proposes that no building exceed five stories, which is typically about 50 to 75 feet, depending on the infrastructure contained above dropped ceilings. The Council reviewed renderings of the facilities which showed the relative height of the buildings with respect to Kyle Field.

Cross moved to grant an exception to the height variance with the provision that other options be explored to make the height as aesthetically pleasing as possible. Magill seconded. During the discussion phase of the motion, it was noted that since FP&C will oversee the project, they can suggest alternatives on ways to accommodate the height. Sippial asked that the motion be amended to include that considerations be implemented to mitigate the visual impact of the facilities. All members were in favor of the motion, with none abstaining

The proposed roof to the facilities is a Teflon-coated fabric cover which is internally supported by steel trusses. The fabric has interstitial space which provides an insulative factor of R30. The sides of the buildings are to be constructed in compliance with Master Plan principles, using buff brick. Although a white roof would minimize thermal gain, it may be preferable to have an "Aggie tan" color so that the roof will better blend in with the color of the sides of the building.

As in the discussion of the height, the CBE took into account the location of the buildings in what may generally be called the "athletics/recreational precinct" of the campus. A concern was expressed regarding the cleaning of the roof fabric, should that be needed. The athletic department will clean the roof, at its expense, upon direction of the university. Another concern was expressed regarding longevity of the roof material. The cover has an eight year unconditional warranty and an eight year conditional warranty.

Sippial moved and Cross seconded that the Council recommend approval of the fabric cover with the provisions that the vertical wall fabric color be similar to the brick, that the roof be white unless it is determined that the thermal load of another color is more cost efficient, and that when the University determines that the roof needs to be cleaned, the Athletic Department will take responsibility. All members voted in favor of the motion, with none abstaining.

Sippial noted that the University will have to ask Facilities Planning and Construction to resolve the HVAC issue.

Byrne stated that no restroom facilities are planned, but the restrooms to the south of the facility would be expanded. There will be about two feet between the two facilities with garage door entrances on the east, north and south sides of the facilities.

Bisor asked about traffic patterns and creating safety issues on Wellborn road. Sippial noted that the roads are outside the right of way of TX Dot although TX Dot knows this facility is a possibility. About 356 parking spaces will be lost once the facility is built so it will create less traffic around the facility, although it will also create a limited view around the area.

Perry noted that when the recommendation goes forward to President Gates he will note that the facilities are in the Athletic precinct of the campus and that fact was taken into consideration in the Council's deliberations. The Council would not be favorable to these types of exceptions in the Student Services or Academic corridors.

#### Centeq Lab Space

Agriculture would like to remodel labs 234, 237, 238, and 239 in the Centeq space controlled by Agriculture. Ag received funds from CBE for renovations of lab space for Nutrition and Food Science faculty reinvestment. They would use this money to remodel labs 234 and 237. Labs 238 and 239 would be remodeled using Agriculture/TAES funding. Only one of these labs would be

faculty reinvestment. Cross said the Centeq owners have given Agriculture permission to make these renovations.

#### Education Classroom Decommissioning

Education wishes to decommission several classrooms to support faculty reinvestment hiring. Three of the classrooms (G. Rollie White (COLS) 232 and 267, and Read 162) are controlled by the Registrar, although Education uses the two G. Rollie White classrooms extensively. COLS 232 would be converted to three or four office spaces, 267 would be converted into two 50 seat classrooms and Read 162 would be converted into three offices. In addition, two conference rooms in Harrington would be converted to three offices. Overall, the total increase in faculty offices would be 19, five of which are directly related to faculty reinvestment.

Rhea noted these actions would not adversely impact the classroom utilization statistics.

Renovation costs are estimated to be \$50/SF for a total cost of \$400,000. Funding for classroom renovations becomes available in 2007, however it would be possible to swap out renovation funds with contingency funds, if Education could make up the difference between the \$50/SF and actual renovation costs. Perry stated the Council would be willing to work with Education to deal with the costs of any unknowns that may arise during the renovation.

Cross moved that Education's request for classroom decommissioning be approved, including giving Education first right on the Use of the Registrar-controlled COLS 267. Also, displaced classes should be scheduled in 110 and 210 classes. Sippial seconded the motion.

Dorman requested the decommissioning occur after the spring 2006 semester, however he understands that when the renovations are complete depends on Physical Plant's work load.

All Council members were in favor of the motion, with none abstaining.

#### Jones-Butler Extension

Sippial noted that the city of College Station wishes to widen the Penberthy extension from two lanes to four lanes from Luther Street to George Bush Drive and further extend the road to Chandler Drive. The City would pay for the extension as well as the relocation of a few Rec Sports utility buildings at the end of Chandler Drive. The street would remain a University street but if approved, this would grant the city an easement and they would maintain that portion of the road. Sippial noted it would be a perpetual easement which would need Board of Regents approval. He added that University areas which have functions in that area (Agriculture, Student Affairs and Athletics) support the change.

Bisor expressed concern about the potential added traffic through campus. Perry suggested the topic be discussed at the next APC meeting, scheduled to be held January 25. Sippial will have a traffic study done before any recommendation goes to President Gates.

#### Gates' Charge to CBE on Deferred Maintenance

The Council reviewed a copy of President Gates' recent memo charging the Council with assessing the advisability of engaging the services of a consultant(s) to advise on issues relating to deferred maintenance, including streets and auxiliary facilities, such as parking garages. Perry stated these issues would be included in a report to CBE which has already been drafted by a subgroup chaired by Dick Williams.

### Other Business

- Sippial will chair the January 4, 2006 meeting in Perry's absence.
- Calvin will provide an update of the Life Sciences building at the January 11 CBE meeting.