

Minutes
Council on Built Environment
June 8, 2005

Voting members attending: Bill Perry, Tom Regan, Kem Bennett, Chuck Sippial, Russell Cross, Clint Magill, David Parrott and Joel Wixson.

Non-voting members attending: James Massey, Nancy Sawtelle, Jim Calvin, Shelly Janac, Dick Williams, and Raye Milburn.

Guests: Dan Buchly and Mark Smock.

Research Park

Based upon the CBE recommendation to relocate the Research Foundation to lease space, Mark Smock shared three options the Foundation is considering:

1. Locate lease space close to campus. He noted no new lease space will be available until after the first of the calendar year. Lease costs are estimated to be \$1.50 to \$2.25 per square foot. Smock stated if the Research Foundation does lease space, they would need to raise their rates slightly.
2. Build a building, possibly up to 100,000 SF, and lease what the Foundation does not use to generate a revenue stream to help pay the mortgage. Building costs are estimated to be \$80-100 per square foot, with construction time taking 12 to 14 months. The Foundation anticipates needing 30,000 to 35,000 square feet to meet future growth needs.
3. Purchase an existing building for Foundation use only, preferably close to the University.

The question was raised if building in the Research Park could be an option and Calvin replied it might be feasible. Smock stated that a lease commitment of five years would probably be needed.

Buchly stated that leasing approval now rests in the hands of the Board of Regents. He suggested following the former leasing guidelines of going through an RFP process.

Perry said that although Council recommendations suggest moving the Research Foundation to lease space, he understands they cannot be moved out by September 1.

Major Gift Project Approval Process

Perry reminded the Council that CBE has procedures to inform the Development Strategy Group if a proposed construction project is contingent upon donor funds. In light of Dr. Gates' recent memorandum to the University community regarding major gift approval processes, the Council's procedures will be checked to ensure they are consistent with the procedures listed in the memorandum.

The question arose of who gives approval to an agency to approach a donor for a new building. Bennett said in Engineering the Foundation is contacted first to make sure there is no other unit working with a prospective donor.

Regan stated that the Council should encourage any agency who wants to build a building to do so, knowing that A&M will have a shortage of space for the foreseeable future.

Wixson asked whether a ground lease from the University could be an option for the Research Foundation. The Board of Regents has approval authority for ground leases outside of the original main campus.

Deans Certifying New Space for Faculty

Perry asked if the Council of Deans should discuss the issue of certifying faculty space availability before an offer is made to a new faculty member. Regan and Bennett stated they do not think there needs to be a formal certification. They noted that space assignment has already been determined before the offer is made to the faculty member and do not believe the deans want another layer of approval process. Perry asked Bennett and Regan to let the Council of Deans know that CBE discussed this issue.

LEED Certification

Perry stated at a future meeting there would be discussion if CBE should take up the issue of LEED certification. Calvin noted that LEED certification was not mandated for the Life Sciences building, but the A/E firms were asked for documented experience in green buildings. Williams will compare the state energy code requirements to LEED certification requirements and see how they compare. The Council will review that information and determine if a statement from the Council on LEED certification is necessary.

SWAT Agenda and Meeting Times

Perry reviewed the SWAT agenda items and stated the response date to the RFQ for the Campus Pointe project has been extended to June 14 and a minute order is being prepared for the July BOR for the Biology renovations. Perry proposed that SWAT meetings be held on Wednesdays from 1:30 to 2:00, with CBE following from 2:00 to 3:00. He asked the Council to think about these times.

Other Business

- Perry called attention to the memo from President Gates to Chancellor McTeer regarding reducing construction time of the Life Sciences Building. This is an information item only.
- Parrott stated in recent discussions with students the concept of a Student Services corridor was mentioned, using the Koldus Building, MSC, and Cain A wing as an area to place student services functions. He asked that before final decisions are made on Cain that consideration be given for this area to be used for student services functions.
- Regan asked that Perry write a memo to the deans about the need for discussion between the deans on the ETED building so it is clear what is needed and asked him to add any statistics, such as square footage, etc. to help the deans understand the building and the concept behind it.

The meeting adjourned at 2:50 p.m.