

Minutes
Council on Built Environment
May 18, 2005

Attending: Bill Perry, James Massey, Rick Floyd, Mark Clayton for Tom Regan, Clay Hanks for Raye Milburn, Joel Wixson, Kem Bennett, Chuck Sippial, Shelly Janac, Nancy Sawtelle, Clint Magill, David Parrott, and Dick Williams.

Guests: Harold Strong, Elsa Murano, Ralph Davila, Wally Groff, Ed Fry and Joe Newton.

Campus Pointe Project

Strong stated a Request for Qualifications (RFQ) has been advertised for the Campus Pointe Project. The purpose of the RFQ is to generate conceptual ideas for the properties known as the Brazos Duplex and Candy Hill areas. Upon receipt of the RFQs, which are due June 7, an evaluation team will evaluate all responses. Malcolm Richards, Professor of Finance and Director of the Real Estate Research Center, will assemble the team, which will include representatives from the Office of Vice President for Student Affairs. Since Parrott and Bennett are stakeholders in the area, Perry asked Strong to keep them informed on the status of the project, as well as Rick Floyd. This group can also help keep CBE informed on the status.

Parrott expressed concern about the wording in the RFQ which states the current University Apartments area is part of the footprint being considered for redevelopment. Floyd responded that once the evaluation group narrows the RFQs down to three or four concepts, then CBE can have the say on what actually will go in the area. To help clarify the area for all respondents, Parrott and Massey will work with GIS representatives on designing a map of the area that is being considered and will share it with Strong. Consistent with previous statements of President Gates, the area of University Apartments will remain for the use of student residences as it is now.

Parrott noted that Student Affairs had not been informed in advance that the RFQ had been advertised and it had not been vetted through CBE. SWAT members will discuss the process further at their meeting tomorrow.

G. Rollie White Plaza

As part of their class gift, the Class of 2005 would like to donate one-third of the funds needed to enhance the plaza area around G. Rollie White Coliseum. The Athletic Department would fund the remainder of the \$250,000 project. A map of the project was shared, which includes extending the plaza development currently in place north of Kyle Field eastward to the area north of the coliseum. Because of the desire to have the project completed by the first home football game this fall, Sippial asked for permission to consider this project both as an approval in concept and final approval for CBE. The construction time will take approximately 30 days. He noted that the CFPC technical committee has already reviewed this project and shared with the Council the technical committee's report. The technical committee does not foresee any major problems with the project but in their analysis recommended replacement of sewer pipes and electrical conduit and wiring, the installation of an emergency telephone and additional bicycle parking.

It was moved and seconded to approve the plaza in concept and proceed once all funding is secured. All members were in favor of the motion.

Agriculture Program State Headquarters

Dean Elsa Murano presented a proposal for a new Agriculture Program Headquarters Building. The proposed building, envisioned to be four stories, would house Agricultural Economics, Agricultural Education, Recreation, Parks and Tourism Sciences, the International Agriculture Program, Agriculture's development office, and other Agriculture-related programs. The relocation of these Agriculture programs would free up 124,726 square feet of space, 84,072 which are on main campus. Murano also noted it would free up approximately 24,000 square feet of space in the General Services Complex.

Agriculture is currently proposing one of two locations, with the first preference being on the 11 ½ acres on John Kimbrough Drive, which is close to many of the Agriculture buildings on west campus. The proposed funding would come from identified and unidentified donors. Murano stated she feels confident on raising a substantial portion of the \$60 million required.

Sippial noted that the preferred site is near an area designated as a Green Belt and suggested an alternate site. Floyd noted the two "L" shaped footprints in front of Kleberg and Heep shown on the Campus Master Plan may be desirable.

Bennett asked how this building fits in the priorities if the University is needed to help finance the building. Perry replied that the Emerging Technologies and Economic Development building is the highest priority right now for funding, while the Council has recognized that Engineering has the highest need for space.

Sippial moved to approve the building in concept with the provision that Agriculture consider other potential sites on campus. Bennett seconded. Perry noted that the west campus is not part of the original main campus so the Board of Regents can authorize a ground lease in that area, if needed. Murano noted one feature of the building would be a visitor's center. She added that while the building would help with faculty reinvestment space, Agriculture would still have some space needs. She will provide more specific information.

There being no further discussion, the Council voted in favor of the motion.

Office of the State Chemist Update

Sippial shared several drawings of the State Chemist Building. Vent stack from laboratories will be visible.

F&B Road Update

Sippial stated design plans for the intersection of Agronomy and F&B Roads show the roads widened to allow turn lanes in all four directions. Agronomy Road will be extended to merge into Finfeather Lane. If this occurs before the sheep are relocated, a fence will be erected around the pasture area. Stotzer will be widened to accommodate a dedicated right hand turn lane onto Agronomy Road. This will necessitate the removal of some trees. Sippial will find out how many trees will need to be removed and will also update Dean Richard Adams about the road change.

Physics Addition Update

Fry stated that the Physics Department is currently spread out between 10 buildings. Although the 10 minute walk from Cain to Heldenfels is a minimal problem, this distance hinders frequent interactions between students, faculty and teaching assistants. He added that it also restricts the use and preparation of demonstrations for Physics lectures in Cain, Zachry and

Richardson buildings since all the lecture demonstration equipment is housed in Heldenfels. Fry said the proposed new building will not have any laboratories so while it will partially solve faculty office problems, it will not help with research lab needs. If the building is built, it would allow all of Physics out of Cain with the exception of the basement.

The architect identified for the project is Michael Graves and Associates, who estimates the 26,000 GSF building to cost \$336 per square foot of useable space, or 17,000 ASF. This amount includes the architect and construction costs.

Fry said the researcher they are recruiting to build the astronomy program has looked at FP&C Building and finds it unacceptable for the program's purpose. He added Physics would give up space in FP&C to be relocated elsewhere for the program, but Perry noted that the building was assigned to Engineering and Science because of the interdisciplinary program in space exploration.

Still to be determined is the building site if the Legislature passes a bill allowing a ground lease on the original main campus. This update on the Physics building will be considered as information only since no new proposed sites have been determined.

The agenda items of Phase 2 discussion and potential SWAT meeting times were postponed to the next meeting. The only SWAT agenda item was the item mentioned earlier on continued discussion of the Campus Pointe RFQ.

The meeting adjourned at 3:00 p.m.