



Baylor Research and Innovation Collaborative



## ABOUT THE BRIC

Baylor University, along with Bellmead Economic Development Corporation, City of Bellmead, City of Waco, Cooper Foundation, Greater Waco Chamber of Commerce, McLennan County, Texas State Technical College Waco, Waco-McLennan County Economic Development Corporation, Waco Industrial Foundation, are re-purposing the 300,000 square foot former General Tire plant to provide space for:

- University research (175,000 SF)
- Industry collaboration (50,000 SF)
- Workforce development (45,000 SF)
- Symposia, meetings, and Innovative Business Accelerator (30,000 SF)

Site renovation and construction began in September 2010 and is being performed in two phases.

Phase I includes grounds preparation, renewal of the exterior building surfaces and construction of interior shell space. Target completion date: March 2012

Phase II includes expansion of interior support systems, build-out of research, industry collaboration and advanced technology workforce development space. Target completion date: 2014

## Unique Partnership Moves Forward with First Research Park Project

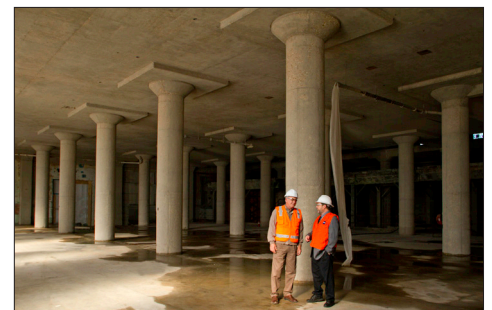
A long shuttered manufacturing plant is undergoing transition into an innovative research, workforce development, advanced manufacturing and industrial collaborative. The Baylor Research and Innovation Collaborative (BRIC) is the first project to be accomplished in the Central Texas Technology and Research Park (CTTRP).

CTTRP is situated on approximately 21 acres at South Loop Drive in Waco. The expansive 21 acre site provides the potential to add 550,000 to 700,000 total gross square feet of property development for future research, business and industry initiatives. The BRIC has immediate access to IH35, the main central Texas north-south arterial highway and SH77, connecting Waco with Houston.

The design effort to renovate the BRIC building is underway; on-site construction started in September 2010. The core and shell design includes a new high-performance skin and roof system, Low-E glazing, and brick and precast

panels that support the campus' sustainability initiatives. Perkins + Will is responsible for the project architectural design and The Beck Group is performing as the BRIC contractor. Phase I shell construction is on schedule for completion in March 2012. The start of Phase II finish-out of interior construction will overlap Phase I and is currently programmed to complete by 2014.

The BRIC building will retain the iconic look and feel of the original General Tire complex, while making a contemporary architectural statement for the research park. The resulting structure will provide a durable facility to house research, industry and work force development for many years to come. For Baylor University, the project is another strategic building block necessary to move the university into the top tier of national research universities. For the greater Waco region, combining industry/university research with high technology workforce training creates the potential for increased wage scales and robust economic development opportunities.



For information on locating your high technology research and development at CTTRP, visit our website: [www.baylor.edu/BRIC](http://www.baylor.edu/BRIC), or call Baylor's Office of the Vice Provost for Research: (254) 710-3763