

**Minutes**  
**Council on Built Environment**  
**June 15, 2005**

Voting members attending: Bill Perry, Lou Tassinary for Tom Regan, John Niedzwecki for Kem Bennett, Rick Floyd, Chuck Sippial, Ralph Davila for Russell Cross, Clint Magill, David Parrott and Joel Wixson.

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

Guests: Jim Carlson, Steve Dorman, Doug Palmer, Frank Thomas, Ron Sasse, Charney Rydl and Dan Mizer.

Student Services Corridor

Jim Carlson distributed a handout and proposed the concept of a Student Services Corridor within the Rudder Complex, Memorial Student Center, Koldus Building, Cain Hall and PA61 areas. He asked that the corridor concept be given consideration when student services offices are relocated from other areas on campus, such as the Student Health Center, Student Financial Aid and Student Financial Services. Perry stated the Council will review the concept again at a future meeting and think through the implications of such a designation.

Phase 2 Recommendations

Perry stated President Gates has approved the Phase 2 recommendations. The budget for Phase 2 is still being determined and he and Sippial have discussed which projects would be handled through the University and which ones through FP&C. Perry stated he informed the Council of Deans this morning of these matters. \$50 million in funding is available for ETED and as stated in the Phase 2 recommendations, the Dean of Engineering and the Vice President for Research will work with the Research Council on partnerships in the ETED building.

Instructional Tennis Courts

Steve Dorman presented a proposal to build a covering over a portion of the instructional tennis courts area. The benefits of covered courts will allow classes, as well as collegiate tournament play, to be held in inclement weather, and provide continuation of the Omar Smith name on a tennis facility. Dorman stated the Smith family is negotiating with the Foundation on naming. To cover six of the 18 instructional tennis courts is estimated to cost \$950,000, with Health and Kinesiology fee funds providing \$450,000 and the remainder coming from Athletics. The cover will be the same style and color of metal used on the nearby varsity courts building and construction will include a 500 seat bleacher seating. No donor funds are anticipated for the project. While the Athletic Department is helping fund the construction, it is anticipated that they would only use it for tournament play in inclement weather.

Sippial noted that Physical Plant cannot manage a new construction project if the estimated cost exceeds \$900,000, and projects \$1 million or over do not fall within the President's approval authority. Sippial said since this project is close to the \$1 million mark, it would have to be managed by FP&C.

Sippial moved and Parrott seconded that the preproposal be approved in concept. The question was raised why all the bleacher seating is proposed at one end of the courts. Dorman said it is a cost saving measure but the Council noted that if the facility is a backup for NCAA

tournaments, more seating may be needed. It was noted that when the concept is presented to the CFPC technical subcommittee that group will consider transportation to the site, adequate restroom facilities, and similar issues. There being no further discussion, a vote was taken on the motion. All voting members were in favor, with none opposed and none abstaining.

### University Apartments Issues

Ron Sasse presented three proposals for the University Apartments areas.

1. Residence Life proposes to demolish the old University Apartments maintenance shop and office building. These buildings were constructed in the 1940s and have been vacant since new facilities were constructed and occupied in 2004. The cost for demolition is estimated at \$133,406 which includes asbestos abatement, razing of the buildings, removal of debris and reclamation of the site. Funding would be from University Apartments reserve. Sasse added that Environmental Health and Safety has been consulted about the environmental issues and gas lines.

Floyd moved and Parrott seconded that the preproposal be approved. Sippial asked that the motion be modified to allow the Vice President for Administration to bypass CFPC approval in the demolition of this facility. Williams noted that since the buildings are over 50 years old, the planned demolition will have to be reported to the State Historical Committee.

There being no further discussion, a vote was taken on the motion. All voting members were in favor, with none opposed and none abstaining.

2. Residence Life proposes to demolish the College Avenue Apartments, located at the corner of Ball Street and South College, which were constructed in 1974. Because of the age of the buildings and the soils in the area, the buildings are shifting and settling, resulting in problems such as windows and doors that do not operate properly, interior walls and ceilings cracking and separating and water leaks. Exterior stairwells and concrete landings are also becoming unstable and creating safety concerns.

The cost for demolition is estimated at \$1,342,768 and includes asbestos abatement, razing of the buildings, removal of debris and reclamation of the site. Funding would be from University Apartments reserve. Environmental Health and Safety has been consulted about the environmental issues and gas lines.

Since some of the apartments are currently occupied, Residence Life has been informing the occupants through flyers, newsletters, e-mails and other avenues that the apartments will no longer be occupied after May 2006 and that demolition of the facilities is being proposed. Sasse stated this would cause the housing wait list to be longer until new facilities are constructed.

Floyd moved and Parrott seconded that the preproposal be approved and allow the Vice President for Administration to bypass CFPC approval in the demolition of this facility.

In the discussion phase of the motion, Calvin expressed concern that graduate students, international in particular, will not have as many housing options. Parrott said that the Off Campus Student Housing office will assist in helping the students relocate. There was discussion about the University partnering with a local apartment

complex to receive a special rate for students but Parrott noted that they are not able to provide the same types of service, or support, which the University provides. Because of the cost of demolition, Sippial will check to see if FP&C needs to be involved.

There being no further discussion, a vote was taken on the motion. All voting members were in favor, with none opposed and none abstaining.

3. Based on a market analysis report by the Campus Housing Master Planning Firm, Residence Life proposes to construct, over four phases, 500 new apartment units. These units would replace the College Avenue, Hensel Terrace, College View and Avenue A apartment complexes. The apartments would be design build, with a brick veneer, and located within the existing University Apartment complex. Sasse noted that utility services are in place but would need upgrading.

Estimated completion time for Phase 1 is 2008; Phase 2, 2010; Phase 3, 2012; and Phase 4, 2014. Sasse shared examples of design build projects that have been completed at Tarleton State and TAMU-Commerce.

In discussing the concept, it was noted that the deans have not been asked what type of apartments they believe the University needs to help compete for graduate students. Perry suggested that Sasse's presentation be made to the deans at the next APC meeting on June 22 and they can decide if a task force is needed to look at the types of housing desired by graduate students.

#### Biology Renovations

Perry stated the renovations are being consolidated into one project and if all goes well, will be presented to the July Board of Regents meeting.

#### Other Business

- The Athletic Master Plan called for an indoor practice facility but recently Bill Byrne shared with Perry drawings of a covered football practice facility. The Council asked for a formal presentation from Athletics on the facility.
- Due to lack of discussion items, there will not be a SWAT meeting tomorrow.
- Effective July 6, CBE will meet from 1:30 to 2:30, with SWAT following from 2:45 to 3:15.
- To follow up on a previous CBE discussion, Sippial stated he is meeting with city officials later this month to discuss sidewalks around the University Apartments area.

The meeting adjourned at 3:15 p.m.