April 11, 2011

MEMORANDUM

TO:       Dr. R. Bowen Loftin
          President

SUBJECT:  Recommendation from the Council of Built Environment: Demolition of the
          College Avenue Apartments

At its March 8, 2011 meeting, the Council of Built Environment reviewed the attached
recommendation from the Design Review Sub-Council on a proposal to demolish the College
Avenue Apartments located at the corner of Ball Street and South College, at the University
Apartments Complex. Most of the units are in need of significant repair and have long lived past
their useful life cycle in addition to not meeting building codes. The request is that these units be
demolished this summer. The Design Review Sub-Council met on February 23, 2011, reviewed
the project, found no significant architectural value in these buildings, and recommended
approval for the demolition of the College Avenue Apartments.

The CBE unanimously approved the demolition of the College Avenue Apartments and
recommends approval by the President.

Karan L. Watson
Provost and Executive Vice President
for Academic Affairs
Co-Chair, Council of Built Environment

Rodney P. McClendon
Vice President for Administration
Co-Chair, Council of Built Environment

Recommendation Approved:

R. Bowen Loftin
President

Enclosure
cc: Members, Council of Built Environment

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January 31, 2011

MEMORANDUM

TO: Dr. R. Bowen Loftin, President
    Texas A&M University

THROUGH: Dr. Karan L. Watson, Interim Provost
         and Executive Vice President for Academic Affairs

THROUGH: Mr. Tom Taylor
         Interim Vice President for Administration

         Vice President for Student Affairs

THROUGH: Dr. David W. Parrott
         Executive Associate Vice President for Student Affairs

SUBJECT: Recommendation to Demolish the College Avenue Apartments
         at the University Apartments

This memorandum is to request permission to demolish the College Avenue Apartments, located at the corner of Ball Street and South College, at the University Apartments Complex. The College Avenue Apartments were constructed in 1974 and consist of 120 two bedroom flats, 37 two bedroom studios units and 69 one bedroom units for a total of 226 apartment units.

Most of these "stick built" units are in need of significant upgrade and repair and have long lived past their useful life cycle. They do not meet all current building codes, including energy and accessibility. It will cost more to repair them than rental rates will feasibly allow and they do not have the features and amenities that today's students desire. The appliances in these apartments also use natural gas and by eliminating them, there would be a reduction in the possibility of another gas related accident.

The original campus use master plan for the proposed new University Apartments included a total of three phases for an approximate grand total of 586 new university apartments. Phase I was completed and opened in August of last year and has included 250 units. Phase II is currently underway and when opened in August of this year, will add an additional 168 apartments. If Phase III were to be approved for construction in the future, those apartment units would be placed on a large portion of the existing footprint occupied by the College Avenue Apartments. Because the College Avenue Apartments are in such poor shape, I am proposing they be demolished this summer. Once the apartments are closed and become empty, it would be preferable that they be demolished and completely removed in order to prevent vagrants from attempting to break into them.

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Minutes

I. Meeting called to order by Tom Taylor (1:30 p.m.)

A. Voting members present: Bill Dugas, Konrad Johnson, Jeannie Laird, Clint Magill, Jeff Seemann, Drew Shelnutt, Jorge Vanegas, Joe Weber

B. Voting Members Absent: Mladen Kezunovic, Kate Miller

C. Non-voting members present (voting FY2012): Scott Bowen

D. Ex-Officio Members Attending: Karan Watson, Tom Taylor, B. J. Crain, Kevin Hurley, James Massey, Rod Weis, David Woodcock, Deborah Wright

II. Approval of October 29, 2010 minutes as submitted

III. Razing of College Avenue Apartments

A. Joe Weber provided an update on planned demolition of College Avenue Apartments.

B. Demolition for these apartments (worn-out aging facilities with many maintenance issues) is planned for summer 2011.

C. The Gardens Phase I opened August 2010 and Phase II is scheduled to open August 2011. If approved, the location of the College Avenue Apartments will be the location of The Gardens Phase III.

D. The Gardens at University Apartments will be a priority for married students, but may be also used to house students displaced when the northside dorms are demolished.

E. Jorge Vanegas questioned if recycling was considered in the tear-down of the apartments, and Joe Weber said there will probably not be many materials that can be recycled due to the condition.
Vice President for Student Affairs, General Joe Weber, met with the Council of Built Environment (CBE) on November 9, 2010 and provided the council with an update on the proposed plan for demolition of the College Avenue Apartments for this summer. (Please see the attached Minutes from that meeting).

If this request is approved, Residence Life will work through Facilities Services in securing a firm to do the abatement and demolition work. The grounds would then be graded and seeded for grass and a new fence bordering College Avenue would be built.

Your approval of this request to demolish the College Avenue Apartments during the Summer of 2011 is appreciated.

Charen Rydl
Director of Residence Life

Enclosure: Minutes from the Council of Built Environment (CBE)
November 9, 2010

Approved / Disapproved

Dr. R. Bowen Loftin, President, Texas A&M University

Date