January 4, 2013

MEMORANDUM

TO: Dr. R. Bowen Loftin

SUBJECT: CBE Recommendation: Demolition of the Dulie Bell Building

At its December 11, 2012 meeting, the Council for the Built Environment (CBE) discussed a request from the Maintenance Sub-Council to demolish the Dulie Bell Building. Built in 1942 with 51,802 gsf, the internal systems and roofing are failing or have failed to a point that service is minimal at best. Several ADA and fire/life safety compliance issues also exist. It was noted that while these issues exist, there are no safety concerns for the occupants at this time. The costs to repair and upgrade the building’s systems are likely greater than 50% of the replacement cost for a new building. The Deferred Maintenance Task Force Report identified Dulie Bell as a transitional building and placed it at the top of the list for demolition. Demolition costs are estimated at $500,000, with a schedule to demolish taking approximately five to six months.

Current occupants of the building are the Public Policy Research Institute, the English Language Institute and a small laboratory from the Department of Anthropology. A search for alternative space for these offices is under way.

CBE voted unanimously to recommend the President’s approval of the request to demolish the Dulie Bell Building as soon as accommodations are made for current occupants.

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

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R. Bowen Loftin
President

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

cc: Sub-Council Chairs, Council on the Built Environment
    Dr. José Bermúdez, Dean, College of Liberal Arts
December 11, 2012

MEMORANDUM

To: Dr. Karan Watson
   Chair, Council for the Built Environment

          Dr. Rodney McClendon
          Chair, Council for the Built Environment

Subject: Dulie Bell-0493

The Maintenance Sub-Council (Msc) met to assess the possibility of demolition of the Dulie Bell Building focusing on justification, demolition, timeline and cost. The following assessment is provided to the CBE:

- Built in 1942 – (70 yrs old)
- Approximately 51,802 gsf
- The MEP and roof systems are failing or have failed to a point that service is minimal at best
- There also major issue with ADA compliance and Fire/Life Safety
- The costs to repair and upgrade the internal systems in this building are likely > 50% of the replacement cost for a new building.
- The deferred Maintenance Task Force Report – identified Dulie Bell as a transitional building with significant repair needs that place the facility near the top of the list for demolition.
- The building is in a very visible location.
- Demolition budgetary estimate - $500,000
- Estimated demolition time from the submission of a WR to SSC - 5-6 months

RECOMMENDATION

The Msc understands additional factors need to be considered in this assessment, i.e. finding new space for current building occupants, land use, etc. The Msc recommends Dulie Bell be demolished as soon as possible.

Ralph R. Davila
Chairman, CBE Maintenance Sub Council
Executive Director, Contract Administration - Division of Finance
AgriLife Facilities Manager

CC: CBE-Msc members
    Patti Urbina