Texas A&M University

Campus Facilities Planning Committee

Information Packet

for the meeting on

January 17, 2006

Compiled by the Office of Facilities Coordination

Posting Date: 01/11/06
Texas A&M University
CAMPUS FACILITIES PLANNING COMMITTEE
AGENDA

January 17, 2006
Room 218 Williams Administration Building
2:00 pm

1. Housing Master Plan - Sasse
   a. Proposed Construction of University Apartments
   b. Lamiya Zahin Memorial Park Update

2. Other Business

3. Adjourn

01/11/06
Agenda Item:

Campus Facilities Planning Committee
Texas A&M University

Item: Housing Master Plan
Submitted by: Mr. Ron Sasse, Director Residence Life

Item Summary: Residence Life is developing a plan to redevelop the university owned apartments north of University Drive and wants University approval to proceed to implement phase I of their plan.

Council for the Built Environment
Concept Approval: August 31, 2005

Project Description: See the attached CFPC-tsc report.

Project Location

Project Justification

Financial Information

Project Status
This request was presented to the Campus Facilities Planning Committee at its October 31, 2005 meeting. After a brief presentation and discussion, the committee voted to table any action, until a financial proforma was developed and subsequently provided to the committee.

The user will provide the Committee with an update of the status of this project and request that a positive recommendation to proceed with Phase I of their plan be forwarded to the CBE.
MEMORANDUM

To: Charles A. Sippial, Sr.
    Chairman, Campus Facilities Planning Committee

Through: James Massey
    Director, Office of Facilities Coordination and Committee Secretary

Subject: Campus Facilities Planning Committee Document Updates-Proposed TAMU University Apartments Phase I

Proposed construction of new University Apartments is currently listed on the January 17, 2006 Campus Facilities Planning Committee agenda. Prior to committee review of this item, the following changes should be noted as follows:

1. The total estimated project cost is now $33,133,120.
2. The estimated cost per square foot is now $85.00.
3. The total number of proposed new apartments remains at 500 units. However breakdown and size has changed. Residence Life now proposes the construction of 256 1 bedroom apartments @ 600 square feet and 244 2 bedroom apartments @ 800 square feet.
4. The proposed cost for utility upgrades is now $1,420,000.
5. A proposed financial pro forma has been included as requested. The pro forma submitted for consideration has been reviewed without objection by Student Affairs and Finance.
6. Other minor changes and supplemental information has been included in an attempt to help clarify the purpose and intent of the proposed project.

If you have additional questions prior to the presentation scheduled for January 17, please let me know at your earliest convenience and I will do my best to provide it. We look forward to the opportunity to present and respond to any questions the committee may have.

Ron Sasse
Director of Residence Life

xc: Dr. Dave Parrott, Associate Vice President for Student Affairs
MEMORANDUM

To: Mr. Charles A. Sippial, Sr.
Chairman, Campus Facilities Planning Committee
Vice President for Facilities

Subject: Proposed Construction of New University Apartments

RECOMMENDATION
The Campus Facilities Planning Committee’s technical sub committee (CFPC-tsc) recommends that the project proceed with the refinements and comments noted below:

SCOPE
The CFPC-tsc met September 6, 2005 and October 14, 2005 to consider the proposed implementation of Phase I of the Housing Master Plan. The part of the overall plan includes the razing of College Avenue Apartment and replacing them with in the University Owned Apartments land area. Phase I is estimated to cost approximately $49 million to be funded by Resident Life. The project is included on the TAMUS Capital Plan and is anticipated to be complete by Fall 2008.

Estimated Demolition Cost: $1,342,768
- College Avenue Apartments: 226 units
- 191,824 Gross Square Feet @ $7.00/gsf
- Includes asbestos abatement, razing the structures and removal of all debris
- Reclamation of the site and gas line remove is also included

Estimated New Construction Cost: $48,000,000
- Phase I Apartments: 500 units
  - 950 square feet per unit
  - $100 per net square foot
- Includes $1 million for utility upgrades

While the CFPC-tsc is aware of a proposal to utilize adjacent university land for a public-private mixed use development, this analysis considers only the technical components of the proposed development of the University Owned Apartments as presented to the CBE.

CBE Concept Review: August 31, 2005
ANALYSIS

Infrastructure

**Building Site:** The College Ave Apartments to be razed are located along College Avenue north of University Drive. The planned new apartment construction will be located within the area identified for construction of the University Owned Apartments north of University Drive. The Phase I project apartments will specifically be built in the open land between Front, Nicolas and Halthom Avenues.

**Utilities:** The level of service needed to support this addition can be provided within existing infrastructure capacities. There are electrical, thermal utilities, water and sewer services adjacent to the proposed site.

Cost estimates for the utilities work to be accomplished have been provided by the Physical Plant. The total estimate for domestic water, sanitary sewer, electrical service, and relocation of natural gas lines total $1,270,000. The detail of these components of the estimates is attached.

**Computing & Telecommunications:** The computing and telecommunications infrastructure to support the new construction will be extended to meet the needs of the new units. A support building will need to be constructed as part of this service and is proposed to be constructed adjacent to the University Apartments Community Center. There may also be issues related to the extension of these utilities from University Drive through property identified as possible mixed use development sites.

**Space**

Phase I will include the construction of 500 units totally about 593,750 gross square feet. The units would generally be designed to be similar to units recently constructed at other TAMUS institutions, such as Tarleton State University, TAMU Commerce and Texas A&M International University. The new units will have all electric utility service, no gas service will be provided. The units could be a tall as three stories.

The demolition of the College Avenue Apartments will remove 226 housing units from the total University Owned Apartment inventory.

It is the understanding of the CFPC-tsc that the construction of this project will comply with the American Disabilities Act (ADA) and all related housing codes.

**Planning & Construction:** Given the estimated cost of the phase I project, the planning, design and construction of the apartments will be overseen by the TAMUS Office of Facilities Planning & Construction.
Site Evaluation: Based on the recent Master Planning effort by the firm Brailsford and Dunlavey, the site will provide sufficient land to accomplish the project. Phase I will encompass approximately 45 acres, which by municipal planning standards of 18 to 24 units per acre, (re: City of College Station, Texas) this area would have the capacity to provide between 800 and 1,000 units. The university plans to place 500 units on the site.

There will be sufficient land in the vicinity of the Center to provide a laydown area to service the site. The specific need and location for such service will be specifically determined as the design of the facility is accomplished.

Construction Schedule: The specific timetable for this project will also be determined as the final design is complete. It is anticipated that the construction will not adversely affect the operation of the existing apartments or other university activities in the area. Residence Life estimates the completion of Phase I to be prior to the fall 2008 semester.

Demolition of the College Avenue Apartments will occur during the summer of 2006.

Parking
The design of the new apartments will include sufficient parking to address the needs of the residents of the 500 units to be built in Phase I.

Environmental Health & Safety
The design of the additional apartments will include a fire suppression system (i.e. sprinkler) as required to meet the fire & life safety code.

Project Funding
Funding will be provided by the Division of Student Affairs and Residence Life.

Security
The CFPC-tsc understands that the personal safety and security of the residents and staff associated with the University Owned Apartments will continue to be a part of the on-going management of the facilities in this area.

We are pleased to offer this recommendation for this project to proceed and would welcome further inquiries related to this analysis.

Sincerely,

Original Signed by James Massey

James Massey
Chairman, CFPC-technical sub committee
Director

Office of Facilities Coordination

Attachments
CC: CFPC-tsc members
Preliminary Utility Infrastructure Scope to Support
University Apartments Phase 1

Estimated utility infrastructure updates and configuration to provide services to the proposed University Apartments Phase 1 expansion – including the addition of 500 new units in the Halton/Nicolas Avenue area, and the removal 226 units (College View apartments). Estimated costs were developed using budget and construction information from two current utilities infrastructure projects, the West Plant 2 Expansion and the Agronomy Road Utilities Extension.

**Domestic Water:**

The proposed site would be served by two 6” lines (one for building supply and the second for firewater supply). The 6” lines would be fed from an existing 8” line on the north side of the site. The 8” line should provide adequate flow capacity, but it is recommended that an abandoned interconnect to the City of College Station water system along University Drive be re-established as part of the project for improved supply reliability.

The existing 6” connection serving the apartments on Front Street should be reconfigured to tap into the new service lines so that the portion of the line crossing the construction site could be removed.

Approximate cost:
- 1300 lf (6”) – Fire Supply - $250,000
- 1300 lf (6”) – Building Supply - $250,000

**Sanitary Sewer:**

The University apartment’s area should have adequate line sizing for the additional units. An existing 10” line that crosses the site will have to be abandoned/reconfigured. A new line following Nicolas Ave, should be installed to provide service for the new units, and also to reconnect the system due to the abandonment of the 10” line. The new line (12”/8”) will tie into the system at an existing manhole near the corner of Moore and Front Street.

Approximate cost:
- 850 lf (12”) and 500 lf (8”) : $170,000

Source: TAMU Energy Office, Physical Plant Department, 10/27/05
**Electrical Service:**

It is recommended that all new electrical service be installed underground and that any existing overhead that is affected by the construction and reconfiguration of the electrical system also be moved underground.

Currently the area is fed solely by electrical feeder #6 and it is proposed that a second feeder (#17) be pulled to a new switch in power manhole 86B – this would provide a redundant feed and improve reliability to the entire complex. The new units will be fed from a new electrical duct bank originating in PMH 86B and running down North Street and Nicolas Avenue. This new run will require the setting of three new manholes and approximately 1300 lf of duct bank. All new building feeds will connect to primary at switches located in the new manholes.

Approximate cost:
- 1300 lf, 3 manholes, switching: $390,000
- Redundant feeder 1800 lf, Switch: $190,000

**Natural Gas:**

The new Phase 1 University Apartments will not use natural gas. However, existing natural gas lines crossing the construction site will need to be relocated. Due to the proposed site layout it is likely that the 2” Natural gas line that feeds buildings 1100 and 1104 will need to be moved or abandoned – The best option is to reconnect those buildings to the line that feeds buildings 1101/1105. The primary 2” feed line to the College View Apartments may also need to be relocated (depending on building layout).

Approximate cost:
- 250 lf (2” poly II) - $20,000

**Total Estimated Cost for Infrastructure : $1,270,000**

Source: TAMU Energy Office, Physical Plant Department, 10/27/05
MEMORANDUM

TO:       Mr. Ron Sasse, Director
           Residence Life

THROUGH:  Dr. Dean Bresciani
           Vice President for Student Affairs

SUBJECT:  Construction of New University Apartments

At its August 31, 2005 meeting, the Council on Built Environment approved in concept your preproposal to construct new apartments on the current University Apartments site. Approval of your preproposal means that you can take the concept to the Campus Facilities Planning Committee (CFPC) for further review, discussion and recommended action by the CBE. However, CBE approval of the preproposal does not mean that approval has been given for any funding for the project, priority of construction or renovation, donor approach, or other specific considerations.

Since the University Apartments area is adjacent to the proposed mixed use development area, I am sending an informational copy of this concept approval to Harold Strong, Director of the Research Park, who chairs the mixed use development review committee.

William L. Perr
Vice Provost
Chair, Council on Built Environment

c:       Council on Built Environment
         Mr. James Massey
         Mr. Harold Strong
Phase I – Demolition and replacement of College Avenue apartments.

- **Estimated Demolition Cost** - $1,342,768 (191,824 gross square feet at $7.00/gsf). Includes asbestos abatement and razing of the buildings to include removal of all debris, reclamation of the site and gas line removal.

- **Estimated Construction Cost** - $48,000,000, includes $1 million for utility upgrades (500 units/950 square feet/$100 per square foot drive out cost). All electric, no gas.

- **Estimated completion time** – prior to fall 2008
Other Business

The committee will discuss projects for future meetings, items of information, and other facilities related project.

Project Description

Project Location

Project Justification

Financial Information
Agenda Item: 3
Campus Facilities Planning Committee
Texas A&M University

Agenda Item Cover Sheet

Item
Adjourn

Submitted by

Item Summary

Project Description

Next Meeting:
April 17, 2006
2:00 pm

Project Location

Project Justification

Financial Information