July 18, 2013

MEMORANDUM

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

SUBJECT: CBE Recommendation: Proposed Sites for Two Parking Garages

At its July 9, 2013, meeting, the Council for the Built Environment (CBE) discussed a request from the Executive Director of Transportation Services to approve construction of two parking garages. To be built within the next decade, these garages would offset the loss of 1800+ spaces eliminated west of Wellborn Road since 2003. An evaluation to determine regions where additional capacity is needed and to identify latent parking demand across the campus was conducted by Kimley-Horn and Associates, (KHA). The two areas identified are (1) near the Engineering corridor; and, (2) near the north area residence halls. KHA compared the areas in the demand study with the areas recommended within the Campus Master Plan for garage development and identified areas where:

- Demand indicates additional parking is needed;
- Master Plan sites garages in the area;
- Utility infrastructure does not make the site cost-prohibitive for development;
- Roadway infrastructure will either support, or can be modified to support, traffic generated by a parking garage.

After considering the data, the locations for garage development identified as ideal were Lot 47, east of Wisenbaker Engineering Research Center, and Lot 30d, west of Fowler-Keathley-Hughes Halls. The site details are included in the attached Texas A&M University Garage Feasibility Study. Transportation Services proposes initiating construction at the Lot 47 site in 2016 and the Lot 30d site in 2020.

Additionally, Transportation Services proposes building office space in the garage at Lot 47 to consolidate five office units scattered across campus. Consolidating these offices, one of which costs $100K per year in rent, would result in significant cost savings. The proposed office space could be designed as parking space should an alternate office location be identified.

Transportation Services requests CBE’s positive recommendation for the construction of the two sites defined in the feasibility study and its endorsement for Transportation Services to initiate the schematic design process for building one garage at Lot 47 and one garage at Lot 30d.
Design Review Sub-Council (DRsc) recommends the approval of the concept of two parking garages on Lot 47 (engineering) and Lot 30d (north side residential area). The exact locations and design of the two parking garages will need to be reviewed and coordinated with the Campus Master Plan, Residence Life and the College of Engineering. As per page 29 of the Campus Master Plan, the DRsc suggests that the Koldus Building be considered as a possible building typology for these proposed parking garages. If approved, the DRsc looks forward to reviewing further plans for the garages at the Schematic Design and Design Development stages.

Maintenance Sub-Council (Msc) recommends approval of the concept of two proposed parking garages with the understanding that Transportation Services work with Engineering and Residence Life to site the garages at an optimum location for all parties.

Facilities Utilization Review Sub-Council (FURsc) recommends that the CBE support the findings of an independent study, commissioned by the TAMU Office of Transportation Services noting that a current need for additional parking exists at the College Station Campus. The FURsc agrees that the primary focus of any solutions to expand the parking capacity of the campus should focus on areas of greatest need identified on the main campus.

In light of endorsed plans and other circumstances (i.e. enrollment growth, Engineering’s 25 x 25 initiative, Residence Life projects, etc) occurring after the completion of this most current consultant study of the campus parking needs and strategies, the FURsc recommends that in order to optimize the utilization of the two proposed new parking structures, that their placement, design and capacity be closely and expeditiously coordinated with the primary patrons of the structures in PA 47 and PA306, respectively represented by the Engineering program and the Department of Residence Life.

Technical Review Sub-Council (TRsc) supports the proposed project and recommends approval, provided the following issues and concerns are addressed and funded.

CIS Networking
With regard to Lot 30d garage – The garage location shown appears to be on top of a main fiberoptic trunk containing connections for critical data and the telephone network, utilities control circuits, and fire alarm circuits from Main Campus to West Campus. Planning for and costs related to the relocation for the fiberoptic cable will need to be included as part of the construction cost.

With regard to Lot 47 garage - CIS Networking sees no networking related issues associated with the garage beyond normal building design considerations for data network connectivity to and inside the structure.

Telecommunications
As Transportation Services moves forward, the telecom infrastructure that will be, or has potential to be affected by these projects, should be kept in mind. If construction requires rerouting of any of our existing infrastructure, those costs should be built into the project.
CBE voted eight (8) ayes and one (1) nay to recommend the President's approval of the concept for constructing two new parking garages on campus, provided the Sub-Council considerations listed above are addressed and funded and the caveats below, added from the discussion of the CBE are accepted:

(1) no location has been approved for either of the two garages;
(2) no decision has been made as to who would be housed in any offices constructed in the garage(s); the CBE process for requesting new and/or vacated space will be followed.
(3) costs for relocating any telecommunications and/or CIS Networking fiberoptic cables will be built into the project.

Karan L. Watson 7-30-13
Provost and Executive Vice President
for Academic Affairs
Co-Chair, Council for the Built Environment

Rodney P. McClendon 7-23-13
Vice President for Administration
Co-Chair, Council for the Built Environment

R. Bowen Loftin 8-11-13
President

cc: Dr. Rodney F. McClendon, Vice President for Administration
Mr. Peter Lange, Executive Director of Transportation Services
Sub-Council Chairs, Council for the Built Environment
TRANSPORTATION SERVICES

April 2, 2013

MEMORANDUM

To: Dr. Karan L. Watson, Provost & Executive Vice President for Academic Affairs
    Co-Chairman – Council for the Built Environment

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

Through: Dr. Rodney McClendon
    Vice President for Administration

From: Mr. Peter Lange, Executive Director of Transportation Services

Subject: Proposed Sites for Two Parking Garages

Transportation Services (TS) budgeted for the addition of two garages, staggered within in the next decade, as a means to offset the 1800+ on-campus parking spaces eliminated east of Wellborn Road since 2003. TS recently hired Kimley-Horn and Associates (KHA) to evaluate latent parking demand across the campus to determine regions where additional capacity is needed: near the Engineering corridor and near the north area residence halls. KHA compared the areas defined in the demand study with the areas recommended within the Campus Master Plan for garage development. KHA identified locations near where data from both reports intersected then conducted site feasibility studies to determine locations where:

1. Demand indicates additional parking is needed;
2. Master plan sites garages in the area;
3. Utility infrastructure does not make the site cost-prohibitive for development;
4. Roadway infrastructure will either support or can be modified to support extra traffic demand generated by a parking garage.

After considering the data, the locations for garage development identified as ideal were Lot 47, east of Wisenbaker Engineering Research Center, and Lot 30d, west of Fowler-Keathley-Hughes Halls. The site details are included in the attached Texas A&M University Garage Feasibility Study. TS proposes initiating construction at the Lot 47 site in 2016 and at the Lot 30d site in 2020.

TS proposes building office space in the garage at Lot 47 to consolidate five TS office units scattered across campus. Consolidating these offices, one of which costs $100K per year in rent, would result in significant costs savings year after year. The proposed office space could instead be designed as parking should an alternate office location be identified.

Transportation Services is requesting CBE dedicate to garage construction the two sites defined in the Texas A&M University Garage Feasibility Study and to endorse TS proceeding to the schematic design process for building one garage at Lot 47 and one garage at Lot 30d.
DESIGN REVIEW SUB-COUNCIL

MEMORANDUM

TO:  Dr. Karan Watson  
      Provost and Executive Vice President for Academic Affairs  

      Dr. Rodney McClendon  
      Vice President for Administration  

FROM:  Lilia Gonzales, AIA  
        University Architect and Chair, Design Review Sub-Council  

DATE:  June 6, 2013  

RE:  Design Review Sub-Council (DRsc) Report  
     Proposed Sites for Two Parking Garages  

On May 15, 2013, Peter Lange from Transportation Services presented to the Design Review sub-council a request for approval for the development of two structured parking garages staggered within the next decade.

The proposed locations of the two future parking garages are based on demand studies conducted by Kimley-Horn and Associates and further evaluated against the Campus Master Plan. The two regions identified where additional capacity is needed is near the Engineering corridor and near the north area residence halls. The first site is on Lot 47 to alleviate demand in the engineering area, and the second site is on Lot 30d (although could be moved to 30c or 77, if preferred) to alleviate demand in the north side residential area. It is proposed to place the parking garages on existing surface parking areas, so that existing green space would not be developed for parking.

It was noted that there are desires for two other parking garages on west campus as well as Kyle Field.

Recommendation  
DRsc members unanimously voted to recommend approval of the concept of two parking garages on Lot 47 (engineering) and Lot 30d (north side residential area). The exact locations and design of the two parking garages will need to be reviewed and coordinated with the Campus Master Plan, Residence Life, and the College of Engineering. As per page 29 of the Campus Master Plan, the DRsc suggests that the Koldus Building be considered as a possible building typology for these proposed parking garages.

If this project is approved, the DRsc looks forward to reviewing further plans for the garages at Schematic Design and Design Development stages.

Please let us know if you need additional information.

cc:  Peter Lange  
     DRsc Members  
     Patti Urbina
MEMORANDUM

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

Subject: Proposed Sites for Two Parking Garages/Parking Feasibility Study

RECOMMENDATION

The Council for the Built Environment’s (CBE) Facilities Utilization Review sub-committee (FURsc) recommends that the CBE support the findings of an independent study, commissioned by the TAMU Office of Transportation Services (TS) noting that a current need for additional parking exists at the College Station Campus. The FURsc agrees that the primary focus of any solutions to expand the parking capacity of the campus should focus on areas of greatest need identified on the main campus.

In light of endorsed plans and other circumstances (i.e. enrollment growth, Engineering’s 25 by 25 initiative, Residence Life projects, etc) occurring after the completion of this most current consultant study of the campus parking needs and strategies, the FURsc recommends that in order to optimize the utilization of the two proposed new parking structures, that their placement, design and capacity be closely and expeditiously coordinated with the primary patrons of the structures in PA 47 and PA30b, respectively represented by the Engineering program and the Department of Residence Life.

SCOPE

The FURsc met this morning to consider the request by the Transportation Services (TS) Department to site two garages to address the loss of approximately 1,800 parking spaces on the Main Campus since 2003. The findings of an evaluation of the parking status developed by a consultant was presented and outlined the optimal placement of a garage with approximately 1,100 spaces generally east of the Wisenbaker Engineering Research Centerv (WERC) and another garage, netting nearly 900 spaces, west of the Fowler-Keathley-Hughes Residence Halls. The Campus Master Plan indicates both as facility sites.

It was discussed that the site east of the WERC would be identified in the Engineering District Plan as a building site to support their departments of Electrical Engineering and Computer Science. It is anticipated that the specifics of this plan will be available to the CBE in the near future. The second site near the Residence Halls is of great interest to the Department of Residence Life which is working to support a parking plan to address the needs of their new Northside Residence Hall. The FURsc encouraged TS to consider the potential loss of surface parking sites to future buildings as the proposed garage size is developed.
The need for the main campus parking garages was endorsed and to optimize the solutions related to the final design of each, the FURsc encouraged Transportation Services to coordinate the development of the projects with the Engineering Program and the Department of Residence Life.

We are pleased to offer this recommendation and welcome further inquiries related to this analysis.

Sincerely,

James Massey  
Chairman, CBE-Facilities Utilization Review sub-council  
Interim Associate Vice President for Facilities

CC: CBE-FURsc members
June 11, 2013

MEMORANDUM

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

Subject: Proposed Site for Two Parking Garages

The Maintenance Sub-Council met to discuss the need for two proposed parking garages as proposed by Transportation Services and their consultant. Maintenance of the facilities will be handled in the same manner as all the current parking garages.

RECOMMENDATION

The Msc recommends approval of the concept of two proposed parking garages with the understanding that TS work with Engineering and Res Life to site the garage at an optimum location for all parties.

Ralph R. Davila
Chairman, CBE Maintenance Sub Council

CC: CBE-Msc members
Patti Urbina
DIVISION OF STUDENT AFFAIRS
Office of the Vice President for Student Affairs

MEMORANDUM

TO: Dr. Karan Watson
    Provost and Executive Vice President

    Dr. Rodney McClendon
    Vice President for Administration

FROM: Tom Reber
    Associate Vice President for Student Affairs

DATE: May 20, 2013

SUBJECT: CBE TRsc Recommendation: Proposed sites for two parking garages

On Monday, May 6, 2013, Mr. Peter Lange, Executive Director of Transportation Services, presented to the CBE Technical Review Sub-council on the proposed sites for two new parking garages.

The proposed sites—Lot 47, east of the Wisenbaker Engineering Research Center, and Lot 30D, west of Fowler-Keithly-Hughes Halls—would meet the additional capacity demands near the engineering corridor and near the north area residence halls. Five Transportation Services office units currently scattered across campus would be consolidated in office space built in the proposed garage at Lot 47, which would result in a significant savings, since the department currently has to rent space on campus.

Recommendation
The CBE TRsc supports the proposed project and recommends approval, provided the following issues and concerns are addressed and funded.

CIS Networking
With regard to Lot 30d garage—The garage location shown appears to be on top of a main fiber optic trunk containing critical data and telephone network connections, utilities control circuits, and fire alarm circuits from Main Campus to West Campus. Planning for and cost related to the relocation of the fiber optic cable will need to be included as part of the construction cost.

With regard to Lot 47 garage—CIS Networking sees no networking related issues associated with the garage beyond normal building design considerations for data network connectivity to and inside the structure.

Environmental Health & Safety
EHS supports the parking garage locations as proposed by Transportation Services: the area in or around Lot 47 and the area in or around Lot 30d.
Telecommunications
As Transportation Services moves forward, the telecom infrastructure that will be, or has potential to be affected by these projects, should be kept in mind. If construction requires rerouting of any of our existing infrastructure, those costs should be built into the project.

Procurement Services
No concerns

Facilities Services
Facilities Services supports this project.

University Police Department
No concerns

Facilities Coordination
No concerns

Xc: CBE Technical Review Sub-council
    Patti Urbina

Tom Reber
Associate Vice President for Student Affairs
Chair, CBE Technical Review Sub-council