July 13, 2017

MEMORANDUM

TO: President Michael K. Young
President, Texas A&M University

SUBJECT: CBE Recommendation: Polo Road Parking Garage

The Council for the Built Environment (CBE) reviewed a request from Transportation Services requesting approval to construct a new parking garage with shell space for office and retail development. The request as well as the sub-council’s report are attached.

The Design Review sub-council (DRsc) recommends approval of the Polo Road Parking Garage project with the following caveats:

- Further design details should be presented to the DRsc for approval at 100% Schematic Design and 100% Design Development, in accordance with DRsc procedures.

The Facilities Utilization & Planning sub-council (FUPsc) recommends the request to construct the Polo Road Parking Garage. FUPsc members were interested in the possibility of incorporating sustainability features in the garage design. It was also suggested to look into the cost efficiency of adding solar panels.

The Maintenance sub-council (Msc) recommends approval of the Polo Road Garage with the following general comments:

- All equipment be accessible for maintenance.
- Properly sized mechanical rooms to support the equipment required clearances

The Technical Review sub-council (TRsc) recommends approval provided the following issues/concerns are addressed and funded.

- From a finance perspective not having a secure funding source to finish out the retail shell space into operable space is of some concern. Discussions with Chartwells should begin soon as they have first right of refusal. If they do not bring capital to the table an alternate source should be identified.
- The design team needs to ensure that the project does not increase the rate of storm runoff into local creeks.
- The project team should coordinate with Grounds Management for landscaping and irrigation concerns.
- The project team should ensure that the facility is designed to minimize, as much as practical, the effort needed for future maintenance. It is preferred that items requiring maintenance be easy to service, be easily accessible from ground or floor level, have generous clearances and be easy to
July 13, 2017
CBE Recommendation: Polo Road Parking Garage

isolate from energy sources with minimal impact to the rest of the facility. Elevated items requiring maintenance that are difficult to service by ladder or lift should have permanent maintenance access platforms with permanent stairs or ladders, built-in fall prevention, and davits for hoisting parts and tools.

- The grounds department's primary concern is the relocation of existing specimen trees for use elsewhere in the project footprint.
- The fire access lane for ETED is on the east side of the building. That access must remain open during construction and after garage completion. With proper design, that access lane could serve both ETED and the completed garage.
- TAMU IT would like to meet with architects and Transportation Services on where physical footprint of facility would land. As best as can be discerned from current documentation there is a significant quantity of fiber optic cable that comes very close to the proposed footprint of the facility just East of ETB. This fiber supports IT services for the engineering district as well as cellular coverage for Kyle Field and rest of TAMU campus.
- TAMU IT does ask that coordination take place for in ground fiber optic infrastructure to this facility and in the area to meet projected growth in accordance with the Campus Master Plan. Additionally TAMU IT would like to discuss with Transportation Services the possibility of installing one of more cellular sites in the future on this facility to address current and future coverage demands for cellular coverage.

The CBE voted to recommend, with noted caveats, the President's approval of the request from Transportation Services to construct a new parking garage on Polo Road.

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

Jerry R. Strawser Date
Vice President for Finance & Administration
Co-Chair, Council for the Built Environment

Michael K. Young Date
President

Approved:

Attachment
cc: Sub-Council Chairs, Council for the Built Environment
Mr. Peter Lange, Associate Vice President, Transportation Services
May 8, 2017

TO: Dr. Karan L. Watson
    Co-Chair of Council for the
    Built Environment

Dr. Jerry R. Strawser
Co-Chair of Council for the
Built Environment

THROUGH: Dr. Jerry R. Strawser
Executive Vice President for Finance and Administration and
Chief Financial Officer

FROM: Mr. Peter W. Lange
Associate Vice President, Transportation Services

SUBJECT: Request for Approval to Construct Parking Garage

Transportation Services requests approval to construct a new parking garage with shell space for office and retail development. Anticipated growth of the engineering campus will require structured parking to replace surface parking consumed by building construction, as outlined in the 2017 Campus Master Plan (CMP). The CMP identifies a parking structure just east of the existing ETED building. We have created a Program of Requirements (POR) for an approximately 2,200-space parking garage at this location. The proposed garage design would allow for future horizontal expansion to approximately 3,000 parking spaces as the area develops.

In addition to the parking structure, the plan provides for shell space along the western perimeter of the garage. This area would support build-out of food courts and retail space in support of present and future activities in the area. This additional space would be designed with adequate service access to allow multiple independent business enterprises to function smoothly. A partial second floor over the retail area is proposed for Transportation Services administrative offices, which have been located off campus since 2003.

The garage would be designed to create a plaza area between ETED and the new structure. This would create a natural place for students, faculty and staff to gather in a comfortable atmosphere, while incorporating an outside feel to the structure. Furthermore, the garage would provide convenient access within comfortable walking distance to buildings planned for future development.

Access to the garage will be via Polo Road. The design would include multiple access and exit lanes at canopies to ensure smooth traffic flow at all times, without creating undesirable traffic queues. The garage design would include all the features incorporated into the recently completed Cain garage. This will include automated pay options, parking guidance, license plate recognition, CCTV, electric vehicle charging, cart parking/charging and other features. These features would be incorporated into a design that also screens service areas, bike racks and similar items from external view. Additionally, the design would provide a natural separation between vehicle and pedestrian traffic.

This project is anticipated to cost approximately $57 million. Funds would be provided from the sale of bonds through Texas A&M University System Treasury Services. Parking revenues would be the primary source of revenue to satisfy bond payments. Engineering funds are expected to be part of the funding formula to provide for construction of the shell space.

Attachments: Master Plan Location, Garage Floor Plan Concept, Utility Plan, Building Massing
Master Plan Location
Garage Floor Plan Concept

LEVEL 1

LEVEL 2

LEVELS 3-4

LEVEL 5

PARKING SPACE TABULATION CHART

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PARKING EFFICIENCY: 93% OF CAP

Texas A&M - Polo Road
Garage Feasibility Study

FIGURE 1
POLO ROAD GARAGE
Utility Plan

FIGURE 2
POLO ROAD GARAGE - SITE / UTILITIES
Building Massing Illustrations

FIGURE 3
POLO ROAD GARAGE - MASSING
MEMORANDUM

TO: Dr. Jerry Strawser
   Co-Chair, Council for the Built Environment

   Dr. Karan Watson
   Co-Chair, Council for the Built Environment

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

DATE: June 14, 2017

RE: Design Review Sub-Council (DRsc) Report
    Polo Road Parking Garage

The DRsc reviewed the request from Transportation Services for construction of Polo Road Parking Garage. This request is for site location and conceptual approval.

The site location for the proposed parking garage is east of the existing Emerging Technologies Building (ETB) and the garage would be accessed from Polo Road. This site is in alignment with the 2017 Campus Master Plan. The garage would contain approximately 2,200 spaces with the option for future expansion to 3,000 spaces. The western side of the garage would contain shell space for future office and retail development.

DRsc members look forward to learning specific design details at 100% Schematic Design, and noted the following items of concern: aesthetics of the garage in a prominent location, design of the space between garage and ETB, and sufficient transit stops near the garage.

Recommendation
DRsc members recommend approval of the Polo Road Parking Garage project with the following caveats:

- Further design details should be presented to the DRsc for approval at 100% Schematic Design and 100% Design Development, in accordance with DRsc procedures.

cc: Peter Lange
    DRsc Members
    Bettyann Zito
July 3, 2017

MEMORANDUM

To: Dr. Karan Watson  
Provost & Executive Vice President  
Co-Chair, Council for the Built Environment  

Dr. Jerry Strawser  
Executive Vice President for Finance & Administration and Chief Financial Officer  
Co-Chair, Council for the Built Environment  

From: Dr. J. Martin Scholtz  
Executive Associate Vice President for Research  
Chair, CBE-Facilities Utilization and Planning Sub-Council  

Subject: Polo Road Parking Garage

SCOPE

The FUPsc has reviewed the request by Mr. Peter Lange, Associate Vice President, Transportation Services, to consider approval for the construction of a new parking garage.

As noted in the attached memorandum, the garage will be located on Polo Road, just east of the existing ETED building. The Program of Requirements calls for a 2,100-space parking garage with future horizontal expansion capabilities to about 3,000 parking spaces. The building would also contain shell space for future office and retail development. Additionally, the plan calls for office space on the second floor to house the Transportation Services administrative offices. Between the ETED building and the garage would be a plaza area for “students, faculty and staff to gather in a comfortable atmosphere.”

The garage design incorporates a design to ensure smooth traffic flow and also includes the latest technology with regard to automation, guidance and safety issues.

The project has an estimated cost of $56.8 million to be financed through the sale of bonds through the Texas A&M University System Treasury Services. Parking revenue is expected to cover the bond payments. Engineering is expected to fund construction for part of the shell space.

RECOMMENDATION

FUPsc members were interested in the possibility of incorporating sustainability features in the garage design. It was also suggested to look into the cost efficiency of adding solar panels.
The Council for the Built Environment’s (CBE) Facilities Utilization and Planning sub-council (FUPsc) recommends that the CBE support the request to construct the Polo Road Parking Garage.

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

Attachments
CC: CBE-FUPsc members
July 6, 2017

MEMORANDUM

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

Dr. Jerry Strawser  
Co-Chair, Council for the Built Environment

Subject: Polo Road Garage

The Maintenance Sub-Council has reviewed the request for the Polo Road Garage to include office and retail shell space located just East of ETED building. The discussion centered on maintenance of the facility with the final outcome being that campus has other garages that have been maintainable with no significant issue.

RECOMMENDATION

The Msc recommends approval of the Polo road Garage with the following general comments:

- All equipment be accessible for maintenance.
- Properly sized mechanical rooms to support the equipment required clearances

Ralph R. Davila
Chairman, CBE Maintenance Sub Council

CC: CBE-Msc members
MEMORANDUM

TO: Dr. Karan Watson
    Co-chair, Council on the Built Environment

Dr. Jerry Strawser
    Co-chair, Council on the Built Environment

FROM: Tom Reher
    Chair, CBE Technical Review Sub-council

DATE: June 19, 2017

SUBJECT: CBE TRsc Recommendation: Request for Approval to Construct Parking Garage

On June 12, 2017, Mr. Peter Lange, Associate Vice President, Transportation Services presented to the CBE’s Technical Review Sub-council on the proposed approval to construct a new 2,200 space parking garage with shell space and retail development. The parking garage would be located east of the existing ETED building. This project is anticipated to cost approximately $57 million. Funds would be provided from the sale of bonds through Texas A&M University System Treasury Services. Parking revenues would be the primary source of revenue to satisfy bond payments. Engineering funds are expected to be part of the funding formula to provide for construction of the shell space.

Recommendation
The Technical Review Sub-council supports the proposed parking garage and recommends approval, provided the following issues/concerns are addressed and funded.

Capital Financial Planning:
From a finance perspective not having a secure funding source to finish out the retail shell space into operable space is of some concern. Discussions with Chartwells should begin soon as they have first right of refusal. If they do not bring capital to the table an alternate source should be identified.

Facilities Services:
The design team needs to ensure that the project does not increase the rate of storm runoff into local creeks.

The project team should coordinate with Grounds Management for landscaping and irrigation concerns.
The project team should ensure that the facility is designed to minimize, as much as practical, the effort needed for future maintenance. It is preferred that items requiring maintenance be easy to service, be easily accessible from ground or floor level, have generous clearances and be easy to isolate from energy sources with minimal impact to the rest of the facility. Elevated items requiring maintenance that are difficult to service by ladder or lift should have permanent maintenance access platforms with permanent stairs or ladders, built-in fall prevention, and davits for hoisting parts and tools.

The grounds department's primary concern is the relocation of existing specimen trees for use elsewhere in the project footprint.

**EHS and SASE:**
On behalf of EHS and Safety & Security, our only comment is that the fire access lane for ETED is on the east side of the building. That access must remain open during construction and after garage completion. With proper design, that access lane could serve both ETED and the completed garage.

**Telecommunications:**
TAMU IT would like to meet with architects and Transportation Services on where physical footprint of facility would land. As best as can be discerned from current documentation there is a significant quantity of fiber optic cable that comes very close to the proposed footprint of the facility just East of ETB. This fiber supports IT services for the engineering district as well as cellular coverage for Kyle Field and rest of TAMU campus.

TAMU IT does ask that coordination take place for in ground fiber optic infrastructure to this facility and in the area to meet projected growth in accordance with the Campus Master Plan. Additionally TAMU IT would like to discuss with Transportation Services the possibility of installing one of more cellular sites in the future on this facility to address current and future coverage demands for cellular coverage.

TAMU IT would gladly support this project.

**CIS, FCOR/GIS, Procurement, Student Affairs, Transportation Services, University Police, Utility & Energy Services:**

Xc: CBE Technical Review Sub-council
CBE Support Staff