

**AGENDA ITEM BRIEFING**

**Submitted by:** Billy Hamilton, Executive Vice Chancellor and Chief Financial Officer  
The Texas A&M University System

**Subject:** Approval to Amend the FY 2014-FY 2018 Texas A&M University System Capital Plan to Add the West Campus Housing Infrastructure Project with a Fiscal Year 2014 Start Date and Approval of the Project Scope and Budget, Appropriation for Pre-Construction and Construction Services, and Approval for Construction for the West Campus Housing Infrastructure Project, Texas A&M University, College Station, Texas (Project No. 02-3173)

**Proposed Board Action:**

- (1) Amend the approved FY 2014-FY 2018 Texas A&M University System Capital Plan to add the West Campus Housing Infrastructure Project for Texas A&M University (Texas A&M) with an FY 2014 start date and a total planning amount of \$19,000,000.
- (2) Approve the project scope and budget.
- (3) Appropriate \$19,000,000 for pre-construction and construction services and related project costs.
- (4) Approve construction of the West Campus Housing Infrastructure Project at Texas A&M with a total project budget of \$19,000,000.

**Funding/Planning Amount:**

<u>Funding Source</u>	<u>Planning Amount</u>	<u>Average Estimated Annual Debt Service</u>	<u>Debt Service Source</u>
Revenue Financing System Debt Proceeds	\$17,200,000	\$1,364,376	Housing Revenue
Housing Capital Projects Reserve (Cash)	<u>\$ 1,800,000</u>	N/A	N/A
Total Project Funds	<u>\$19,000,000</u>		

**Project Justification:**

The planned West Campus Housing Project will construct a housing community comprised of approximately 2,400 beds in a mixture of residence halls and apartments. This new community will provide modern living accommodations for students and support the university's Vision 2020 goals to maintain and enhance the residential on-campus living experience. To support this important project in a basically undeveloped portion of the West Campus will require a significant infrastructure installation. This West Campus Housing Infrastructure Project will install utility systems, a storm drainage system, a boulevard roadway, and a basic core of lighted walkways/bikeways and fire lanes to support the occupation and use of the site as a major

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housing development. Also, the project will install a primary pedestrian pathway system south across White Creek to the Agriculture Headquarters Complex area and John Kimbrough Boulevard. This pathway system will be a part of the Texas A&M Garden and Greenway Plan build out and provide essential connectivity from the housing development to the campus and recreational/sports areas south of the creek.

**Scope:**

This project will construct the needed infrastructure to support the new West Campus Housing development. The location of the housing development and this infrastructure work adjoins the south side of Raymond Stotzer Boulevard and the east side of Discovery Drive as shown on the map with this agenda item.

The infrastructure work will include:

- + The demolition of the agriculture greenhouse and headhouse facilities located in the development area
- + A boulevard street section with adjacent walkways and bikeways and lighting extending through the interior of the development from Discovery Drive to Adriance Lab Road
- + Site utilities to include sanitary sewer, storm drainage and telecommunications systems along with service extensions of thermal, electrical, domestic water utilities and natural gas to the project facilities
- + Storm water detention pond
- + Basketball and volleyball courts
- + Site lighting and landscaping in areas not being addressed by the housing development scope
- + Fire lanes as needed to provide emergency vehicle access to the development
- + Lighted walkways and bicycle paths along with required bridges to provide connectivity south and in the White Creek greenway development area. Horticulture Road will be converted to such a pedestrian way and emergency access route.

The current schedule calls for completion of the infrastructure work by November 2015. The total project budget is \$19,000,000.

**Other Major Fiscal Impacts:**

None.

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**THE TEXAS A&M UNIVERSITY SYSTEM**  
**FACILITIES PLANNING AND CONSTRUCTION**  
Office of the Executive Vice Chancellor and Chief Financial Officer  
March 20, 2014

Members, Board of Regents  
The Texas A&M University System

Subject: Approval to Amend the FY 2014-FY 2018 Texas A&M University System Capital Plan to Add the West Campus Housing Infrastructure Project with a Fiscal Year 2014 Start Date and Approval of the Project Scope and Budget, Appropriation for Pre-Construction and Construction Services, and Approval for Construction for the West Campus Housing Infrastructure Project, Texas A&M University, College Station, Texas (Project No. 02-3173)

I recommend adoption of the following minute order:

**“The request to amend the FY 2014-FY 2018 Texas A&M University System Capital Plan to add the West Campus Housing Infrastructure Project for Texas A&M University with an FY 2014 start date is approved.**

**The project scope along with a project budget of \$19,000,000 for the West Campus Housing Infrastructure Project is approved.**

**The amount of \$17,200,000 is appropriated from Account No. 01-083536, Revenue Financing System Debt Proceeds (Housing Revenue), and \$1,800,000 is appropriated from Account No. 02-808817, Reserve-Housing Capital Projects, for pre-construction and construction services and related project costs.**

**The West Campus Housing Infrastructure Project, Texas A&M University, College Station, Texas, is approved for construction.**

**The Board of Regents of The Texas A&M University System (Board) reasonably expects to incur debt in one or more obligations for this project, and all or a portion of the proceeds received from the sale of such obligations is reasonably expected to be used to reimburse the account(s) for amounts previously appropriated and/or expended from such account(s).**

**As required by Section 5(a) of the Master Resolution of the Revenue Financing System, the Board hereby determines that it will have sufficient funds to meet the financial obligations of The Texas A&M University System, including sufficient Pledged Revenues to satisfy the Annual Debt Service Requirements of the Revenue Financing System and to meet all financial obligations of the Board relating to the Revenue Financing System and that**

**the Participants, on whose behalf the debt is issued, possess the financial capacity to satisfy their Direct Obligations.”**

Respectfully submitted,

**[ORIGINAL SIGNED BY]**

Billy Hamilton  
Executive Vice Chancellor and  
Chief Financial Officer

**Approval Recommended:**

**[ORIGINAL SIGNED BY]**

John Sharp  
Chancellor

**Approved for Legal Sufficiency:**

**[ORIGINAL SIGNED BY]**

Ray Bonilla  
General Counsel

**[ORIGINAL SIGNED BY]**

Mark A. Hussey, Interim President  
Texas A&M University

<b>WEST CAMPUS HOUSING INFRASTRUCTURE</b> <b>TEXAS A&amp;M UNIVERSITY</b> <b>PROJECT NO. 2-3173</b>	<b>PROJECT BUDGET</b>
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Amount Available for Construction.....	\$14,200,000
Owner Contingency .....	850,000
A/E Fees .....	1,134,000
CMAR Pre-Construction Fee.....	50,000
FP&C Project Management Fee .....	491,000
Site Surveys & Utility Investigation .....	150,000
Geotechnical Investigation.....	60,000
Security Equipment .....	100,000
Construction Testing .....	100,000
Hazardous Material Consultant .....	40,000
UES Utility Installation.....	1,535,000
Atmos Gas Line Installation .....	220,000
SSC Design Services .....	30,000
Interagency & Other Costs.....	<u>40,000</u>
Total .....	\$19,000,000

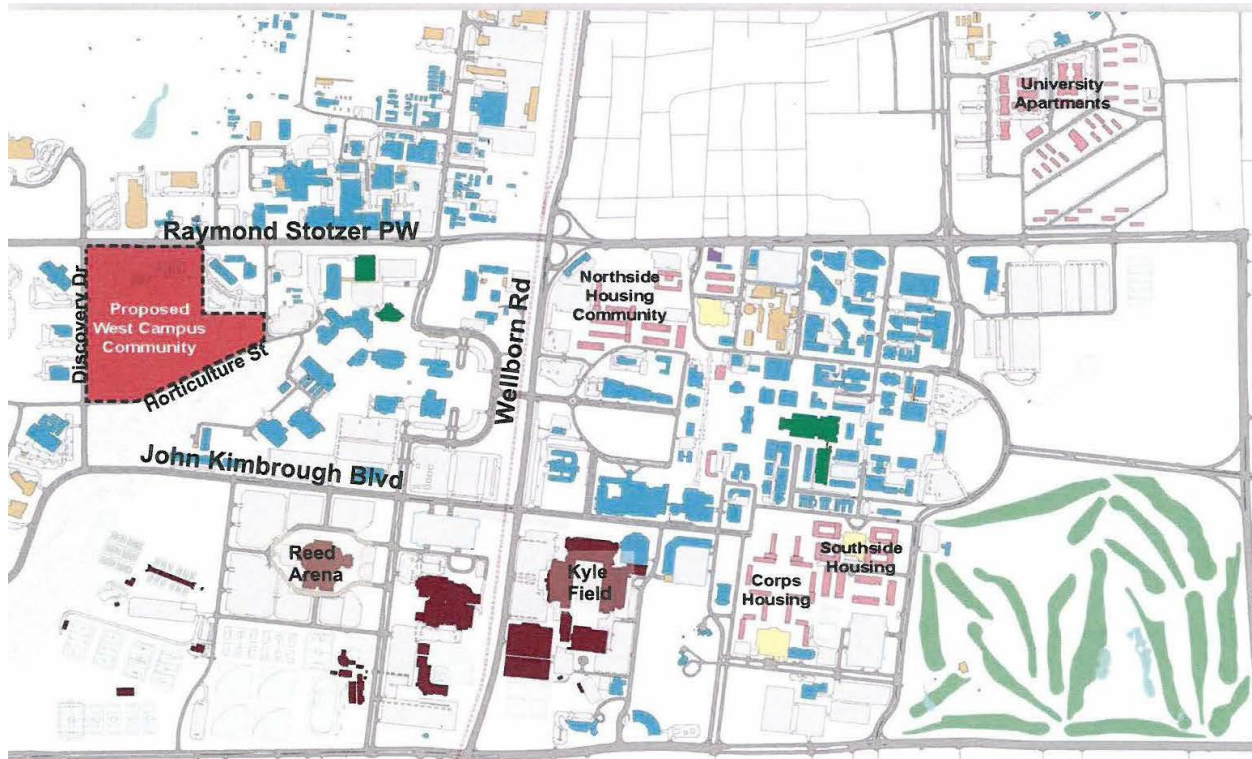
1. Publish CMAR RFP ..... April 1, 2014
2. Receive CMAR RFP Responses ..... April 17, 2014
3. Evaluate CMAR Respondents ..... April 24, 2014
4. Board of Regents Project Approval ..... May 2, 2014
5. Execute A/E Contract ..... May 6, 2014
6. CMAR Ranked Order Approval by Chancellor..... May 8, 2014
7. Execute CMAR Agreement ..... May 27, 2014
8. Complete Design Development of White Creek Connectivity..... June 17, 2014
9. Receive Project GMP from CMAR ..... July 2, 2014
10. Complete Construction Documents ..... July 29, 2014
11. UES Completes Utilities in Boulevard ..... August 15, 2014
12. Begin Project Construction ..... August 19, 2014
13. Complete Demolition of Greenhouse/Headhouse Facilities..... September 15, 2014
14. Complete Boulevard, Vertical Fire Lane and Utility Construction ..... January 6, 2015
15. Complete Boulevard Walkways, Pedestrian Lighting, Landscaping  
and Horticulture Road Work..... June 2015
16. Complete Connectivity Trails South of White Creek ..... November 2015

**TEXAS A&M UNIVERSITY  
REVENUE FINANCING SYSTEM  
West Campus Housing Infrastructure  
Housing Revenue**

Dates	Outstanding Principal	Principal Amount	Interest Amount	Annual Total	Coverage 1.15x
BONDS	17,370,000.00				
YEAR 1	16,830,000.00	540,000.00	825,075.00	1,365,075.00	1,569,836.25
YEAR 2	16,265,000.00	565,000.00	799,425.00	1,364,425.00	1,569,088.75
YEAR 3	15,675,000.00	590,000.00	772,587.50	1,362,587.50	1,566,975.63
YEAR 4	15,055,000.00	620,000.00	744,562.50	1,364,562.50	1,569,246.88
YEAR 5	14,405,000.00	650,000.00	715,112.50	1,365,112.50	1,569,879.38
YEAR 6	13,725,000.00	680,000.00	684,237.50	1,364,237.50	1,568,873.13
YEAR 7	13,010,000.00	715,000.00	651,937.50	1,366,937.50	1,571,978.13
YEAR 8	12,265,000.00	745,000.00	617,975.00	1,362,975.00	1,567,421.25
YEAR 9	11,485,000.00	780,000.00	582,587.50	1,362,587.50	1,566,975.63
YEAR 10	10,665,000.00	820,000.00	545,537.50	1,365,537.50	1,570,368.13
YEAR 11	9,805,000.00	860,000.00	506,587.50	1,366,587.50	1,571,575.63
YEAR 12	8,905,000.00	900,000.00	465,737.50	1,365,737.50	1,570,598.13
YEAR 13	7,965,000.00	940,000.00	422,987.50	1,362,987.50	1,567,435.63
YEAR 14	6,980,000.00	985,000.00	378,337.50	1,363,337.50	1,567,838.13
YEAR 15	5,945,000.00	1,035,000.00	331,550.00	1,366,550.00	1,571,532.50
YEAR 16	4,865,000.00	1,080,000.00	282,387.50	1,362,387.50	1,566,745.63
YEAR 17	3,730,000.00	1,135,000.00	231,087.50	1,366,087.50	1,571,000.63
YEAR 18	2,545,000.00	1,185,000.00	177,175.00	1,362,175.00	1,566,501.25
YEAR 19	1,300,000.00	1,245,000.00	120,887.50	1,365,887.50	1,570,770.63
YEAR 20	-	1,300,000.00	61,750.00	1,361,750.00	1,566,012.50
		<u>\$ 17,370,000.00</u>	<u>\$ 9,917,525.00</u>	<u>\$ 27,287,525.00</u>	<u>\$ 31,380,653.82</u>

Estimated issuance costs and rounding of \$170,000 are included in this schedule.  
Long-term rates are assumed to be 4.75%. Rates are subject to market change.  
Prepared by the Office of the Treasurer - Treasury Services 3/26/14

**Rates are subject to market change. Amounts are preliminary estimates that will be revised at the time bonds are issued.**



## West Campus Housing Infrastructure

Texas A&M University

Project No. 02- 3173