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

Agenda Item Cover Sheet

Item: Easterwood Airport Hanger(s)
Submitted by: John Happ, Director of Aviation

Item Summary: The Aviation Department requests approval to proceed with the planning and construction of two to three hangers to store general aviation aircraft.

Council for the Built Environment
Concept Approval: April 27, 2005

Project Description:
When complete, the project will include two to three aircraft storage hangers. The hangers are proposed to create approximately 9,000 square feet of storage space. The primary proposal will include two 60' x 60' structures, with an alternate option to construct an additional 30' x 60' hanger extension. The structure will be a pre-engineered building, constructed on a slab on grade. At this point, there are no plans to construct restroom facilities, so there is minimal need for water/waste water service. Electrical utilities will be extended to the site from the newly constructed adjacent hanger. The project will be located within the boundaries of the airport and is consistent with the land use specified in the approved Airport Master Plan.

Project Location:
Generally west of runway 16/34 and north of the newly constructed general aviation hanger near taxiway "Hotel". (see the attached location map)

Project Justification:
There is a need for additional general aviation aircraft storage. The Aviation Department has approximately 20 requests for such space.

Financial Information:
Estimated total project cost: $300,000
Funding Source: The hangar construction cost will be funded from an Airport hangar account that has been set aside for this purpose.

CFPC-technical sub committee:
May 9, 2005: CFPC-tsc recommends approval as presented. Commentary attached.
MEMORANDUM

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

Subject: Proposed Hangers at the Easterwood Airport

RECOMMENDATION

The Campus Facilities Planning Committee’s technical sub committee (CFPC-tsc) recommends that the project proceed as requested.

SCOPE

On April 27, 2005, the Council on the Built Environment (CBE) approved the concept to construct an airplane hanger along the western edge of the property line of the Easterwood Airport. The CFPC technical sub-committee met twice to consider the technical aspects of the proposal to construct two 60’x 60” aircraft hangers. Depending on construction cost the CFPC-tsc understands that the hangers will be constructed generally west of runway 16/34 and the existing taxiway. The project will consist of a pre-engineered structure assembled on a slab. The hanger will provide aircraft storage capacity needed to meet the current demand by aircraft owners. The $300,000 estimated total project cost of the project will be underwritten by the Aviation Services Department account with funds set aside for this purpose.

CONSTRUCTION TIMING

It is estimated that once the contracts are finalized, that the total construction project time will be approximately 120 days.

ANALYSIS

Environmental Health & Safety

In the advent of the closure of the only vehicular access to the site, Nuclear Science Road, emergency egress will be accomplished through coordinated transport of users across the taxiways/runways of the airport by aviation staff. Future emergency access to and from the south side of the airport will be included as future master plan developments occur.

Utilities

Electrical service to this site will be provided through an extension from the adjacent hanger. The Energy Office of the Physical Plant has indicated that the electrical system capacity for this project exist and is working with the Airport to provide cost estimates.
Water service will be extended as needed from the adjacent hanger. Current plans are not to provide a restroom in the hanger, so wastewater services are not an issue. If future occupants require such service, a separate utility project will be initiated to address the need.

Telecommunications & Computing Infrastructure
The telecommunications and computing infrastructure in this area is being coordinated through the University’s Communication Department and the Airport. Network capacity will soon exist to meet the needs of the facility.

Project Funding
The hangar construction cost will be funded from an Airport hangar account that has been set aside for this purpose.

Purchasing
All appropriate policies and procedures will be followed in the acquisition of the professional and construction services required to construct these facilities.

Security and Safety
No issues were identified.

Parking
Parking at the hanger will be a part of the construction project. Parking will be managed by the Airport.

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

Sincerely,

[Signature]

James Massey
Chairman, CFPC-technical sub committee
Director
Office of Facilities Coordination

Attachment

CC: CFPC-4sc members
Proposed Hanger Location

NEWLY CONSTRUCTED GENERAL AVIATION HANGER

EASTERWOOD AIRPORT

NEWLY CONSTRUCTED GENERAL AVIATION HANGER

Proposed Hanger Location

June 2005
MEMORANDUM

TO: Mr. John Happ  
Easterwood Airport 

SUBJECT: Preproposal for Easterwood Airport Hanger 

At its April 27, 2005 meeting, the Council on Built Environment (CBE) approved in concept your preproposal for construction of an airplane hangar along the western edge of the property line at Easterwood Airport. 

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. 

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

cc: Council on Built Environment  
Mr. James Massey
TO: Dr. Robert M. Gates  
President

THROUGH: Dr. David B. Prior  
Executive Vice President and Provost

FROM: Ms. K. Sue Redman  
Senior Vice President and Chief Financial Officer

SUBJECT: Airport Master Plan

December 7, 2004

I am forwarding the Airport Master Plan for your approval. The document contains several individual project cost estimates. However, it does not provide annual cash flow projections. In the absence of annual matched revenue and expenditure estimates, I am unable to validate the plan’s financial viability. It is my understanding that each project will be presented separately with documented financials. Given that this is a 20 year plan, I have no objection to its approval subject to each project undergoing separate financial analysis.

cc: Dr. Richard L. Floyd

APPROVAL RECOMMENDED:

Robert M. Gates