

CAIN GARAGE IS THE MOST TECHNOLOGICALLY ADVANCED GARAGE ON CAMPUS.



Texas A&M Cain Hall Redevelopment

BACKGROUND

As a Public-Private-Partnership (P3) project, Texas A&M University selected Huitt-Zollars, formerly Morris Architects, to develop an approximately 10.88-acre site at the main entrance of their campus in College Station, Texas. The project goal included replacing Cain Hall, a 1970s, 92,821-square-foot athlete dormitory building and located across the street from Kyle Field, with a new parking structure and full-service hotel and conference center.

This project also required redevelopment of the current site, and relocating and upgrading several existing utilities to meet the additional demand loads of proposed new facilities.

CHALLENGES

Project requirements included creating a high quality, efficient, safe and low maintenance facility utilizing a public-private partnership, and designing and using the project site in such a way as to maximize green space and functionality.

It was also vital to the University that the new parking garage and hotel maintained

aesthetic continuity with surrounding buildings, including Kyle Field and the Memorial Student Center.

ADVANCEDDESIGN SOLUTION

The Huitt-Zollars team used an ADVANCEDDESIGN approach utilizing hyper-track schedule and team commitment, early in the project contract negotiation. The team worked closely with the developer, Stonehenge Holdings, LLC and Texas A&M University's Transportation Services to create a state-of-the-art parking facility.

The initial goal planned for 1,000 parking spaces and was later expanded to 1,400. Through the design process, Huitt-Zollars was able to successfully incorporate additional spaces, thus increasing revenue that will be generated by the garage's operation.

The design also called for a highly technologically equipped facility and secure operations center that would enable Transportation Services to monitor and service the other five on-campus parking coordination of its loading docks, fire exits, and back-of-house services, which

disciplines + services

- architecture
- civil engineering
- construction management
- interior design

client

NCCD - Cain Hall Redevelopment I & II

Stonehenge Gilbane, LLC

location

College Station, Texas

The hotel and conference center is a perfect example of how a public-private-partnership can benefit a University and its students without increasing student fees.

“This will be a one-of-a-kind hotel that will benefit fans and the overall student experience at our great university.”

- John Sharp, Texas A&M University System Chancellor

disciplines + services

architecture
civil engineering
construction management
interior design



Amenities of the 8-story, 252,000 square-foot hotel and conference center include upscale guest rooms featuring state-of-the-art technology, a full service restaurant, bars and lounges, a gym, a business center, and 35,000 square feet of meeting and event space. A 3rd floor, outdoor amenity level includes a swimming pool features the TAMU logo.

The new hotel and conference center, conveniently located across from Kyle Field opened in fall of 2018, just in time for football season. The 5-story parking garage was completed and opened in 2016.

Texas A&M University Chancellor John Sharp described the benefits of the public-private-partnership and specifically how it can benefit the University, the students, and the City. Texas A&M University was able to develop the advanced parking structure and luxury hotel and conference center without having to increase student fees or take it out of the University's System's budget.

structures. Each corner of the garage is equipped with a glass enclosed stair tower to allow 24/7 visual surveillance that maximizes campus safety. Monitors inside of the garage display parking availability in real-time. In addition, Huitt-Zollars included reserved parking and charging stations for electrical vehicles to accommodate various security personnel.

The design of the hotel and conference center captures the essence of the Texas A&M campus, and will serve as a conference center for faculty, visiting lecturers, student organizations, corporate recruitment, former students, and all university-related organizations.

A STATE-OF-THE-ART OPERATION CENTER ALLOWS TAMU'S TRANSPORTATION SERVICES TO MONITOR ALL 5 UNIVERSITY PARKING GARAGES.

