April 11, 2011

MEMORANDUM

TO: Dr. R. Bowen Loftin
    President

SUBJECT: Recommendation from the Council of Built Environment: Soccer Bleacher Expansion and Roof Covering

At its March 8, 2011 meeting, the Council of Built Environment reviewed the attached recommendation from the Design Review Sub-Council on a proposal to approve the Concept Design of the Soccer Bleachers Expansion and Roof Covering. This project was reviewed in concept in 2003 and 2006, and is part of the Athletic Program Master Plan. The Design Review Sub-Council met on February 23, 2011 and reviewed the project. The images presented did not appear to show accurate interpretations of the structure, roof edge conditions, lighting, etc., that will be developed as the project moves forward. There was concern about a maroon roof, and the council was advised that it would likely be a tan color, similar to other adjacent buildings. With the assurance that Design Development will take these comments into consideration, the DRS recommended approval of the Concept Design of this project as being consistent with other design in the Athletic Master Plan and with the broad concerns of the Campus Master Plan for high quality designs that reflect the aspirations of the university.

The CBE unanimously approved the soccer bleacher expansion and roof covering project as presented and recommends approval by the President with the condition that Design Development will take the Design Review Sub-Council's comments into consideration.

Karan L. Watson
Provost and Executive Vice President for Academic Affairs
Co-Chair, Council of Built Environment

Rodney P. McClendon
Vice President for Administration
Co-Chair, Council of Built Environment

R. Bowen Loftin
President

Recommendation Approved

cc: Members, Council of Built Environment

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College Station, TX 77843-1179
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www.tamu.edu
Date: January 3, 2011

To: Karan Watson
    Tom Taylor

Through: Bill Byrne

From: Kevin Hurley

Subject: Soccer Bleacher Additions

The Texas A&M Athletic Department has received a donation via the 12th Man Foundation for the next phase of the Aggie Soccer Stadium master plan. The next phase will complete the permanent bleacher seating around all sides of the playing field and install a roof over the East and West side seating sections.

Several years ago a master plan was presented to the Council on Built Environment (CBE) and approved. The Athletic Department plans to move forward through the normal university purchasing channels to make these additions.

Since the CBE has already approved the master plan, this is a confirming memorandum so the Athletic Department can move forward with this phase. The Athletic Department can provide any further information desired.

Thank you.

KH/sll
The Council on Built Environment (CBE) recommends approval of the Athletics Master Plan with the following provisos:

1. Regarding implementation. Final approval of any individual project in the plan depends on compliance of that project with Campus Master Plan criteria and principles. Each individual building must be approved in concept by CBE, then reviewed and recommended by the Campus Facilities Planning Committee (CFPC) to the CBE, then finally approved by the CBE. This final approval is required before the project can be submitted to University System Office of Facilities Planning and Coordination and before architect selection can begin.

2. Regarding development. The Development Strategy Group (DSG) should continue to advise you regarding the Athletics Master Plan and donor-related issues. Clear understandings regarding donor approach should be maintained.

3. Regarding displacement of University space. Any University space removed to accommodate the Athletics Master Plan must be replaced in a timely fashion with comparable space using funds raised to complete the Athletics Master Plan. Preliminary discussions between the Athletic Department and the Dean of the College of Education and Human Development (CEHD) indicate some fraction of CEHD faculty can be accommodated. An assessment of total CEHD need will be developed this spring.

4. Regarding specific structure. The Council suggests that the Department of Athletics coordinate with the Texas Department of Transportation to determine if there is a more efficient vehicle entrance and exit access due to the possibility of a grade separation at Wellborn Road and Bush Drive. In addition, the proximity of the West Campus Parking Garage creates a question as to the use of the proposed parking structure at times other than football or Zone events. Ultimate disposition on building the proposed garage will depend not only on cost and efficiency, but also the impact on the University's Transportation Services.
Dr. Robert M. Gates  
Athletics Master Plan  
February 22, 2005

5. Regarding funding. Private funding giving patterns (e.g., planned gifts) for projects in the Athletics Master Plan should not limit or adversely affect University capacity to finance construction or renovations supporting academic programs, such as faculty reinvestment.

This recommendation for approval of the Athletics Master Plan does not constitute recommendations for any funding for the individual projects, priorities of construction or renovation, donor approach, or other specific considerations.

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

c: Dr. Ed Davis  
Mr. Bill Byrne  
Dr. Jane Conoley  
Council on Built Environment
Narrative Summary

The soccer program has had much recent success with the stadium at capacity for most home games. Current seating is on the east side of the field. The construction is bleacher type. Concessions and toilet facilities are shared with the Aggie Softball Stadium immediately adjacent to the east. In addition, the fans must face into the sun for afternoon game events, which can be uncomfortable. TAMU has realized a larger and more fan-friendly stadium is needed for Aggie Soccer.

The master plan proposes to construct new home side permanent prefabricated bleachers to accommodate 2500 spectators on the west side of the stadium. These bleachers are envisioned to be expandable to the south providing an additional 250 seats. The new grandstand would have a ground level concourse with the appropriate number of toilets and concession counter length to be code compliant and serve the fans well. The wheelchair bound spectators would have elevated front row seats with the remaining required number of spaces provided along a raised concourse behind the last row of seats to the north and south of the stadium.

The center of this raised concourse would have a covered press box for the working press, coaches and home and visiting radio booths. Flanking to either side would be three (3) private suites for a total of six (6). All spaces would be handicap accessible. Access to the raised concourse area would be by one hydraulic two-stop elevator or through the stands from numerous aisles.

The present East Grandstand would become the visiting side and could be expanded as necessary with blocks of 500 seat sections.

Entry of the stadium would be to the two sides predominately from the north end of the stadium along Chandler Drive. Parking is available across this drive in the Reed Arena surface parking lots. Some amount of remedial work to sidewalks and curbs would be necessary to accommodate the handicapped patron and provide a code compliant accessible route.

Visually this end of the stadium would have landscaping to give it some prominence, and the access to the stadium would be through two (2) gates located between two (2) structures at each location. The home side would have ticketing and concessions and the visiting side buildings would be men's and women's toilet facilities.

The architecture of these buildings and the home side stadium would be the TAMU selected brick and other compatible masonry elements to blend these facilities with those located on the campus.
# Program of Spaces

## Field Level

<table>
<thead>
<tr>
<th>Space Description</th>
<th>Proposed NSF</th>
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<tbody>
<tr>
<td>Concessions (3) -East</td>
<td>900</td>
</tr>
<tr>
<td>Concessions -Entry</td>
<td>400</td>
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<tr>
<td>Concessions Storage (3) -East</td>
<td>150</td>
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<tr>
<td>Custodial</td>
<td>50</td>
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<tr>
<td>Electrical Equipment</td>
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</tr>
<tr>
<td>Men's Toilet -East</td>
<td>400</td>
</tr>
<tr>
<td>Men's Toilet -West</td>
<td>540</td>
</tr>
<tr>
<td>Ticket Booth</td>
<td>400</td>
</tr>
<tr>
<td>Women's Toilet -East Entry</td>
<td>400</td>
</tr>
<tr>
<td>Women's Toilets -West(2)</td>
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**Field Level Net Area** 4370 NSF

## Press/Suite Level

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<thead>
<tr>
<th>Space Description</th>
<th>Proposed NSF</th>
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<tbody>
<tr>
<td>Concourse/Handicapped Seating -Upper</td>
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<tr>
<td>Control Booth</td>
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<tr>
<td>Elevator A</td>
<td>80</td>
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<tr>
<td>Elevator B</td>
<td>80</td>
</tr>
<tr>
<td>Home Radio</td>
<td>80</td>
</tr>
<tr>
<td>Home/Visiting Radio</td>
<td>80</td>
</tr>
<tr>
<td>Press Box</td>
<td>80</td>
</tr>
<tr>
<td>Suites - Small (6)</td>
<td>950</td>
</tr>
<tr>
<td>TV</td>
<td>80</td>
</tr>
</tbody>
</table>

**Press/Suite Level Net Area** 4600 NSF

## Project Summary

- **Project Net Area**: 8970 NSF
- **20% Grossing Factor**: 1794 NSF
- **Project Gross Area**: 8970 NSF
Project Schedule

Site Use - AGGIE SOCCER COMPLEX
+ Indoor Practice

AGGIE SOCCER COMPLEX
DESIGN PHASE

Schematic Design

Design Development

Construction Documents

BID & AWARD PHASE

Bid / Award

AWARD / NTP

CONSTRUCTION

Construction

Owner Furnishings

Athletic Facilities Master Plan

Texas A&M University
MEMORANDUM

TO: Dr. Karan Watson
    Interim Provost and Executive Vice President for Academic Affairs
    Dr. Rodney McClendon
    Vice President for Administration

FROM: Prof. David Woodcock
    Chair, Design Review Sub-Council

DATE: February 23, 2011

RE: Design Review Sub-Council Report
    Soccer Bleachers Expansion and Roof Covering

On February 23, 2011 the Design Review Sub-Council (DRS) reviewed the Soccer Bleachers Expansion and Roof Covering project. This project was reviewed in concept in 2003 and 2006, and is part of the Athletic Program Master Plan. The Concept Design presented was for roof coverings over the East and West bleachers. The images presented lacked the sophistication that good engineering is expected to exhibit, and does not appear to show accurate interpretations of the structure, roof edge conditions, lighting, etc., that will be developed as the project moves forward. There was concern about a maroon roof, and the council was advised that it would likely be a tan color, similar to other adjacent buildings.

With the assurance that Design Development will take these comments into consideration, the DRS recommends approval of the Concept Design of this project as being consistent with other design in the Athletic Master Plan and with the broad concern of the Campus Master Plan for high quality designs that reflect the aspirations of the university.

cc: Design Review Sub-Council Members
    Kevin Hurley, Athletics
    Jo Williams