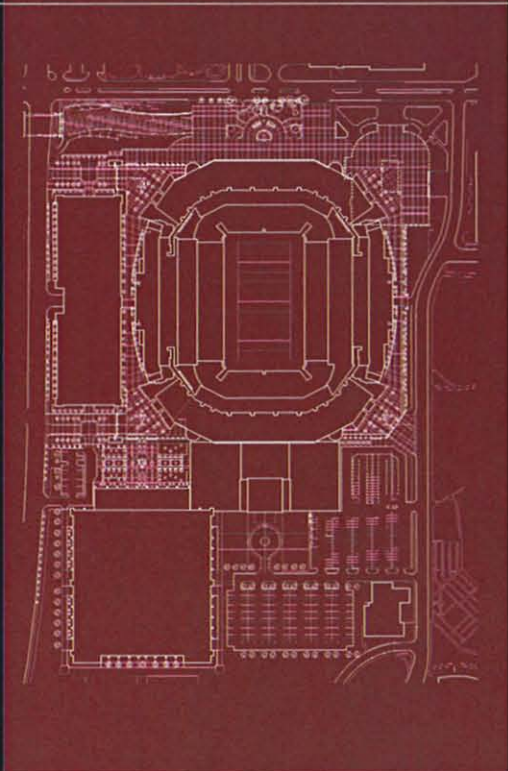


# ATHLETIC FACILITIES MASTER PLAN

TEXAS A&M UNIVERSITY



**HEERY**

O'CONNELL  
ROBERTSON  
& ASSOCIATES, INC.  
ARCHITECTS  
ENGINEERS  
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## Introduction

19 August 2004

### INTRODUCTION

The Texas A&M University System selected a team of design professionals led by O'Connell Robertson & Associates, with Heery International as a national sports events designer, to provide a comprehensive facilities assessment for Kyle Field and a master plan for specific athletic facilities at Texas A&M University, College Station, Texas. The focus of this report is the master plan. The facilities assessment will be submitted separately and will serve as a companion document to the master plan. The major components of the master plan consist of the following:

- Kyle Field Area Master Plan
- West Campus Athletic Facilities with a specific focus on Olsen Field

The goal of this project is to provide the Texas A&M University System with a comprehensive master plan of Kyle Field and the west campus athletics facilities identifying current and future facility needs with potential project phases. The preliminary time frame for implementing the entire master plan is ten years.

#### Team Members

This effort took approximately six months on intense work and included several work sessions by the project team. The project team consisted of members of the design team and University representatives. The project would not have been possible without the efforts of several key individuals representing Texas A&M University. The O'Connell Robertson/Heery team thanks the following individuals:

#### The Texas A&M University System - Facilities Planning and Construction

Tim Donathen  
Steve Byrne  
Dan Kennedy  
James Davidson  
Charles Brenton

#### Texas A&M University - Athletic Department

Bill Byrne  
Wally Groff  
Penny King  
Billy Pickard  
Kevin Hurley  
Coaching Staff

#### Texas A&M University - Administration

Charles Sippial  
Mary Miller

#### Texas A&M University - Physical Plant

Richard Williams  
David Godbey


#### Texas A&M University - Environmental Health & Safety

James Rainer

#### The 12th Man Foundation

Miles Marks

On Behalf of the entire team, we are please submit this master plan to Texas A&M University

  
Chris Lammers, AIA  
Principal  
O'Connell Robertson & Associates



# Texas A&M University



**Executive Summary****EXECUTIVE SUMMARY****General**

The goal of this master plan is to maximize the experience of the fan and student athlete at Texas A&M University. A comprehensive master plan of Kyle Field and the west campus athletics facilities identifying current and future facility needs will assist Texas A&M in accomplishing this goal. The master plan will also incorporate needs identified in the comprehensive facilities assessment. The facilities included in the master plan are:

- Kyle Field Area Master Plan
  - o Kyle Field Stadium
  - o Indoor Practice/Multi-Purpose Facility
  - o Bright Complex
  - o G. Rollie White
  - o Parking
- West Campus Athletic Facilities with a specific focus on Olsen Field
  - o Olsen Field
  - o Soccer Stadium
  - o Practice Facility – Reed Arena
  - o Softball

**Approach**

The O'Connell Robertson/Heery Team dedicated a large multi-disciplinary group of professionals to the master plan. The initial effort was data gathering. This included visiting the site, researching existing documents and meeting with the facility users including the respective coaches of each sport. After the existing data gathering was accomplished, a series of work sessions between the Design Team, TAMUS Facilities, Texas A&M Athletics and The 12th Man Foundation were held. The work sessions were conducted at intervals of two to three weeks. At each work session, the Design presented potential schemes for response and input from the A&M representatives. These comments were incorporated into the revised schemes to be presented at the next work session. The results of the work sessions are the body of this report.

**Kyle Field**

A major focus of the master plan for Kyle Field is to address the deficiencies identified in the facilities assessment. This includes:

- Life safety and code issues.
- Structural items
- Accessibility issues
- Mechanical, Electrical and Plumbing issues

Other key components of the master plan include:

- Increased seating capacity (between 103,000 and 114,000)
- Add and improve fan amenities such as concessions
- Increase the revenue production potential with areas such as suites and boxes

To achieve these goals, a series of well planned phases of renovations and additions will be required. These are identified in the report attached.

**Indoor Practice/Multi-Purpose Complex**

This facility will serve as an indoor practice facility for numerous sports including football, softball, tennis and track. It will also serve as a competition stadium for indoor track meets and tennis tournaments. The University currently does not have a facility where these Big XII events can be held in a championship arena. The size of the facility will be dictated by the following components:

- Two full-size football fields
- Ability to punt on one side
- Ability to hold a track tournament with 5000 spectators
- Ability to hold a tennis tournament with six courts.

It is envisioned this facility will be connected with a future addition to the Bright Complex and be adjacent to the football practice fields.

**Bright Complex**

The Bright Complex was completed in fall of 2003. An addition is envisioned to the Bright Complex that will house a new weight room, kitchen, training table, dining hall and athletic offices. The proposed location of the addition will displace the Netum Steed building.

**G. Rollie White Coliseum**

This structure was built in 1952 to serve Men's Basketball. It later served Women's Basketball and Volleyball in addition to Men's Basketball. In the 1990's, Reed Arena was built to serve Men's and Women's Basketball thus eliminating many of the functions held in G. Rollie White. G. Rollie was renovated during the 1990's to serve Women's Volleyball. Due to its age and design, the building is deficient in toilet/concession amenities, wheelchair accommodations, and has many life safety issues to the point that the State Fire Marshal has limited the occupancy to be much less than the seat number provided. Further complicating these issues, the coliseum structure impedes the exiting requirement from the adjacent Kyle Field football stadium.





**Executive Summary -continued**

Renovating this building will be difficult and costly relative to the facility's overall value. The master plan does address the needs of G. Rollie if the decision is made to keep the facility operational in the future. However, the master plan for Kyle Field shows removal of the G. Rollie White Coliseum. Given the building's age and the issues described, demolition may be the best solution.

**Olsen Field**

Aggie Baseball has been served well by Olsen Field since it was constructed in the late 1970's. The playing surface and seating are still in good shape. However, the stadium has several deficiencies relative to code, accessibility and overall fan and team amenities.

The grade level concourse will be upgraded with new landscaping and amenities. Picnic pavilions and bus shelters and a new tail gate area with toilets and concessions will serve the fans prior to a game. A new signature structure at the center of the stadium will identify Olsen Field's main entry. Behind this entry will be a new museum and team store, and directly in back of home plate a new private club is proposed.

The home and visitors' locker room will be expanded and upgraded in addition to the coaches' area. The lower level seating will be extended toward the field and lowered to create a more intimate environment of the stadium.

The concourse above will be enlarged with a wider area and new outboard facilities. Above that a new concourse will be constructed to permit wheelchair seating with good viewing. The press area will be expanded and upgraded. The new top level will have 17 private suites and another club area to serve as a team area.

The renovation work will result in a new exterior image of Olsen Field that relates it to adjacent athletic and campus facilities.

**Soccer**

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.

The location of the seats on the east side causes problems for afternoon games. This project consists of new brick structure on the west side with seating for 2500 and be expandable to 2,750 seats. Accessible seating will be included. New toilets and concession areas will be located at a grade level concourse and a new press box with six (6) private suites would be above and behind the grandstands.

New entry gates will be provided on the north side of the stadium flanked by building structures to house ticketing and concessions on the west side and toilets to serve the existing east side, which will be renamed the visitors' side. The present soccer field was recently renovated and is in great shape. The team does need an additional field adjacent to current one for practices.

**Basketball / Volleyball Practice Facility**

Reed Arena currently houses one practice court in addition to the main court. When the demolition G. Rollie White displaces Volleyball, an additional practice facility may be required. The master plan calls for this facility to be located directly west of Reed Arena with a direct indoor link between facilities. This building will provide an indoor practice area for Men's and Women's Basketball and Women's Volleyball teams. Each team will have separate areas for drill practice, play practice or simulated games. Another benefit will be that practice will not occur on the game courts, thus saving wear and tear on those wood surfaces.

Interiors would be free of structural intrusions and moderate to high finishes. The exterior would be compatible with other campus facilities.

**Aggie Softball Complex**

The softball complex is in fairly good shape. The biggest problems identified were that the facility has an inadequate press box and the column supports for the roof structure obstruct the view of some seats. The obstructed seating is not currently a major problem as the facility is rarely filled to capacity. However it is anticipated that this will be a problem in the future. The master plan recommends demolishing the existing roof and supporting structure and repairing the seating where columns once stood. A new cantilevered structure would replace the existing roof. Concurrently, a new larger press box would be constructed and the existing one removed.

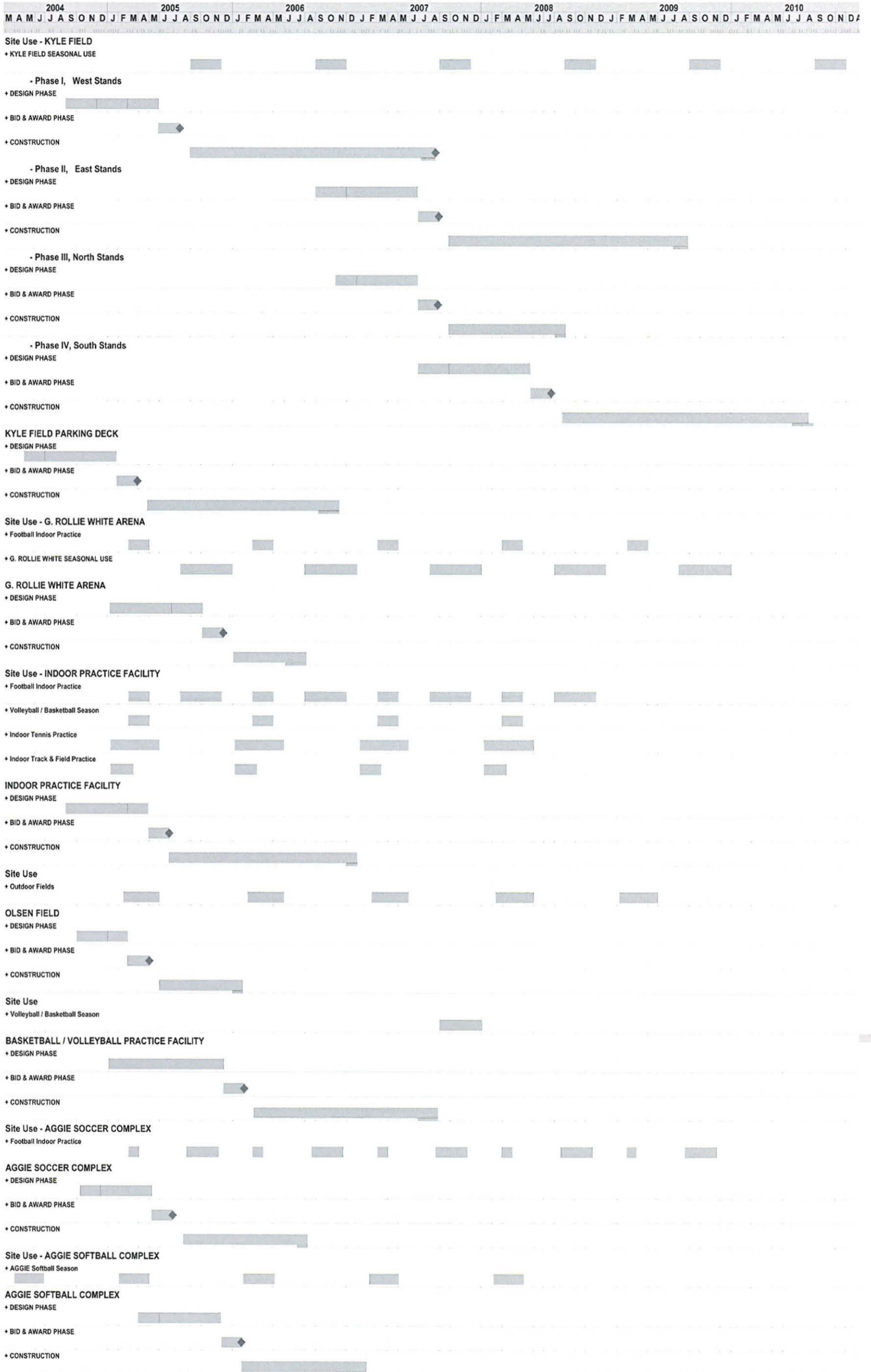
Ornamental masonry would be added to the structure and façade to blend the building architecture with the campus.

**Summary**

The following pages in the Executive Summary identify overall project budget, potential schedules and drawings identifying the scope of the master plan. The sections that follow the Executive Summary provide more detailed information relative to each facility included in the master plan.



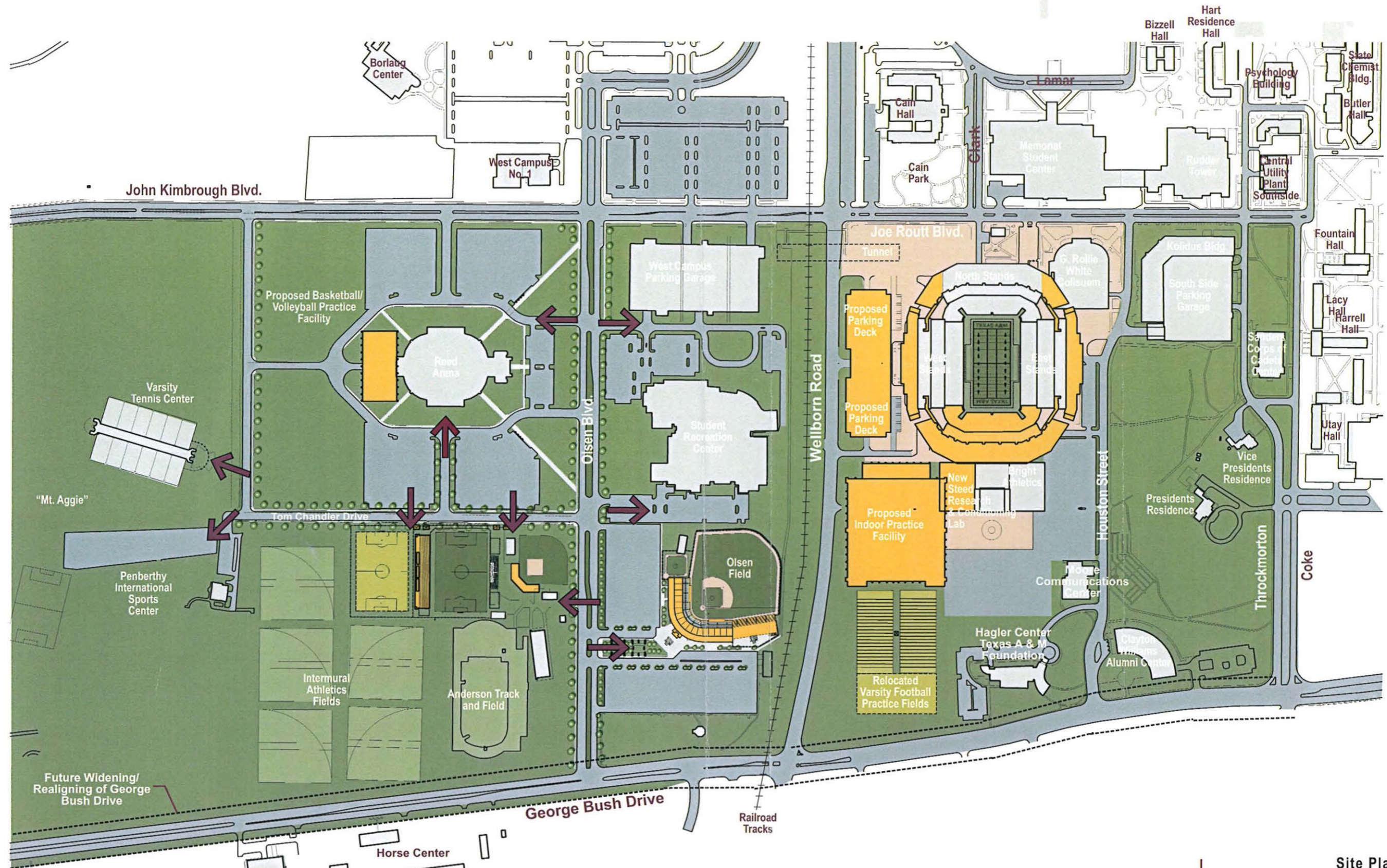




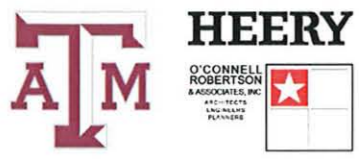
Texas A&M University

Athletic Facilities Master Plan



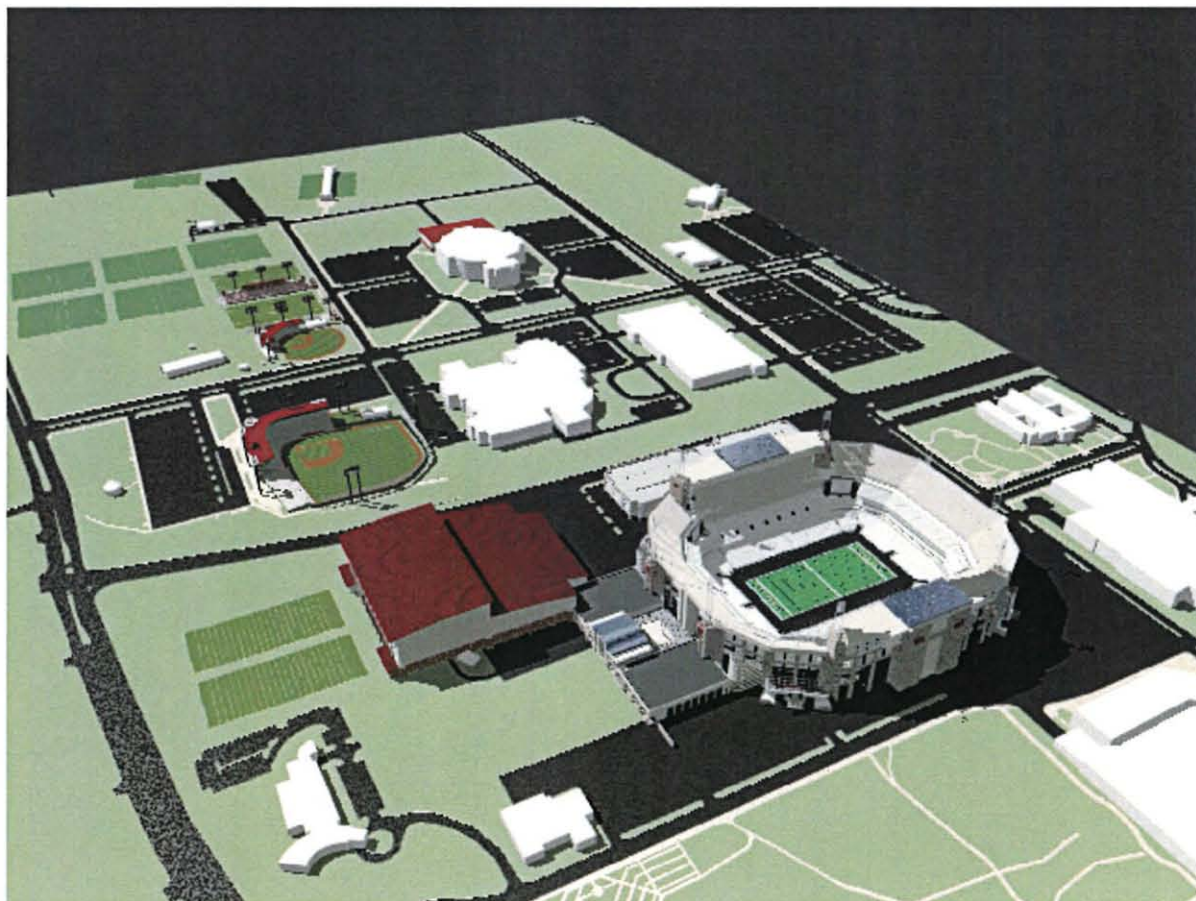


Site Plan



Texas A&M University





Texas A&M University



Texas A&M University



## Narrative Summary

Over the course of many years, since the first grandstands of Kyle Field were constructed in the 1920's, several additions have been made on an as-needed basis to expand the seating capacity and provide revenue producing private suites. The North End Zone was the most recent addition.

Since the 1920's many codes addressing all aspects of construction have been applied as they pertained to the occupancy and construction of a stadium. New codes and laws, i.e. the ADA (TDLR) are now in effect and are much more stringent in their implication to all structures but in particular to large assembly structures. Kyle Field is affected by these codes and laws.

Kyle Field is presently very deficient in toilet and concession amenities and does not provide the required selection of wheelchair seating locations. Paramount to these deficiencies are many life safety hazards and violations that cannot be corrected without major renovation. This narration will discuss these issues by sides and ends of the stadium and describe the master plan for expanding, renovating all the while making the necessary corrections to bring Kyle Field into code compliance.

### The West Grandstand

The West Grandstand has evolved over the years from a lower stand to the addition of a center upper stand with a press box structure above and behind the seating. These upper stands were later partially demolished and a new upper deck was constructed with a new press box built on top of the partially demolished stands. Sometime in the 1970's an upper deck addition built behind and above the existing upper stands was constructed with a new press box and suites structure cantilevered from the back column line. Between the old upper deck and the new upper deck two levels of private suites were constructed. This description basically states the present configuration of the West Grandstand. Two large ramps serve to exit this grandstand, but are deficient in width to accommodate the number of occupants and provide only two exit paths where four are required. Toilet and concessions are very deficient not only in numbers of fixtures and counter length for serving, but also in mobility area to move occupants around the facilities for use and convenience.

### The East Grandstand

The East Grandstand is similar but does not have the press box or suites. Also, the second level of seating was constructed at the same time as the West Grandstand, but was not built on the intermediate seating addition. The East Grandstand was however, constructed around and within a classroom building with gymnasiums and other spaces utilized by Kinesiology. Toilet facilities and concessions are deficient here also, but the major concern is Life Safety. Two undersized exits also serve a fixed seating occupancy where four are required and the Classroom facility creates a smoke barrier for the lower two seating levels.

### The North Grandstand

The North Grandstand, though fairly new (completed in the late 1990's), does have some minor life safety issues, which can be easily remedied. The new plumbing code (IPC 2003) has rendered the toilet facilities for each sex to be lacking in fixture counts. This facility was designed as a stand-alone structure, without the benefit of a master plan for Kyle Field. This addition also amplified a life safety exiting issue by constricting the free area between the new structure and the G. Rollie White Coliseum, which serves to exit the existing East Grandstand.

### The South Bleachers

The South Bleachers are open seating and risers and offer no toilet or concession amenities. These patrons must use the already crowded and insufficient facilities located in the side grandstands. Life Safety is really not an issue with this structure.

## KYLE FIELD MASTER PLAN

The proposed master plan for Kyle Field touches all components that comprise the existing stadium. The goal of the master plan is to provide an overall concept that will increase the capacity of Kyle Field, update the toilet and concessions areas, provide distributed wheelchair seating positions, and develop revenue producing amenities in the form of private suites and/or club areas. Correcting the existing life safety issues will be accomplished concurrently with this effort.

The West Grandstand and East Grandstand require the greater effort to renovate and upgrade. Seating expansion is not an issue in these stands, and bowling the field in and providing wheelchair positions meeting the ADA (TDCR) law will actually remove seats on the east and west sides.

The master plan favored would be to have the lowest public level in the stadium to be located at the upper limits of the lower level seating grandstand. A concourse at this level is envisioned that eventually would permit unobstructed circulation and separate the public from the service areas and team areas except wheelchair spectators seated at the field level front row.





**Narrative Summary -continued**

The West Grandstand's lower level existing concourse at grade level would be freed up to permit use as needed for stadium storage and maintenance. The existing team facility would be updated to an extent for Life Safety. The 2nd level concourse, located near the back level of the lower grandstands, would receive new expanded toilets and concessions on an enlarged concourse platform. Wheelchair seating would be provided on the sides where headroom permits, and the existing President's Box would be upgraded and made wheelchair accessible. A private space for the Regents will be located on this concourse and would have separate facilities. Wheelchair seating would also be constructed at the first row level of the grandstands.

The next level up would be the 3rd Level, which serves the middle level seating (1st deck). This concourse and toilet/concessions area would also be upgraded and expanded to accommodate the fans seated in this grandstand. Wheelchair seating positions will not be provided at this level due to the structural configuration and restrictions.

The 4th Level will be at the back of the 1st deck seating structure and will have 24 private suites and a large open Lobby area. The next Level (5) opens into this same Lobby and serves an additional 24 private suites. These floors are completely air conditioned and will be wheelchair accessible.

The upper level seating (2nd deck) concourse will be expanded to provide the necessary toilets and concessions, with a wider concourse to permit patron movement. This level is also planned to bridge either endzone grandstand. Wheelchair seating possibly can be located on this bridge. Again, wheelchair seating within the existing stands would require extensive structured changes and would result in a great amount of sightline restrictions. Wheelchairs however will be accommodated at the upper part of the stands with a new elevated concourse at Level 7. Toilets and concessions will be provided at this level, which can also serve some of the non-handicapped patrons in the upper deck and will make the area a part of the upper deck seating. This new Level 7 will require demolition of the existing press box structure and will be the lowest level of the three-level addition. Levels 8 and 9 will each have 26 private suites in a fully assessable air conditioned space. Separate rooms for catering, trash removal, and mechanical/ electrical are provided. A Lobby at each level to provide a sense of arrival and gathering is planned, and staff will have access to separate facilities so as to not disturb the private suite patrons.

The Life Safety issues will be addressed with the addition of stairs and modifications of existing vomitories and railings. Aesthetically, the exterior will be enclosed with a façade consisting of the TAMU brick and precast concrete or other materials to enhance the appearance and compatibility with other campus structures.

The existing eight elevators serving this grandstand will be upgraded as necessary to accommodate the levels for the private suite patrons and wheelchair patrons.

The East Grandstand would mirror the West Grandstand at the 2nd level except the toilet/concessions footprints may differ. Wheelchair seating would be provided at the back and front row of these stands. Circulation is planned to continue around at this level in the full build out of the master plan. The 3rd Level would be enlarged to serve the middle (1st deck) seating with new accessible toilets and concessions. These concourse expansions will necessitate the demolition of two lower level gymnasiums presently in Reed Center. A Level 4 will be added that bisects between the remaining upper gymnasiums and will serve a new wheelchair seating platform located at the upper rows of the 1st deck seating. This level will also have toilets and concessions, and can serve patrons for the 1st deck seating also bringing the wheelchair seating into the general patron seating.

The next level will be the concourse for the upper deck (2nd deck) seating and will mirror the West Grandstand. All levels above this concourse will reflect the West Grandstand and include the wheelchair level (Level 7) and two levels of private suites. The exception will be that the new Press Box is planned for this side and will replace approximately one-half of the suites on one level. The remaining exception on this side is that four (4) new elevators are planned since the East Grandstand is not presently served by elevators.

Life Safety in the East Grandstands is a major concern. This grandstand, with a denser occupancy due to more bleacher seating and the potential possibility of smoke accumulation created by Reed Center, will require at least partial demolition of Reed Center to provide code compliance for exiting. Should TAMU elect to leave Reed Center in place, the State Fire Marshal may require a performance base design (PBD) to be engineered by a registered Life Safety Engineer to determine alternative methods to achieve a safe environment for the occupants of the lower and middle deck seating platforms. The PBD would not however eliminate the required four (4) exits, which would be difficult to design. This project has the greatest impact on other campus activities with the necessary removal of at least part of Reed Center, and at least partial demolition of G. Rollie White Coliseum. G. Rollie White Coliseum presently constricts the egress path leading from the NE corner of Kyle Field and presents additional exiting problems by physical location.

The North Endzone Grandstand will remain intact with slight remedial Life Safety work to bring it into code compliance. The North Endzone Grandstand in the master plan will however be expanded to add seats in the upper deck. The upper concourse and lower elevated concourse will be connected to the West and East Grandstands to permit spectator traffic flow. New high tech video boards will be located in the newly formed corners to be visible by the East and West Grandstand patrons. Grand stairs would lead to open plazas at each corner from the Lower Concourse (2nd Level) to on-grade plazas with security and ticketing gates.





**Narrative Summary -continued**

The South Endzone Grandstand will be a totally new structure and will complete the enclosure of the football field. This structure is proposed to mirror the expanded seating footprint of the North Endzone Grandstand, including the lower seating. The lower seating configuration would require the demolition of the south ends of the East and West Grandstands to permit the turn necessary. This Grandstand will have more bleacher type seating therefore the capacity will be over 32,000.

The ground level in the South Endzone Grandstand will be a service area connecting the East to West Grandstands. This area will have stadium storage, TV truck parking, large mechanical/electrical areas, a kitchen and a commissary, all assessable from the service drive. The same club and private suite management is proposed as in the North Endzone Grandstand that will generate revenue.

The first elevated concourse (Level 2) will be accessed from the proposed SW and SE corner plazas and will be assessable by grand staircases from the ground level plazas. The South Endzone Grandstand will also be connected to the East and West Grandstands to provide the unobstructed spectator traffic flow. Access will also be possible from the existing elevated plaza that faces the stadium and is a part of the Bright Complex. This concourse would have toilets and concessions to serve the lower level seating which is planned to be over 9300 occupants. An added benefit is that Life Safety is greatly increased with the continuous concourse that leads to more exits. The lowest elevated concourse should eliminate a great deal of traffic on the East and West Grandstands existing ramps thus helping to relieve the Life Safety situations in those seating elements.

The mid deck directly above will have over 2000 chair seats and will be served by a concourse that has dedicated toilets and concessions. This area will be a club arrangement. Twenty mid level suites are planned above the club area. Finishes will be comparable to the North Endzone Grandstand suites.

The last level is the upper deck seating. This level will have over 20,500 bleacher type seats and will be served by a concourse with the appropriate number of toilets and concession areas. This concourse will also connect to the East Grandstand and the West Grandstand to provide free movement between grandstands. The bridge to the side grandstands can also serve as additional wheelchair seating areas with unobstructed viewing of the playing field. Large high tech video boards are proposed for the space immediately below these bridges.

The South Endzone Grandstand would complete the enclosure of Kyle Field and will be a distinctive structure easily recognized as unique to TAMU and the envy of other major universities in the Big 12 and the nation.



**Program of Spaces**

Level 1 -Service / Entry	Proposed NSF
<b>North Stands</b>	
Concourse/Plaza (ea. side)	120,000
Ticket Booth (2)	1,000
<b>South Stands</b>	
Concourse & Vomitories	33,000
Concourse/Plaza (ea. side)	120,000
Food Service/Commissary	8,400
Food Service/Kitchen	5,000
Maintenance/Storage	10,800
Mechanical/Electrical	6,600
Restrooms	90
Service/TV Truck Compound	13,200
Storage/Support	6,000
Ticket Booth (2)	1,000
Visiting Coaches Locker Room	360
Visiting Coaches Office	120
Visiting Coaches Toilets & Showers	100
Visiting Team Drying	100
Visiting Team Equipment Storage	200
Visiting Team Locker	3,200
Visiting Team Showers	300
Visiting Team Toilets & Lavatories	400
Visiting Team Training	300
<b>West Stands</b>	
Commissary	13,600
Concession Storage	1,000
Concessions	4,600
Concourse & Vomitories	30,422
Elevator -Service	100
Loading and Receiving Docks	8,000
Ramps & Stairs	18,200
Restrooms	9,000
Stadium Maintenance	10,400
Storage/Mechanical	30,800
<b>Level 1 -Service / Entry Net Area 456292 NSF</b>	

Level 2 -Main Concourse	Proposed NSF
Restrooms	90
<b>East Stands</b>	
Concessions	14,465
Concourse & Vomitories	23,640
Maintenance/Storage	100
Mechanical/Electrical	1,800

Restrooms	8,975
Stadium Services	100
<b>North Stands</b>	
Concourse & Vomitories (ea. side)	10,000
<b>South Stands</b>	
Concessions	3,600
Maintenance/Storage	8,200
Restrooms	6,750
Stadium Services	300
<b>West Stands</b>	
Concession Storage	4,000
Concessions	14,465
Elevator -Service	0
Maintenance/Storage	100
Mechanical/Electrical	2,000
Restrooms	7,535
Stadium Services	100
<b>Level 2 -Main Concourse Net Area 106220 NSF</b>	

Level 3	Proposed NSF
<b>East Stands</b>	
Concessions	3,640
Concourse & Vomitories	13,000
Maintenance/Storage	100
Mechanical/Electrical	2,200
Restrooms	7,185
Stadium Services	100
<b>South Stands</b>	
Concessions	1,200
Concourse & Vomitories	13,000
Lobby	300
Maintenance/Storage	300
Mechanical/Electrical	1,500
Restrooms	2,400
Stadium Services	300
<b>West Stands</b>	
Concessions	2,160
Concourse & Vomitories	14,720
Maintenance/Storage	100
Mechanical/Electrical	1,980
Restrooms	4,460
Stadium Services	300
<b>Level 3 Net Area 68945 NSF</b>	





## Program of Spaces -continued

Level 4	Proposed NSF
<b>East Stands</b>	
Concessions	200
Concourse & Vomitories	5,000
Maintenance/Storage	100
Mechanical/Electrical	100
Restrooms	400
Stadium Services	100
<b>South Stands</b>	
Concourse/Corridor	2,500
Food Service/Catering	600
Lobby	600
Maintenance/Storage	300
Mechanical/Electrical	4,800
Private Suites (20)	14,000
Stadium Services	300
<b>West Stands</b>	
Food Service/Catering	200
Lobby	15,100
Maintenance/Storage	100
Mechanical/Electrical	2,000
Private Suites -Large (14 @ 525)	7,350
Private Suites -Medium (2 @ 200)	400
Private Suites -Small (8 @ 130)	1,040
Restrooms	400
Stadium Services	100
<b>Level 4 Net Area</b>	<b>55690 NSF</b>

Level 5	Proposed NSF
<b>East Stands</b>	
Concessions	3,720
Concourse & Vomitories	19,500
Maintenance/Storage	100
Mechanical/Electrical	4,000
Restrooms	7,690
Stadium Services	100
<b>North Stands</b>	
Concessions	1,800
Concourse	8,000
Restrooms	4,000
<b>West Stands</b>	
Private Suites -Large (14 @ 525)	7,350
Private Suites -Medium (2 @ 200)	400
Private Suites -Small (8 @ 130)	1,040
<b>Level 5 Net Area</b>	<b>57700 NSF</b>

Level 6	Proposed NSF
<b>South Stands</b>	
Concessions	6,600
Concourse & Vomitories	23,000
Maintenance/Storage	100
Mechanical/Electrical	800
Restrooms	13,000
<b>West Stands</b>	
Concessions	2,620
Concourse & Vomitories	17,325
Maintenance/Storage	50
Mechanical/Electrical	1,000
Restrooms	5,445
Stadium Services	100
<b>Level 6 Net Area</b>	<b>70040 NSF</b>

Level 7	Proposed NSF
<b>East Stands</b>	
Concessions	1,440
Concourse & Vomitories	8,845
Maintenance/Storage	50
Mechanical/Electrical	3,000
Restrooms	3,500
Stadium Services	50
<b>West Stands</b>	
Concessions	300
Concourse & Vomitories	13,085
Maintenance/Storage	50
Mechanical/Electrical	3,000
Restrooms	700
Stadium Services	50
<b>Level 7 Net Area</b>	<b>34070 NSF</b>

Level 8	Proposed NSF
<b>East Stands</b>	
Food Service/Catering	500
Lobby	5,430
Maintenance/Storage	50
Mechanical/Electrical	2,300
Private Suites (26)	17,550
Restrooms	100
Stadium Services	50
<b>West Stands</b>	
Food Service/Catering	500
Lobby	5,430



## Program of Spaces -continued

## Program of Spaces

Maintenance/Storage	50
Mechanical/Electrical	2,300
Private Suites (26)	17,550
Restrooms	100
Stadium Services	50

Level 8 Net Area 51960 NSF

Level 9 Proposed NSF

**East Stands**

Food Service/Catering	500
Lobby	5,430
Maintenance/Storage	50
Mechanical/Electrical	2,300
Private Suites (26)	17,550
Restrooms	100
Stadium Services	50

**West Stands**

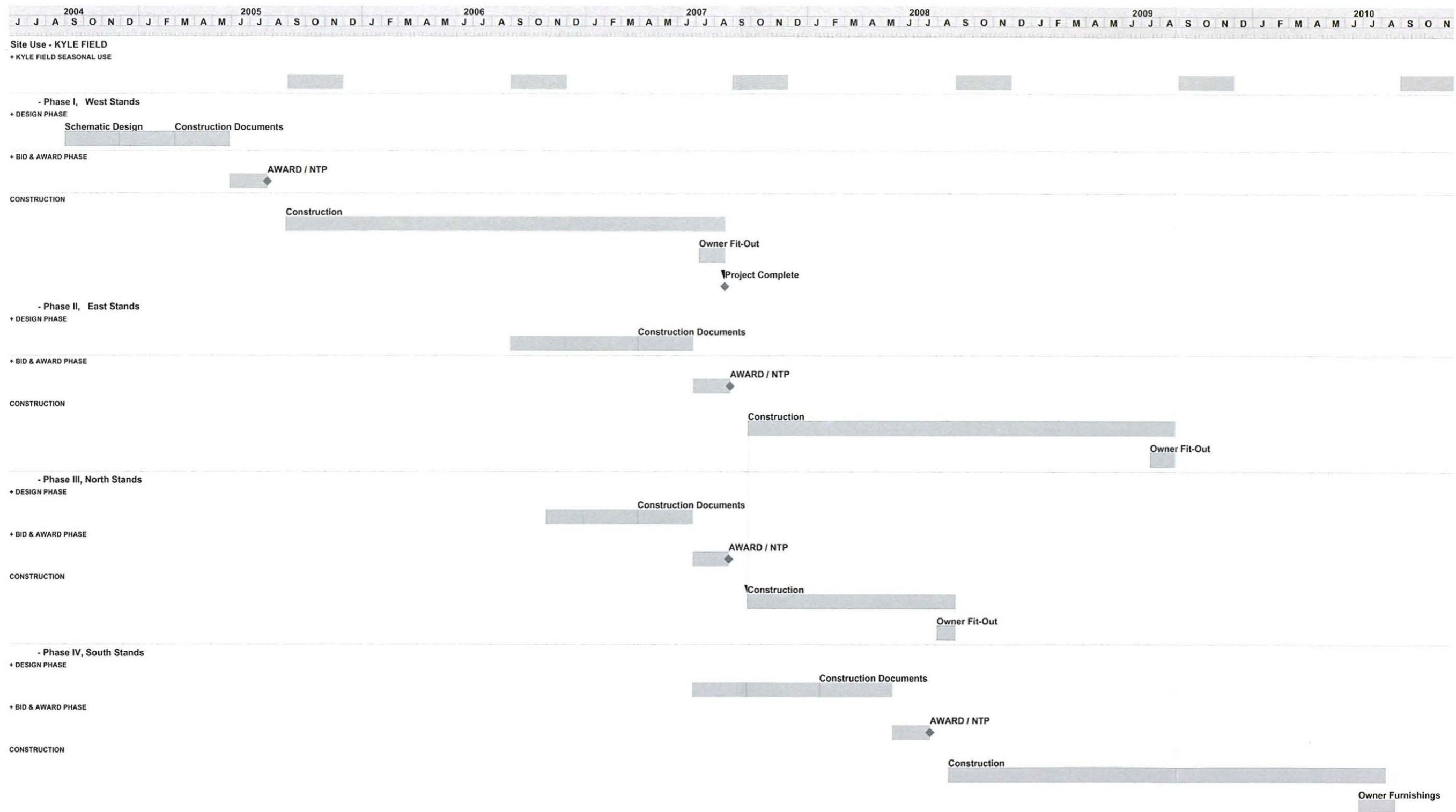
Food Service/Catering	500
Lobby	5,430
Maintenance/Storage	50
Mechanical/Electrical	2,300
Private Suites (26)	17,550
Restrooms	100
Stadium Services	50

Level 9 Net Area 51960 NSF

Project Net Area 952877 NSF

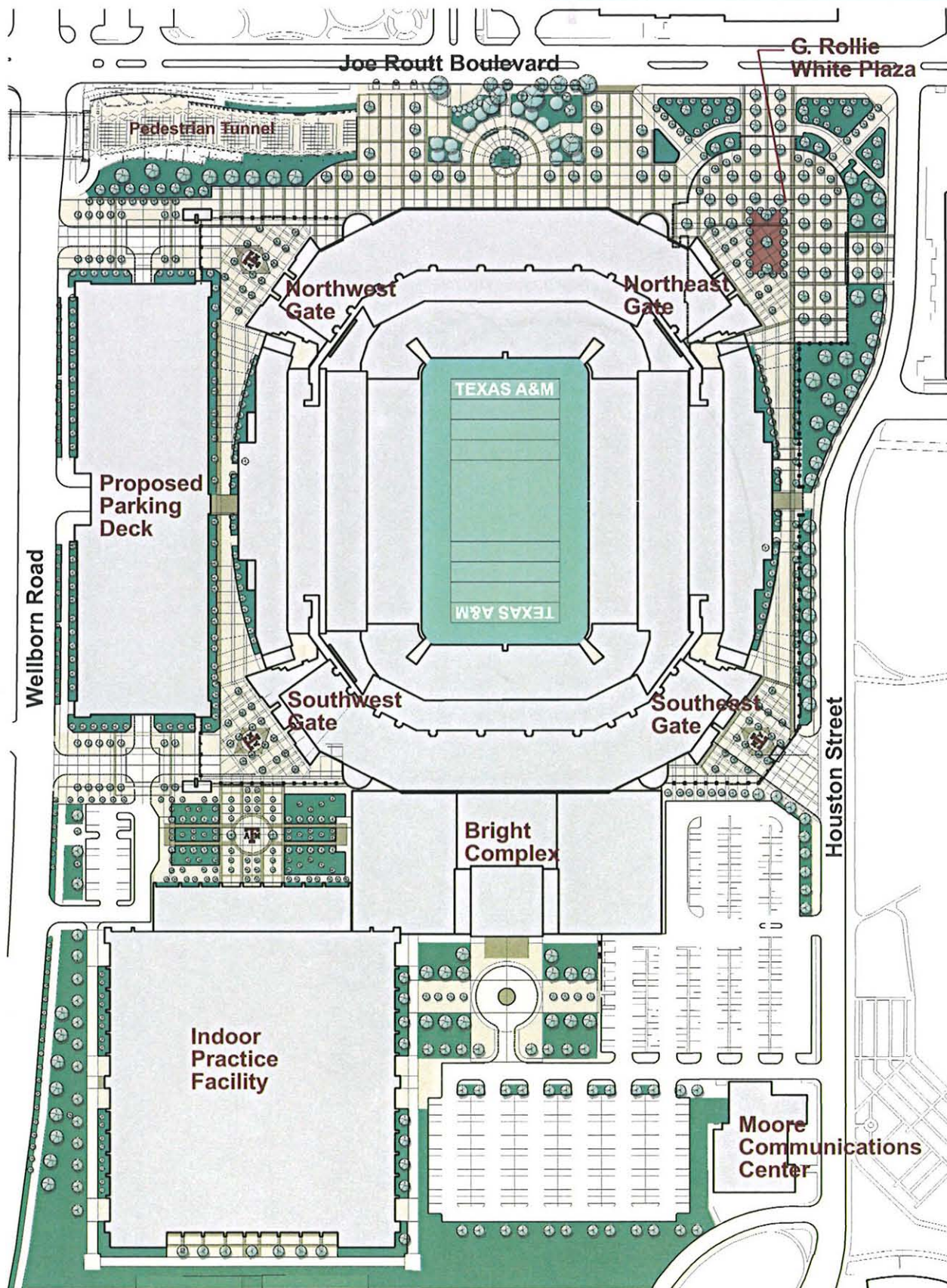








KYLE FIELD STADIUM



HEERY

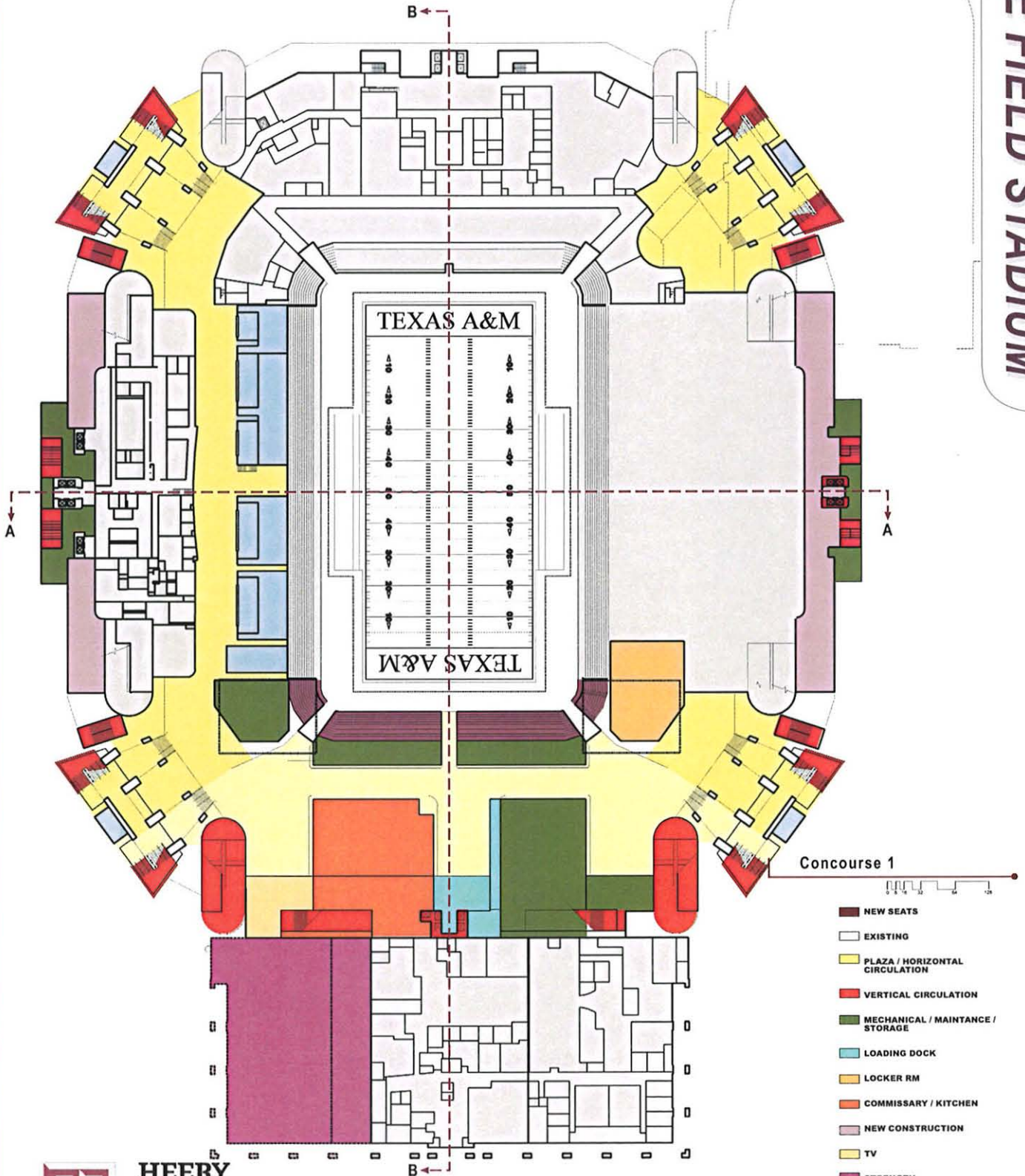


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KYLE FIELD STADIUM



Concourse 1

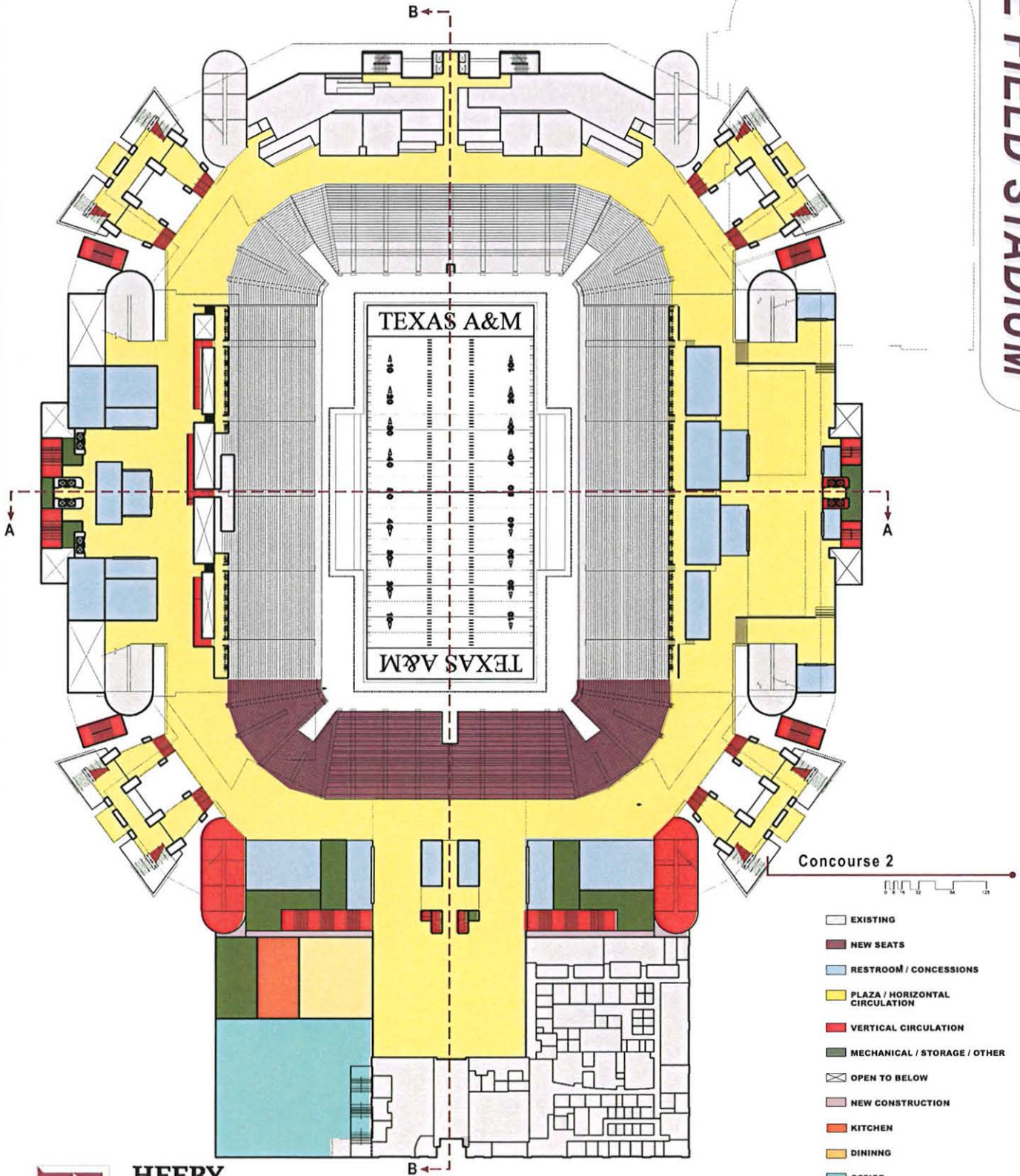
- NEW SEATS
- EXISTING
- PLAZA / HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION
- MECHANICAL / MAINTANCE / STORAGE
- LOADING DOCK
- LOCKER RM
- COMMISSARY / KITCHEN
- NEW CONSTRUCTION
- TV
- STRENGTH



**HEERY**  
 O'CONNELL ROBERTSON  
 ARCHITECTS INC.

Texas A&M University

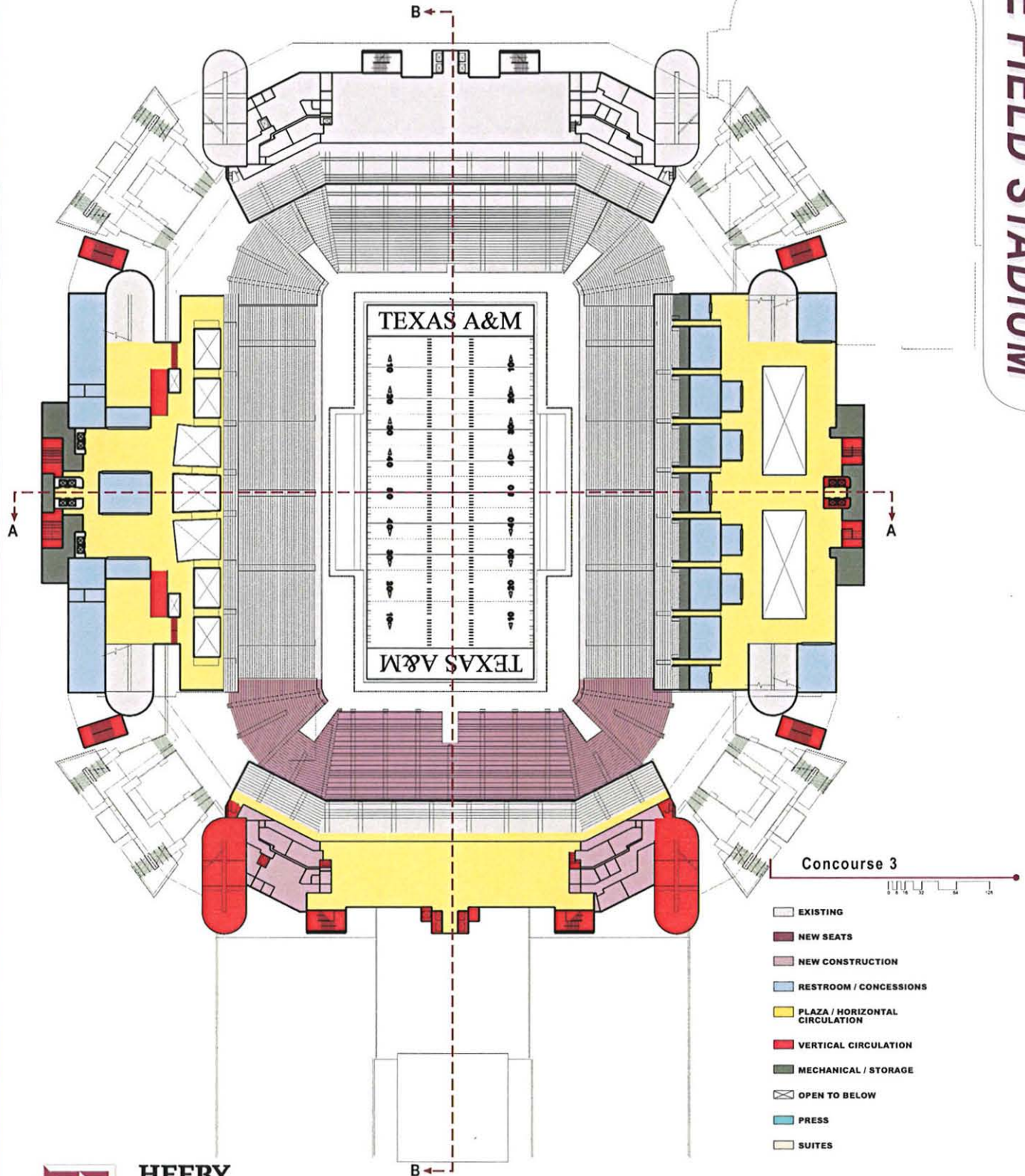
KYLE FIELD STADIUM



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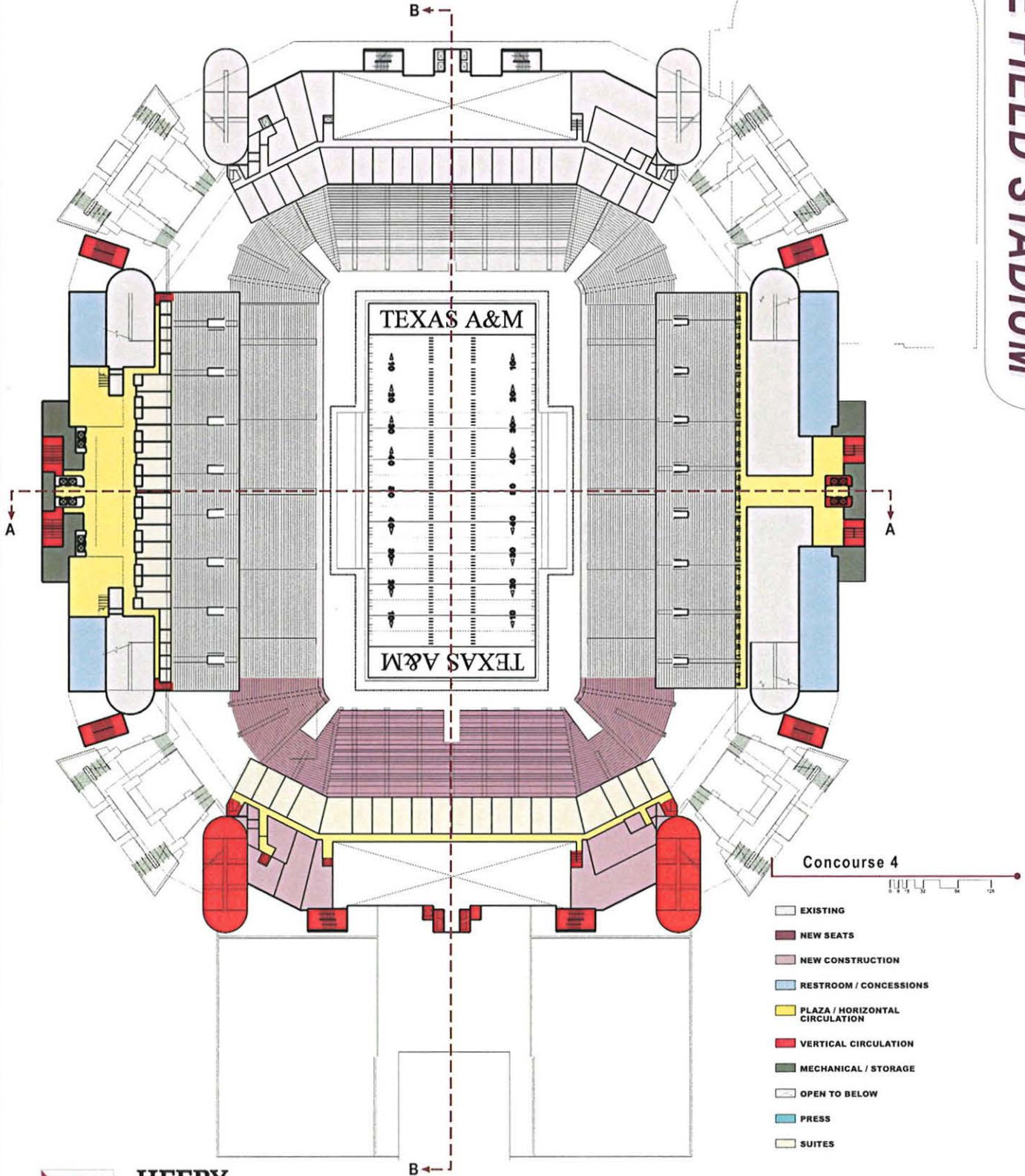


KYLE FIELD STADIUM



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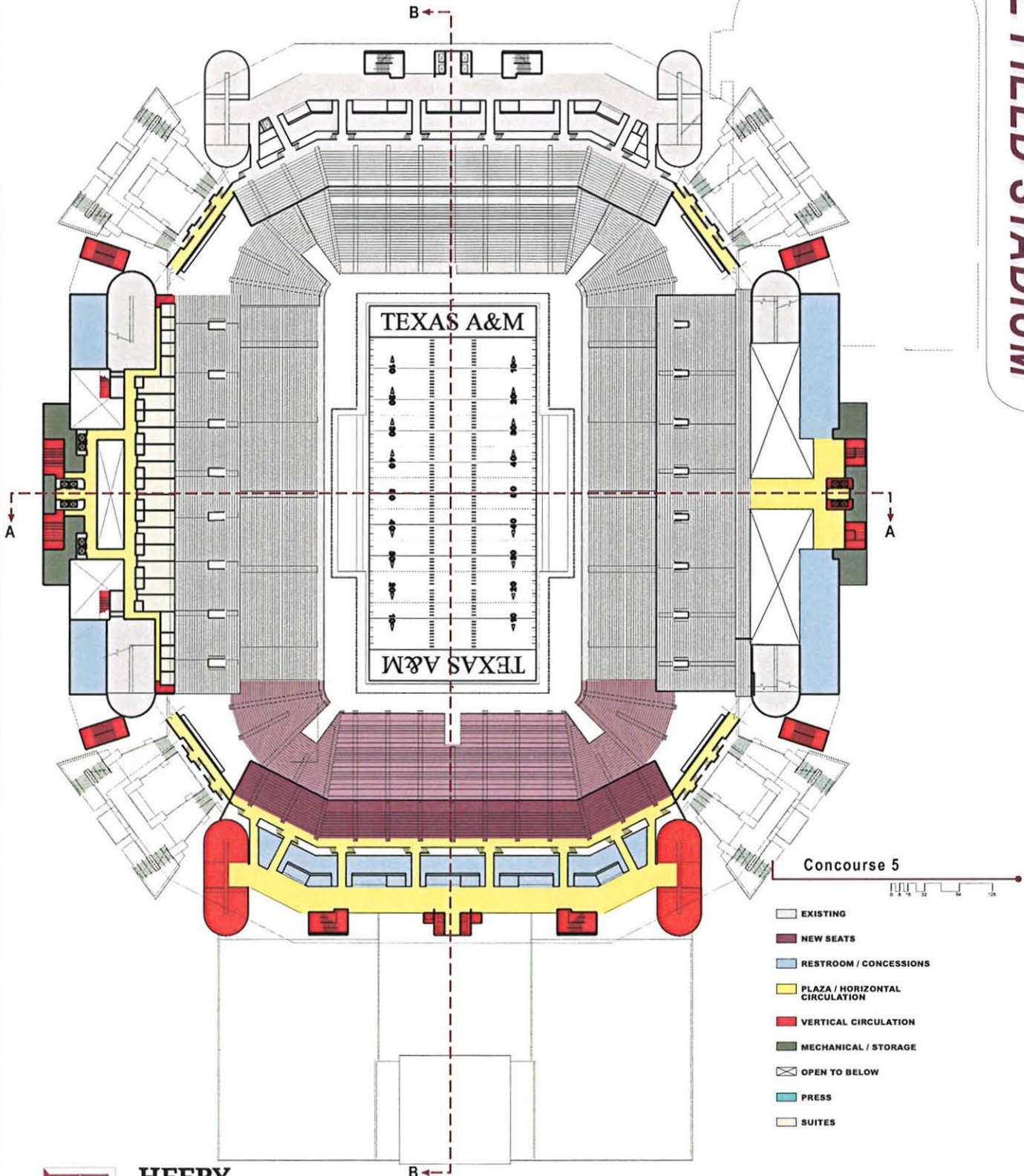
KYLE FIELD STADIUM



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KYLE FIELD STADIUM

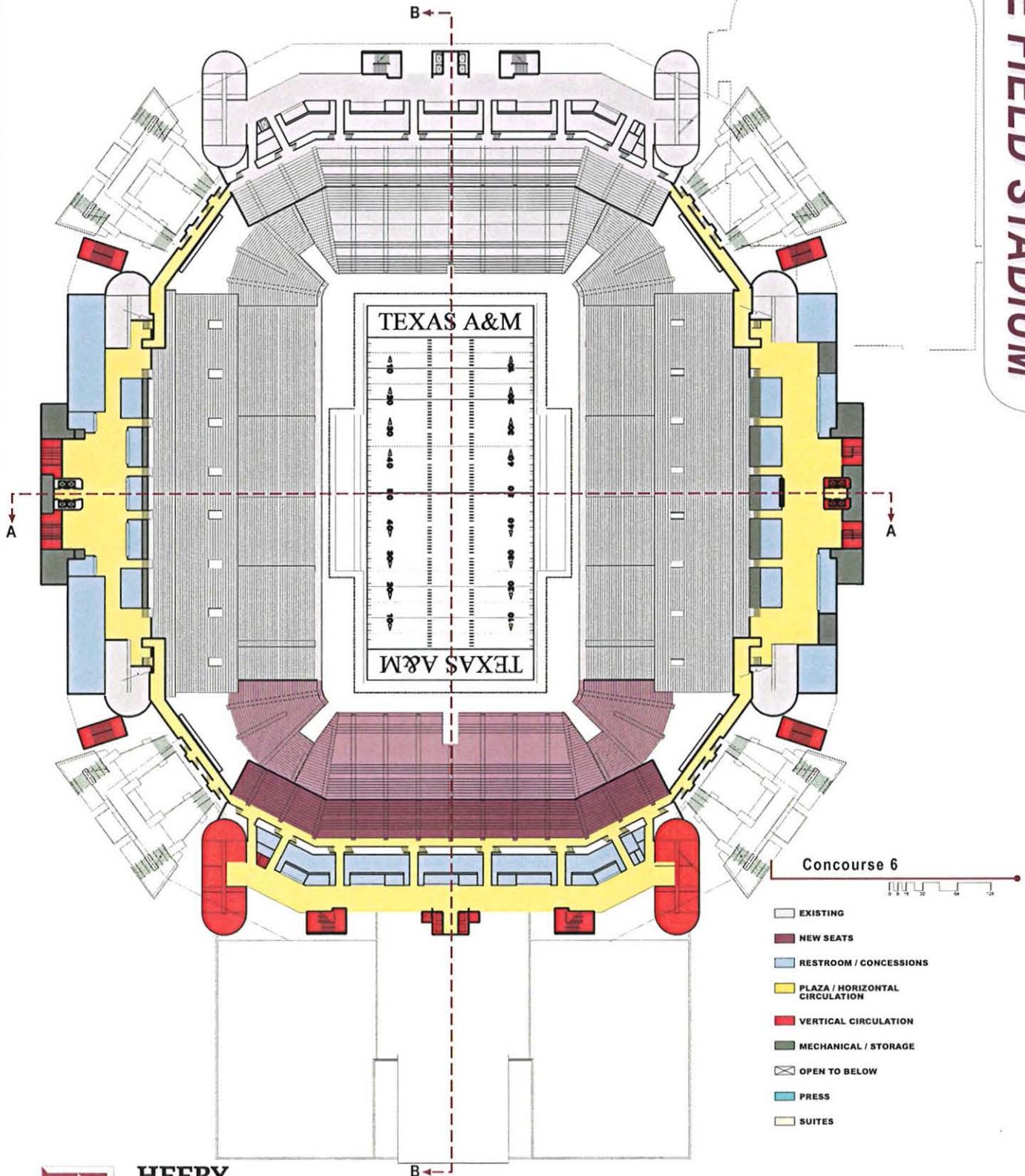


- EXISTING
- NEW SEATS
- RESTROOM / CONCESSIONS
- PLAZA / HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION
- MECHANICAL / STORAGE
- OPEN TO BELOW
- PRESS
- SUITES



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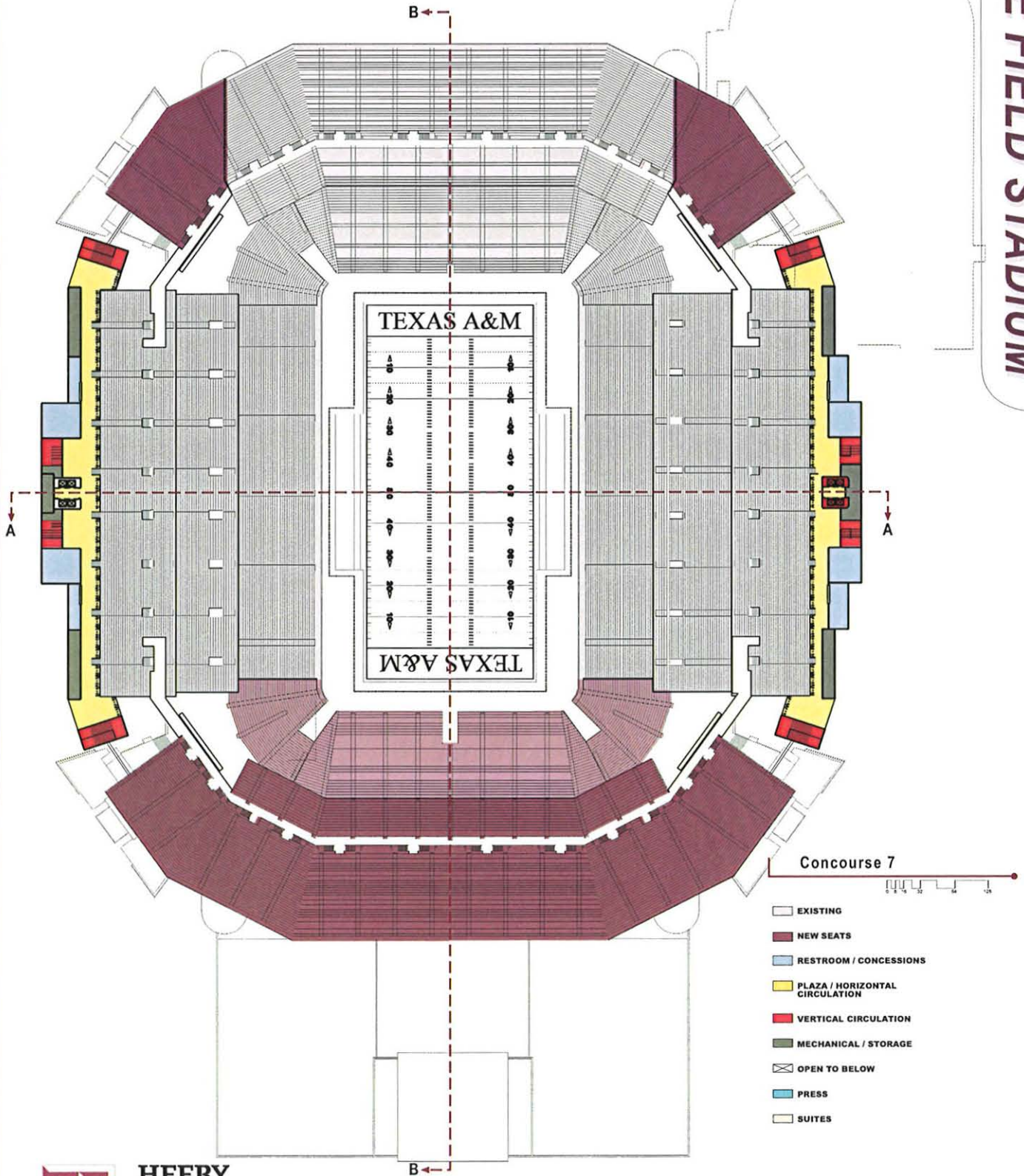
KYLE FIELD STADIUM



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KYLE FIELD STADIUM



Concourse 7  
0 10 20 30 40 50

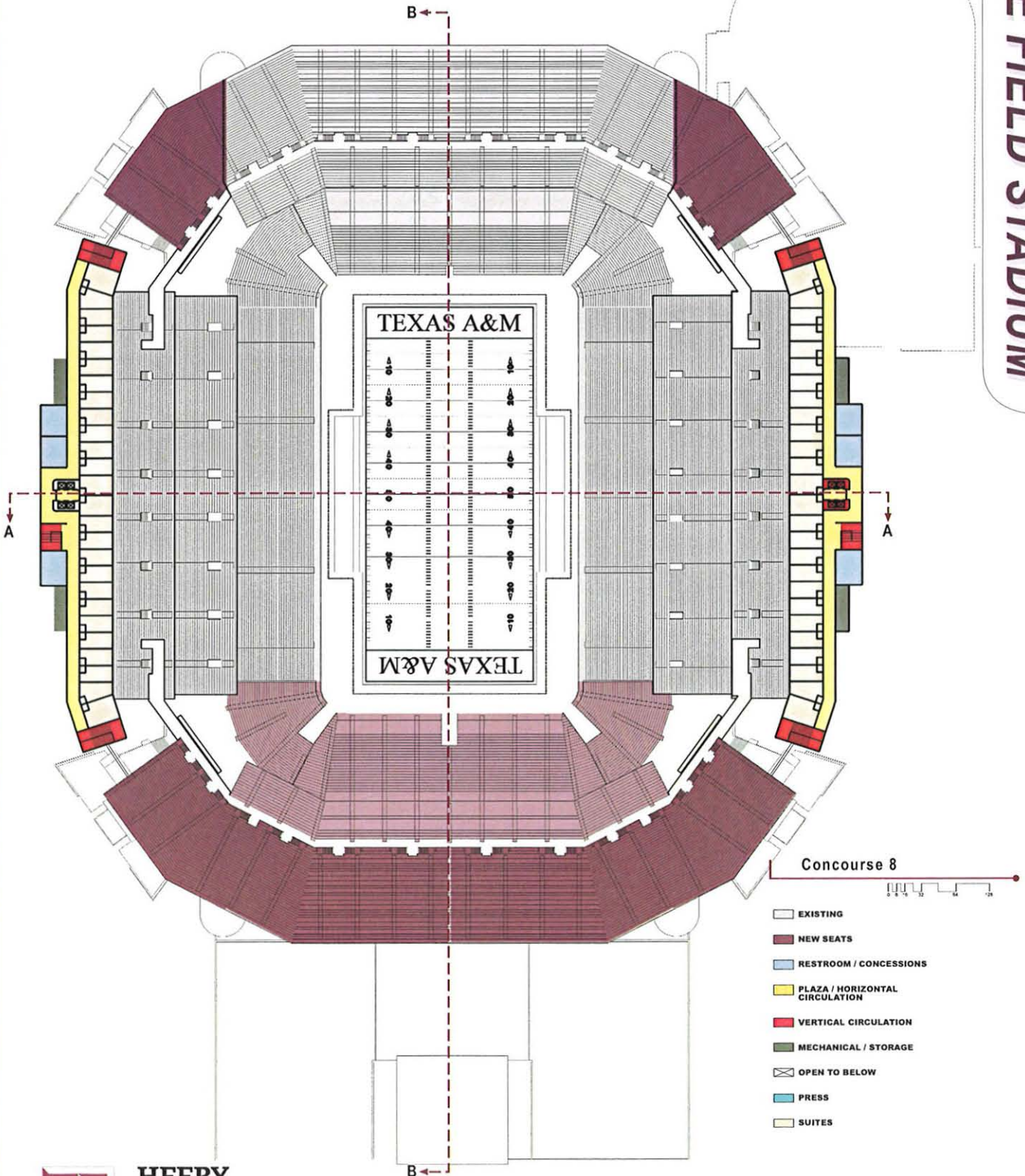
- EXISTING
- NEW SEATS
- RESTROOM / CONCESSIONS
- PLAZA / HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION
- MECHANICAL / STORAGE
- OPEN TO BELOW
- PRESS
- SUITES



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KYLE FIELD STADIUM



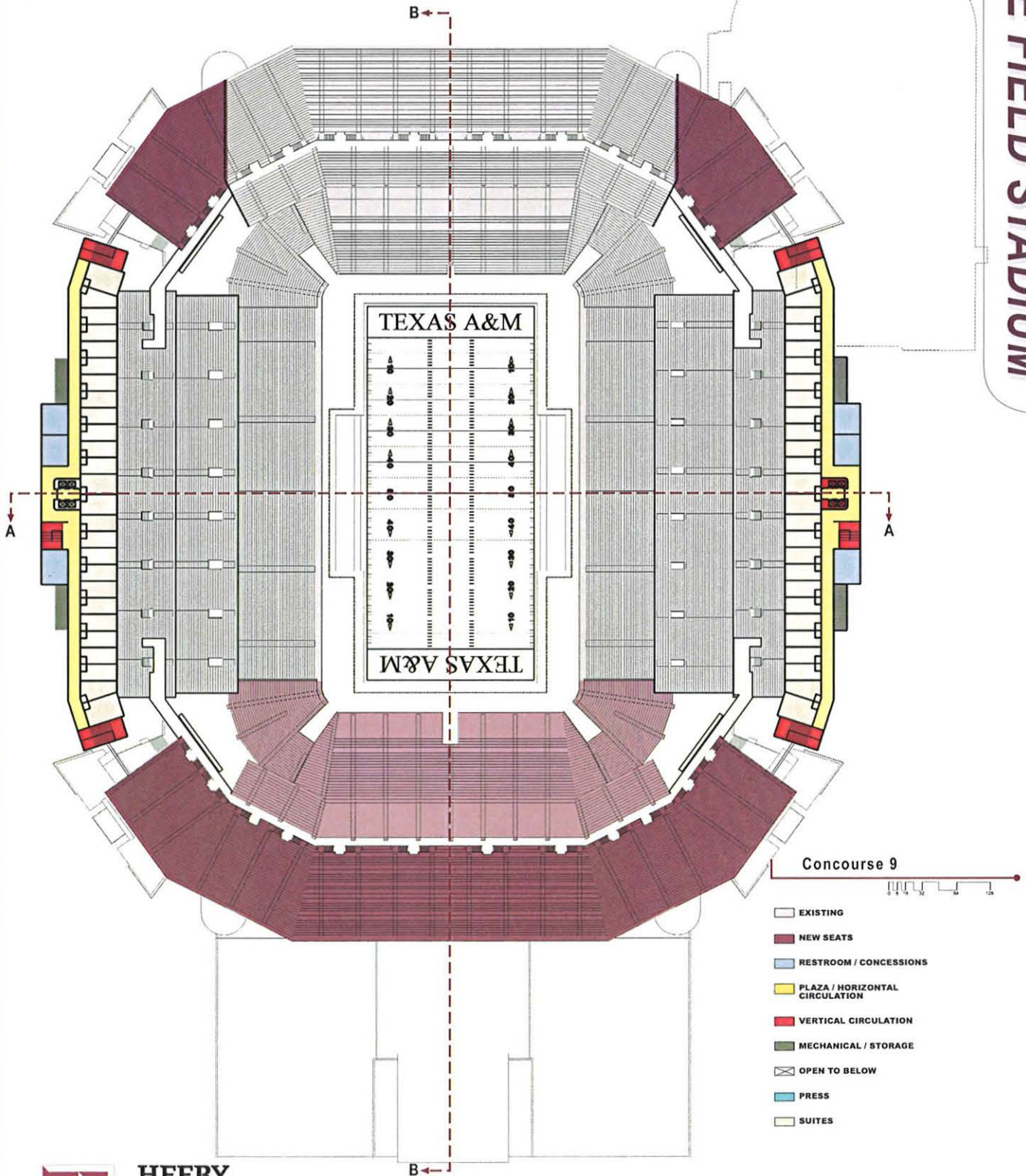
HEERY



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KYLE FIELD STADIUM



- Concourse 9
- EXISTING
  - NEW SEATS
  - RESTROOM / CONCESSIONS
  - PLAZA / HORIZONTAL CIRCULATION
  - VERTICAL CIRCULATION
  - MECHANICAL / STORAGE
  - OPEN TO BELOW
  - PRESS
  - SUITES

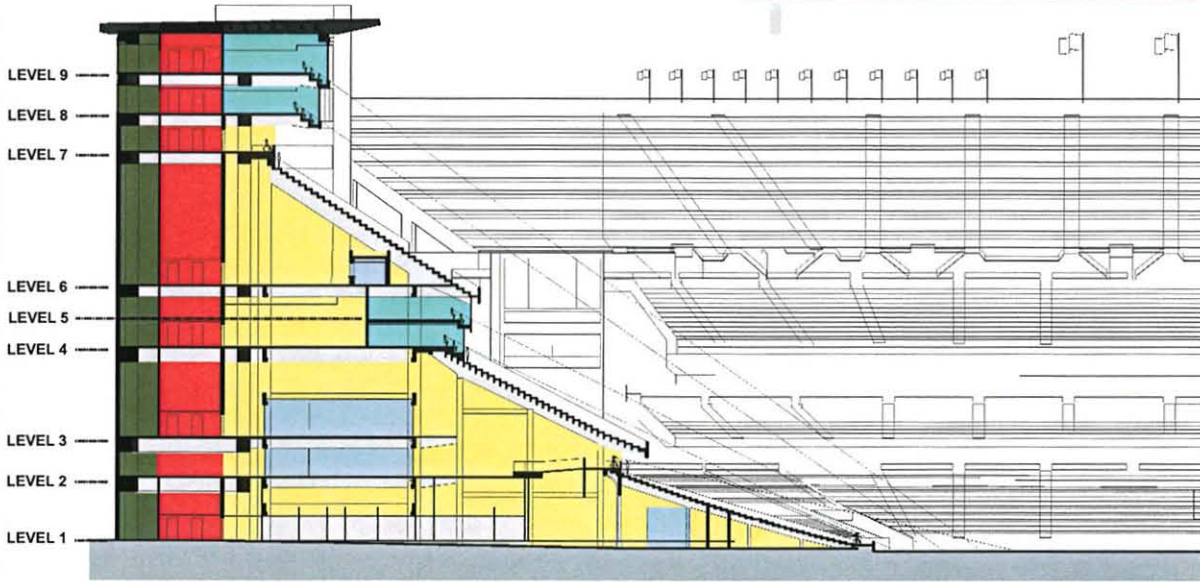


HEERY

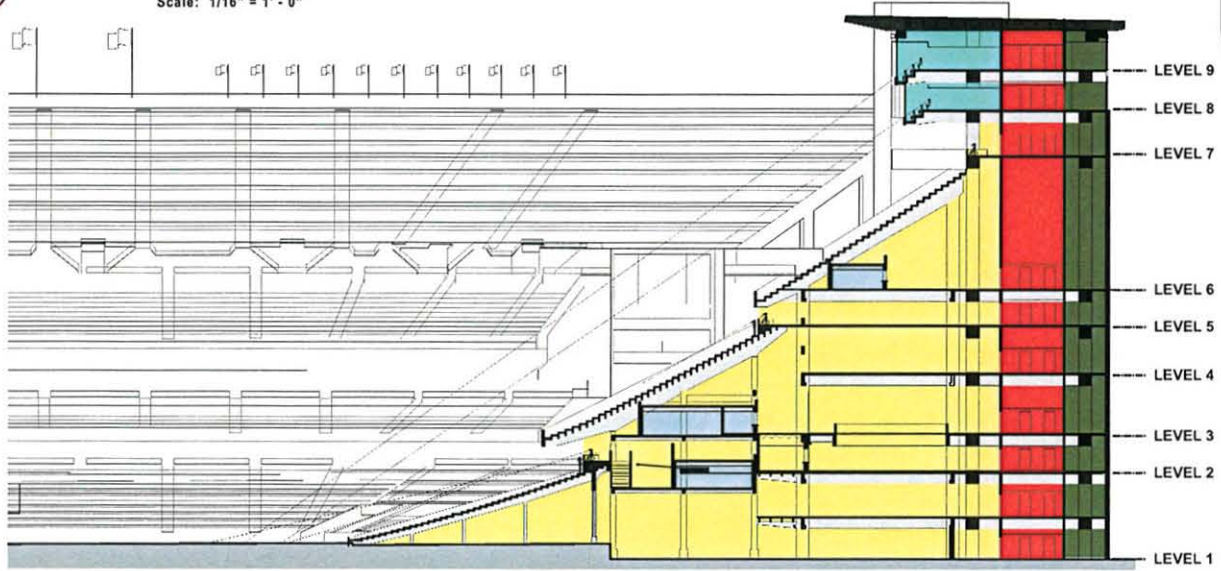


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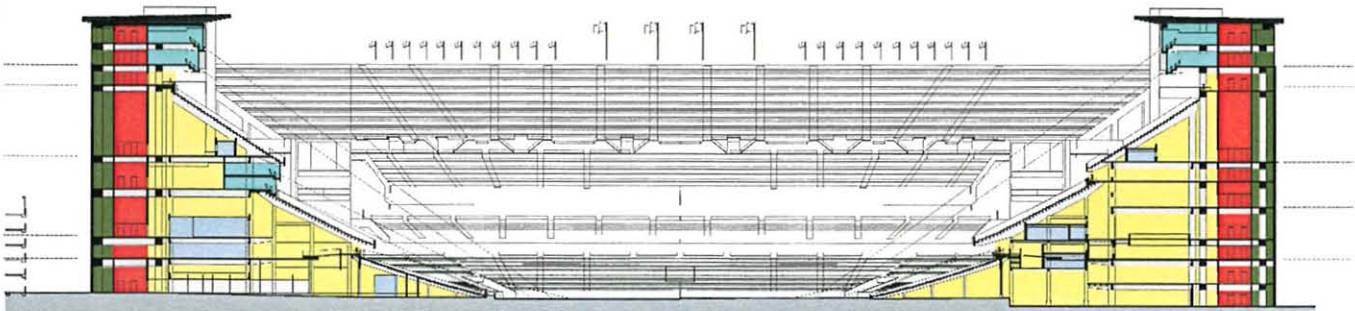




**AA** West Section  
Scale: 1/16" = 1' - 0"



**AA** East Section  
Scale: 1/16" = 1' - 0"



**BB** East / West Section  
Scale: 1" = 30' - 0"

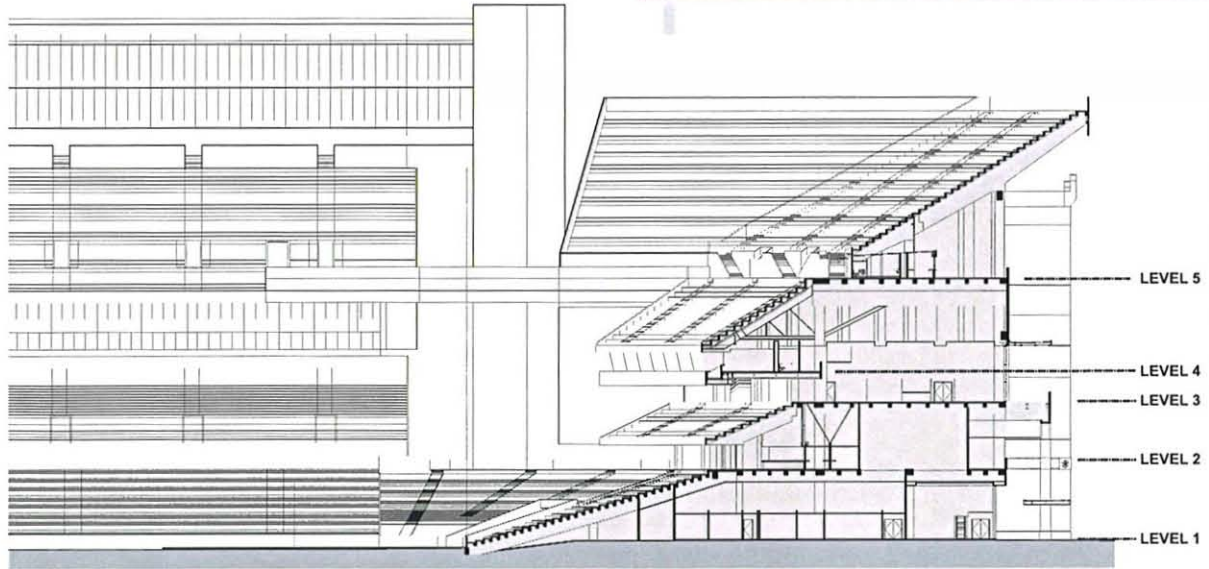
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> PLAZA / HORIZONTAL CIRCULATION	<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> SUITES	<span style="display:inline-block; width:15px; height:15px; background-color:darkgreen; border:1px solid black;"></span> MECHANICAL
<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> VERTICAL CIRCULATION	<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> TOLIETS / CONCESSIONS	



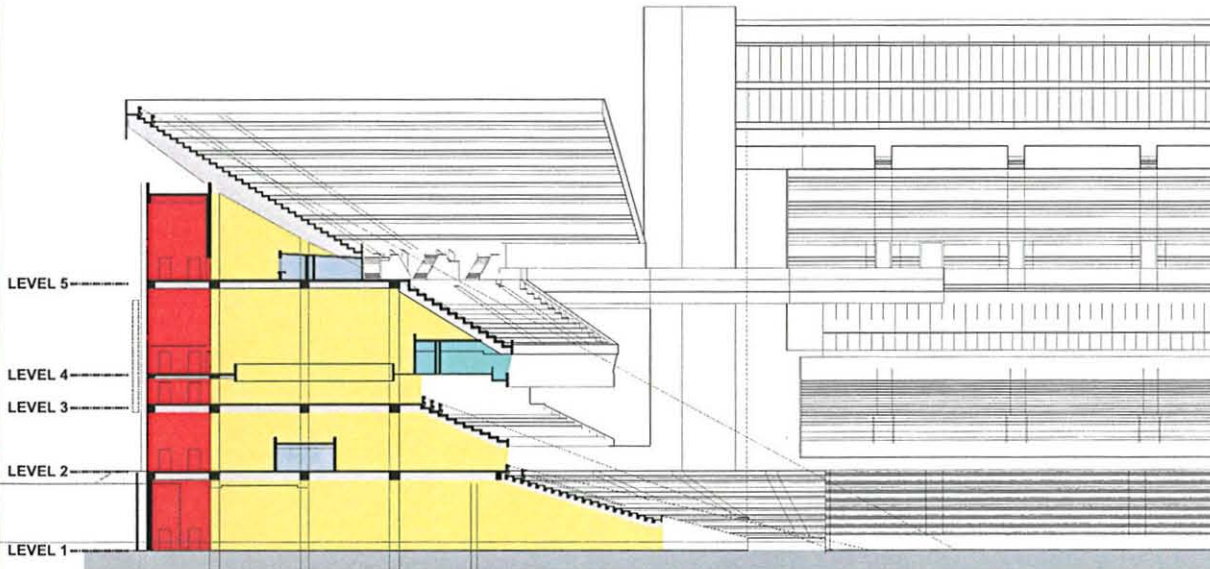
Texas A&M University



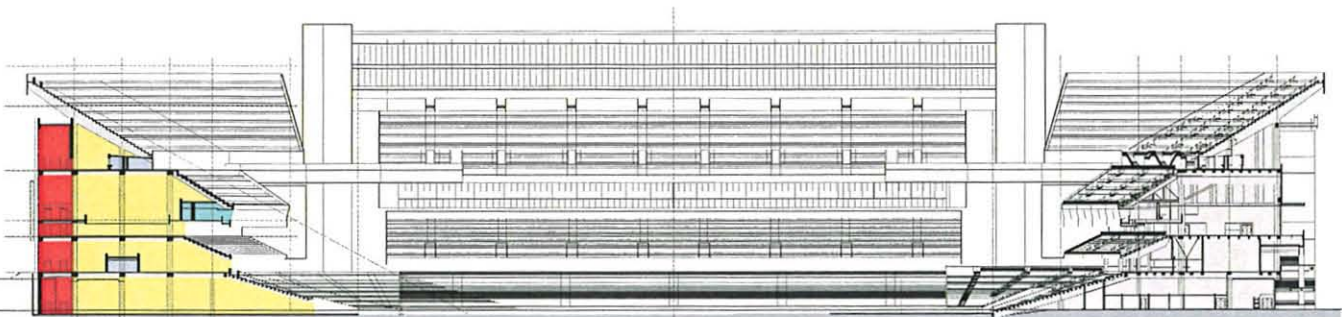
KYLE FIELD STADIUM



BB North Section



BB South Section



BB North South Section

- PLAZA / HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION
- SUITES
- TOLIETS / CONCESSIONS
- MECHANICAL
- EXISTING



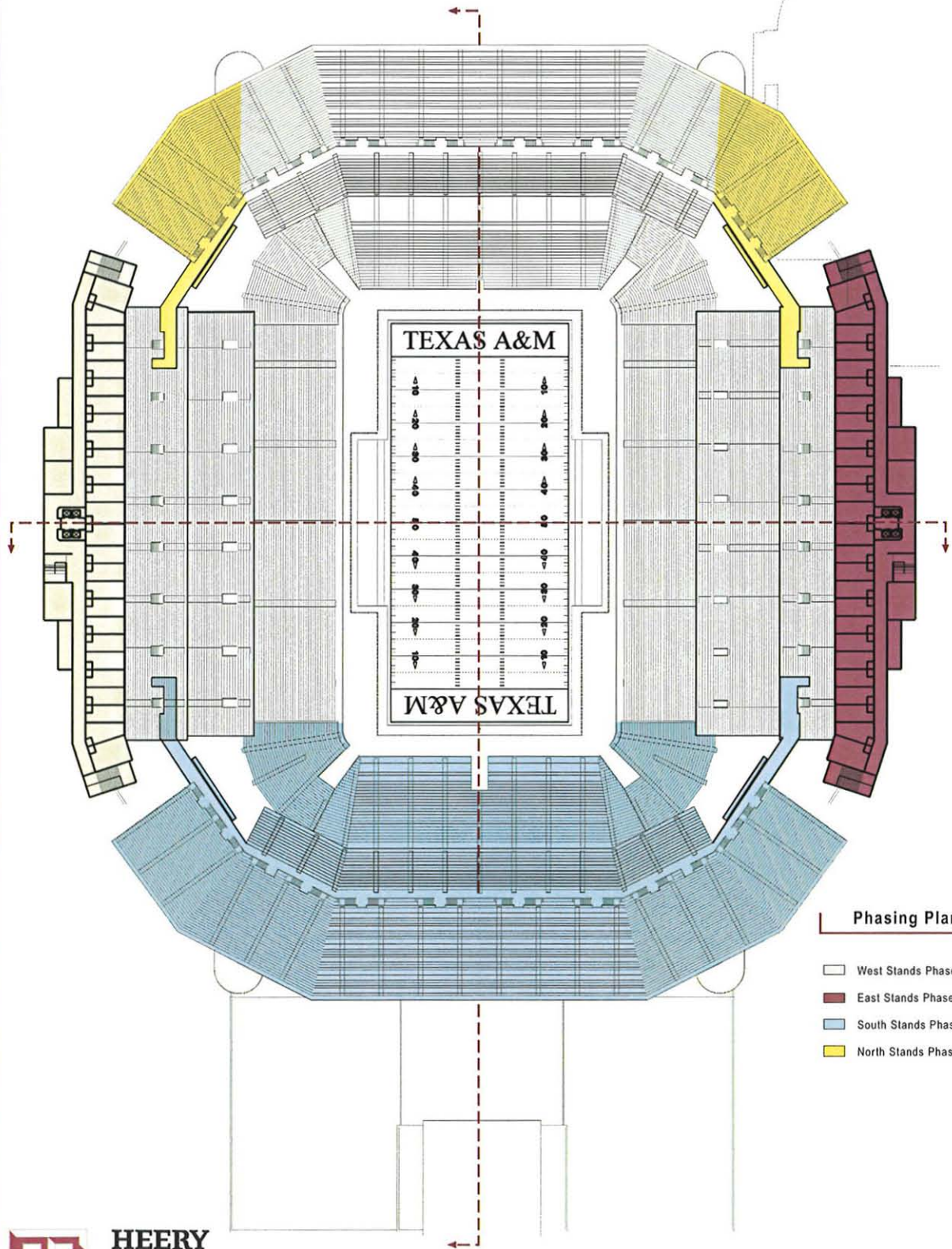
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KYLE FIELD STADIUM

**PROJECT PHASING**

Several options present themselves when choosing to phase the work. The major forces affecting the sequencing of phases include potential revenue increases; existing code or amenity shortfalls; construction access to the facility; and staging the work. Four possible options are presented in this diagram that could be completed individually or in tandem. It is common to phase a side or corner of a stadium at a time, because the structure and functions can be neatly compartmentalized.



Phasing Plan

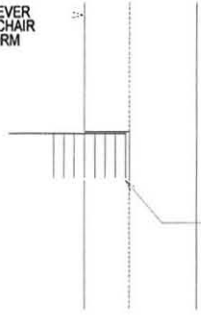
- West Stands Phase
- East Stands Phase
- South Stands Phase
- North Stands Phase



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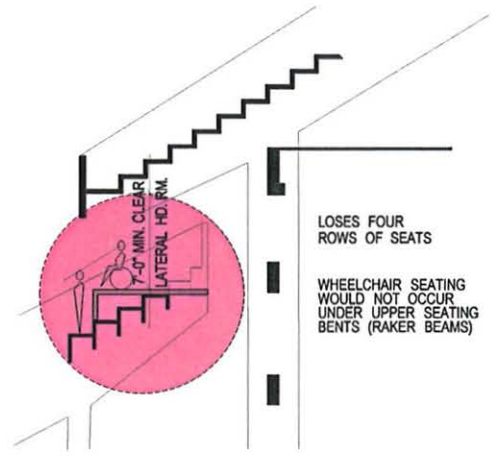


CANTILEVER WHEELCHAIR PLATFORM



NOTCH WHEELCHAIR PLATFORM AT AISLES FROM LOWER LEVEL SEATING

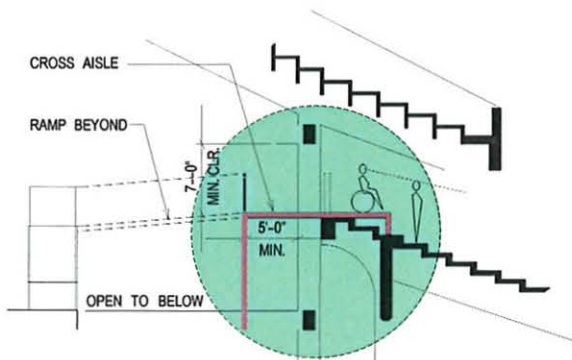
WEST LOWER PLAN



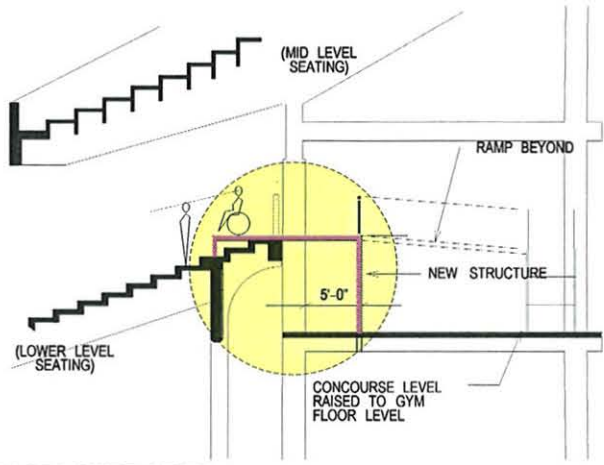
LOSES FOUR ROWS OF SEATS

WHEELCHAIR SEATING WOULD NOT OCCUR UNDER UPPER SEATING BENTS (RAKER BEAMS)

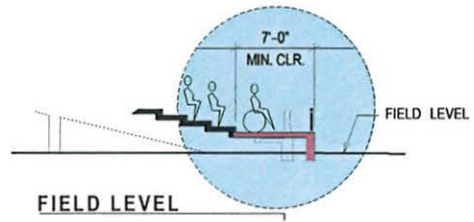
EAST UPPER LEVEL



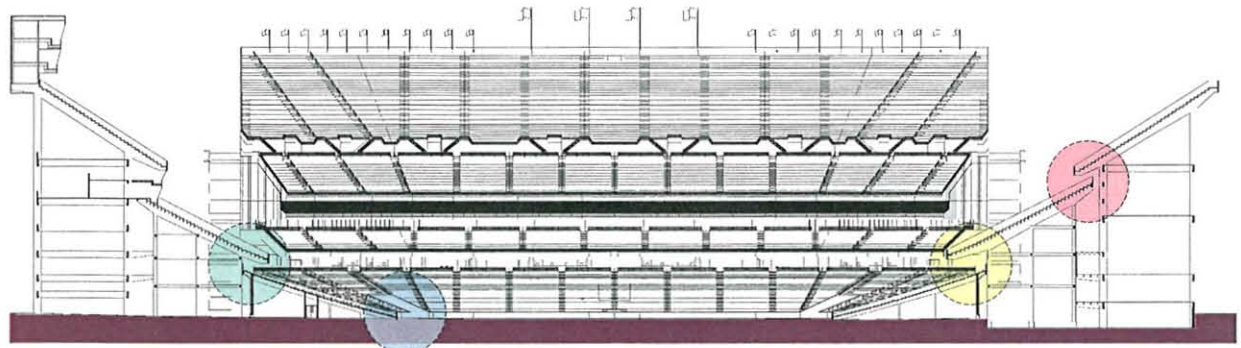
WEST LOWER LEVEL



EAST LOWER LEVEL



FIELD LEVEL



ADA SEATING SECTIONS



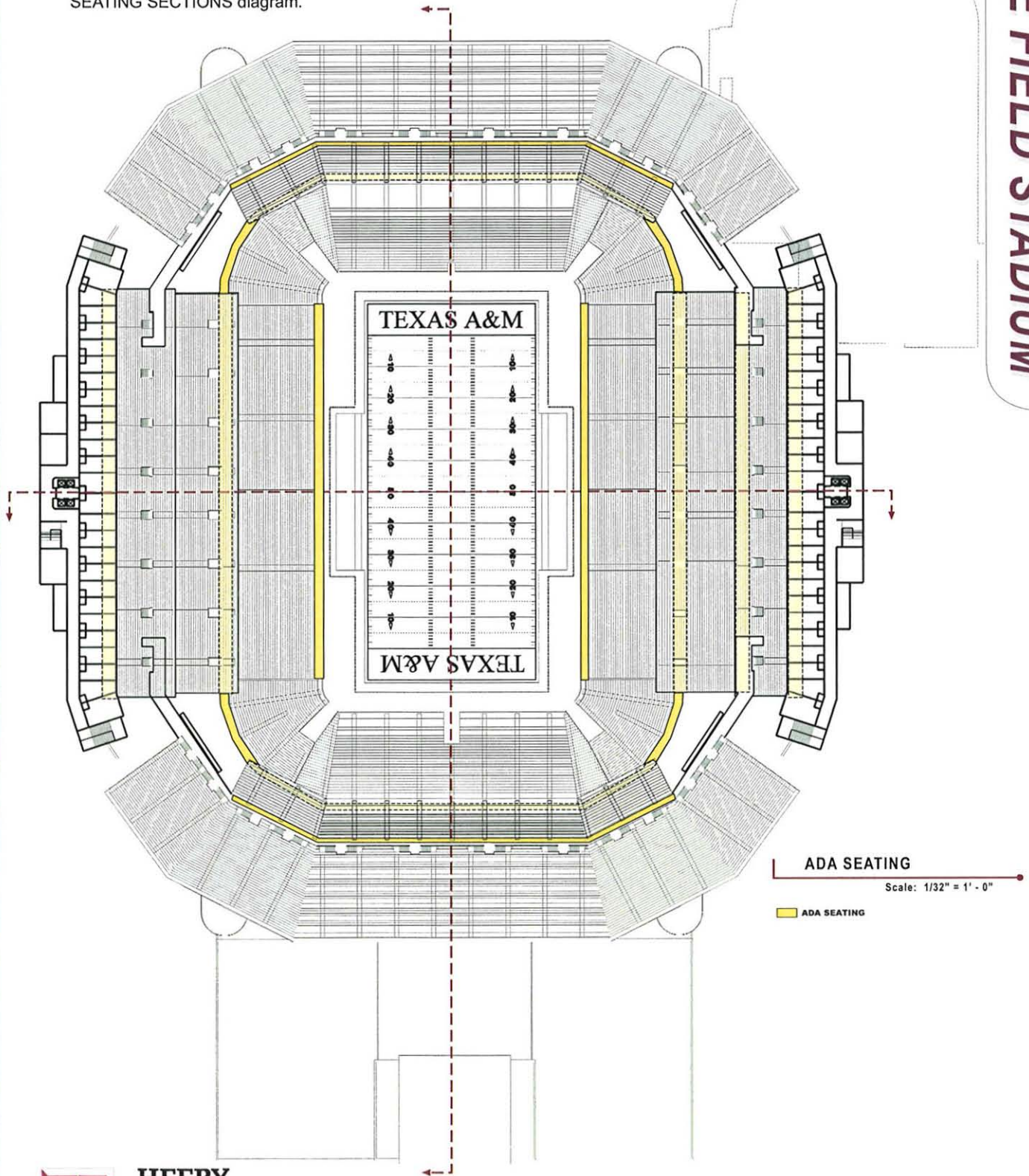
HEERY



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**ADA SEATING**

Handicap seating capacity will be required to be increased and brought to current standards throughout the stadium for each portion of the structure that is renovated. Handicap seating must include a companion seat for each station. Handicap seating must be distributed throughout the venue to provide a similar choice of seating to ambulatory patrons. The different seating conditions are located in the adjacent ADA SEATING SECTIONS diagram.



ADA SEATING

Scale: 1/32" = 1' - 0"

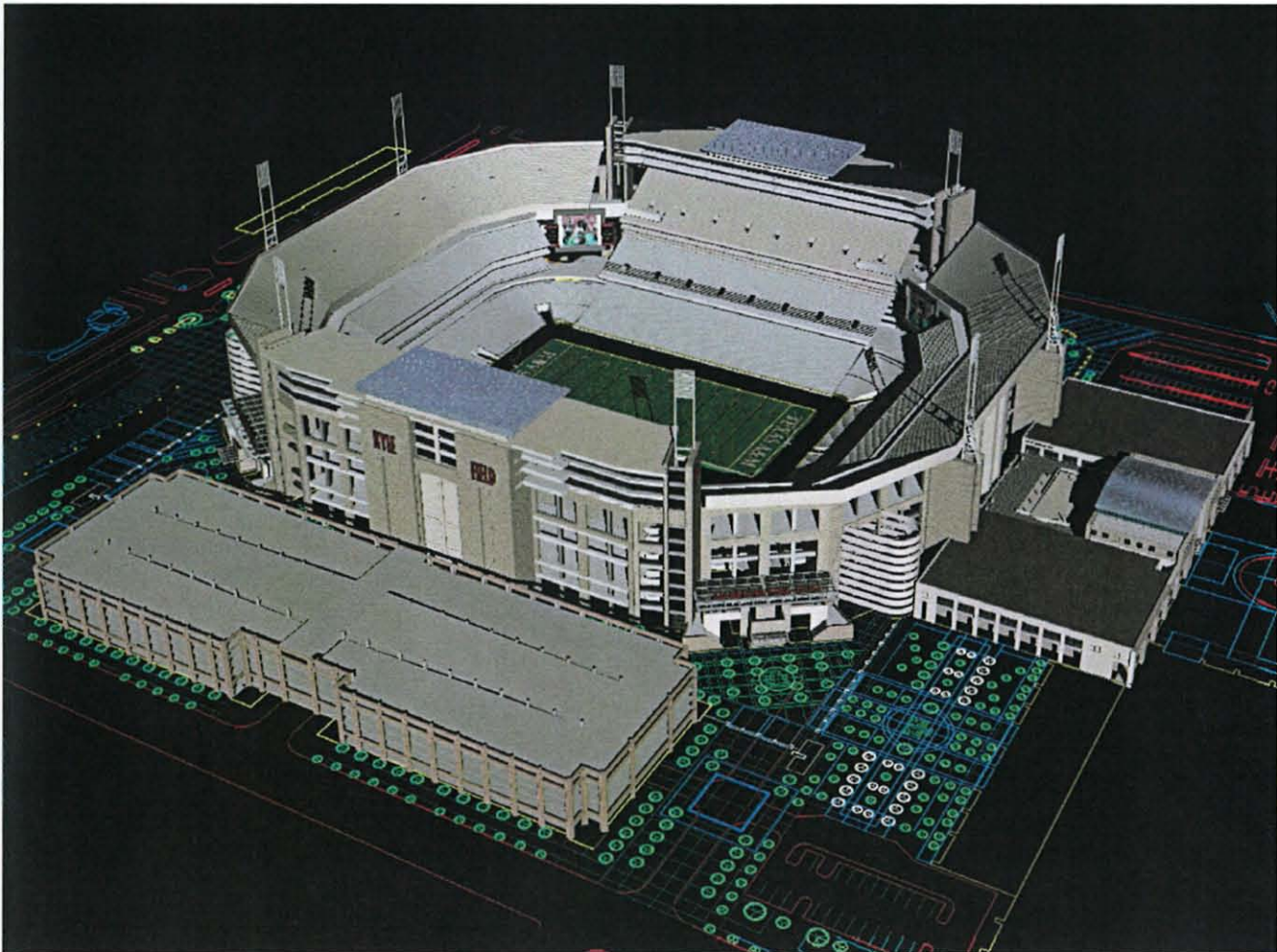
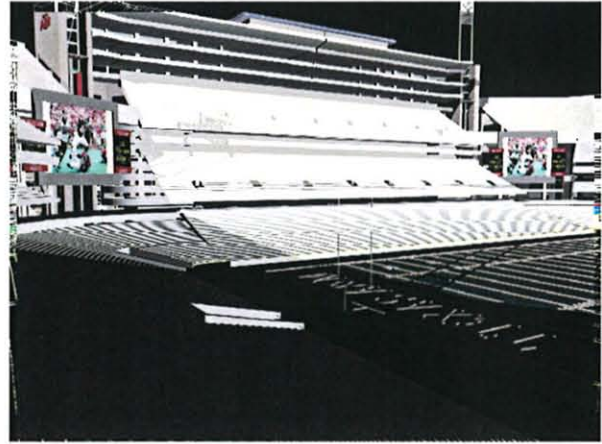
ADA SEATING



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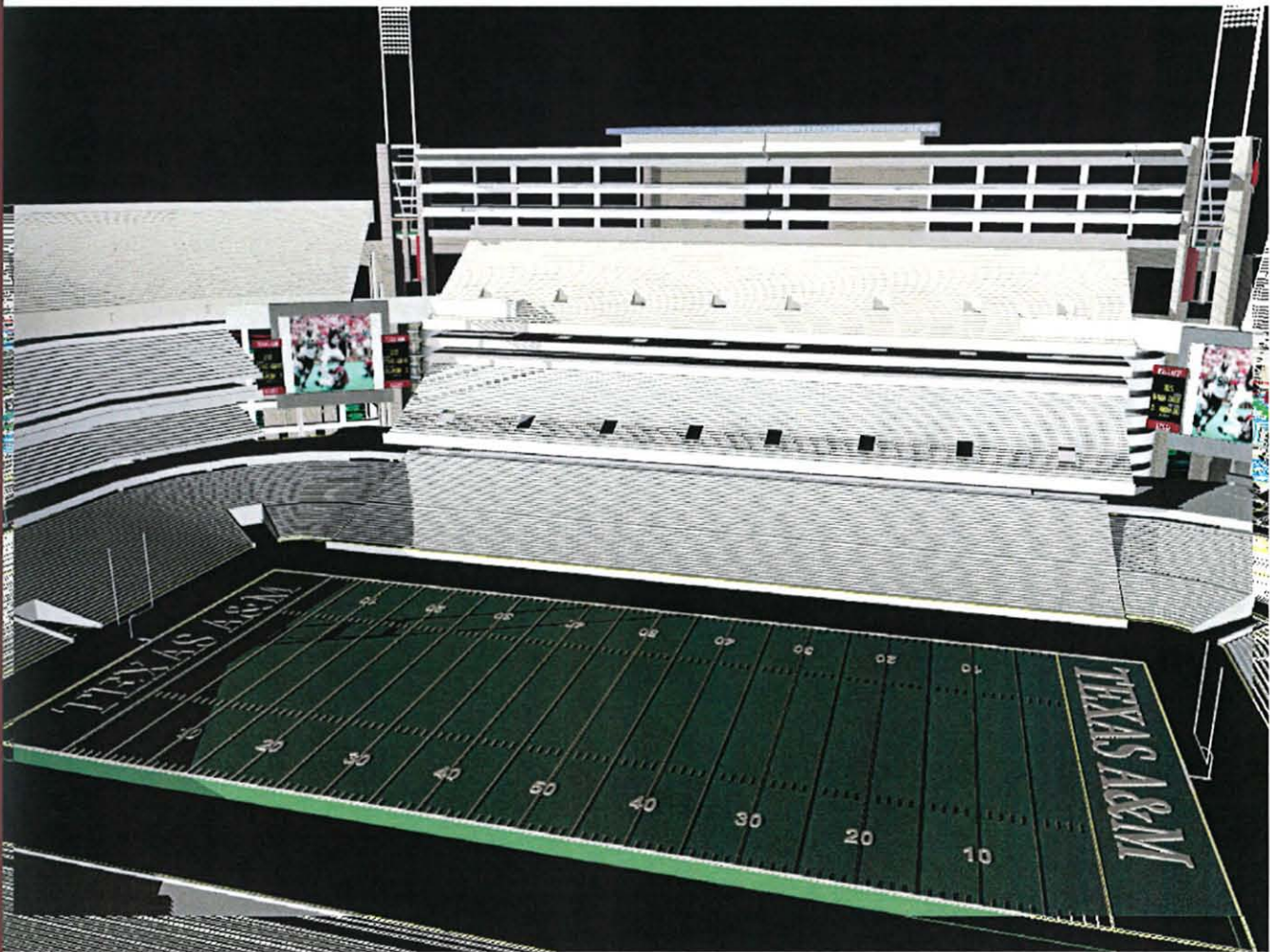
KYLE FIELD STADIUM



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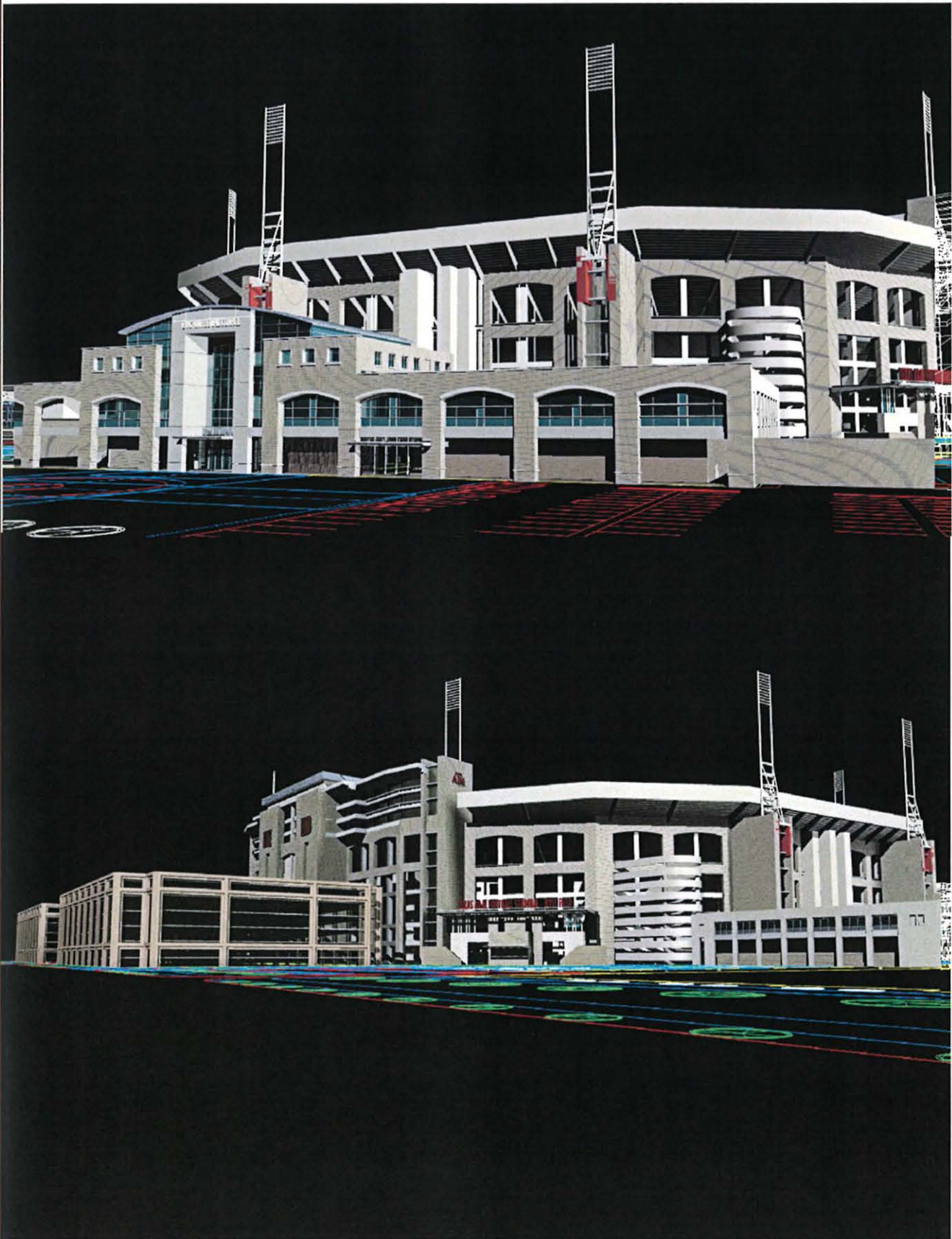
KYLE FIELD STADIUM



Texas A&M University



KYLE FIELD STADIUM



HEERY



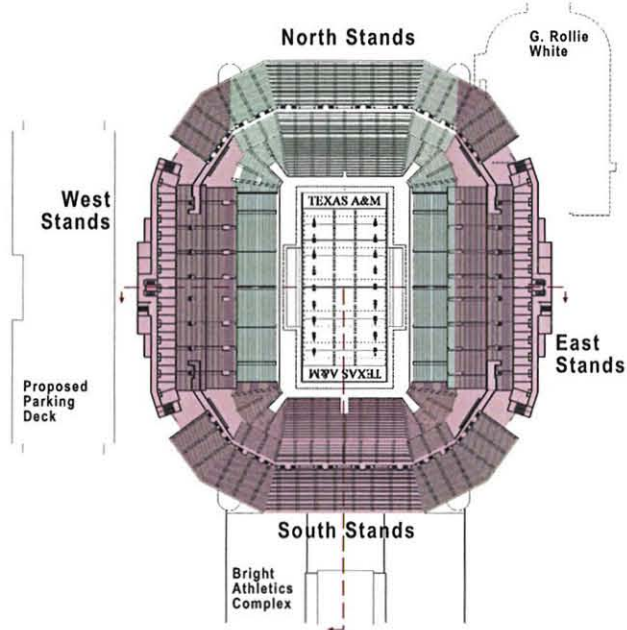
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# Phasing Option 1

Complete Master Plan- All levels, all quadrants

## Project Description

This option represents the complete master plan if it were to be constructed all at one time. The work includes all renovations and additions on all levels of the stadium in the East, West and South stands, and Northeast and Northwest Corner Additions. This option will include the proposed continuous 2nd level concourse. This concourse will allow the lower level patrons to walk around the entire stadium on a concourse that overlooks the 2nd level seating. This project includes demolition of G. Rollie White and 54,000 square feet of new space in the East Stands addition.

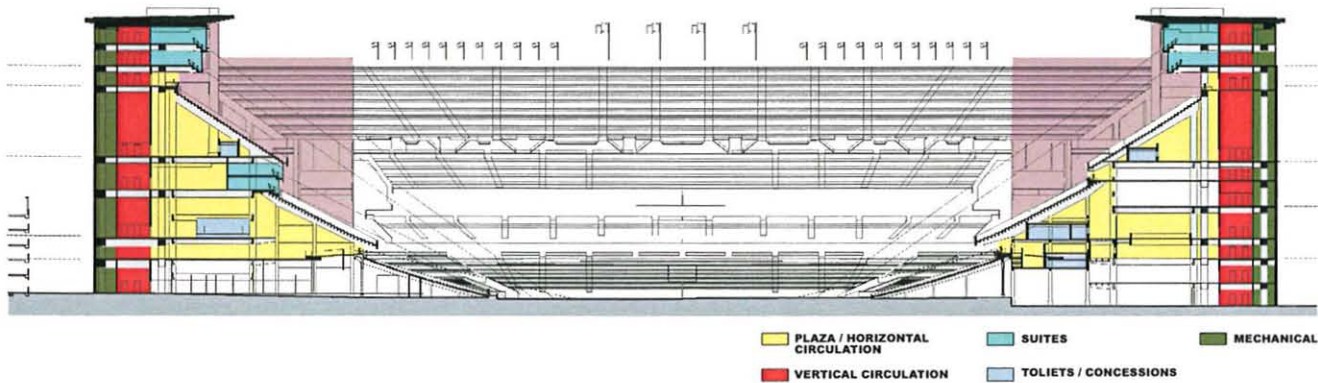


Total Seats -114,000

Total Suites -185

Total H/C Seats -746

Stadium Master Plan -Showing new construction shaded in maroon.



Stadium Master Plan East/West Section

-Showing new construction shaded in maroon.



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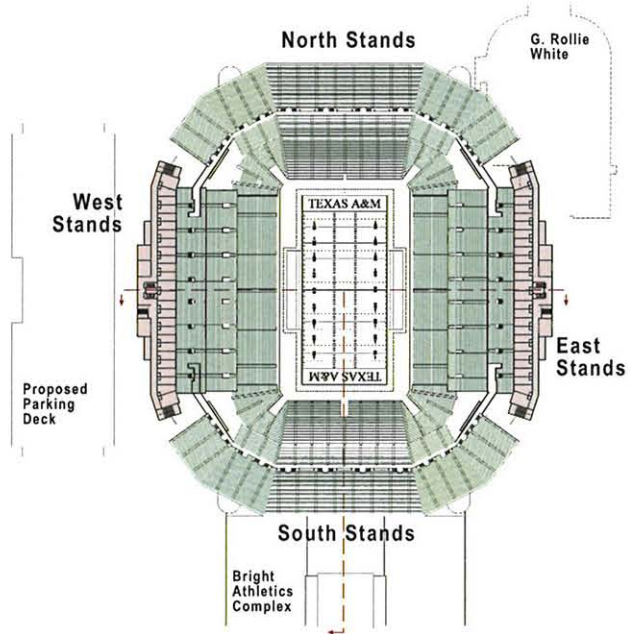


## Phasing Option 2

Top press and suite levels in the East and West Stands only.

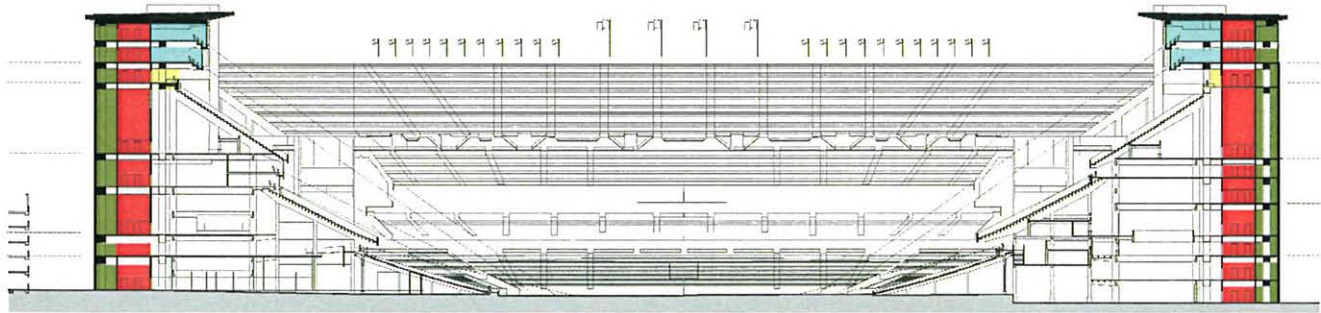
### Project Description

This option builds only the proposed upper three levels of the East and West Stands. This option will put the high revenue spaces in place before the extensive renovations to the lower levels or the South Stands. It does not include the corner seating or video boards.



Total Seats -84,000  
 Total Suites -160  
 Total H/C Seats -242

Stadium Master Plan -Showing new construction shaded in maroon.



Stadium Master Plan East / West Section

-Showing new construction shaded in maroon.



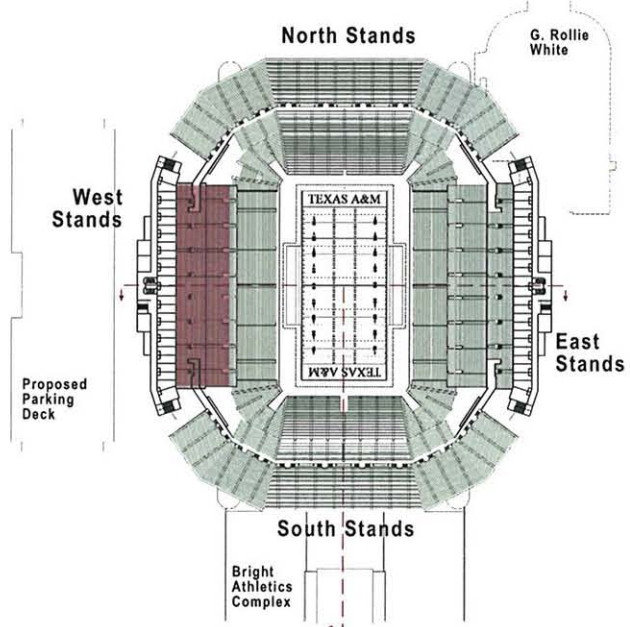
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# Phasing Option 3

West Stands Levels 3,4,5 concourses only.

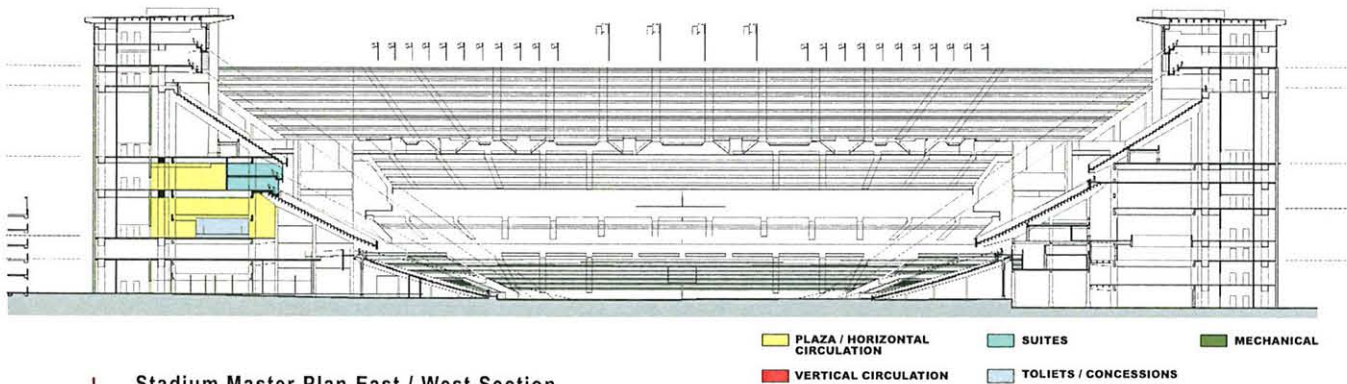
## Project Description

This option builds only the amenities on the existing 3rd, 4th and 5th levels of the West Stands.



Total Seats -84,000  
 Total Suites -74  
 Total H/C Seats -242

Stadium Master Plan -Showing new construction shaded in maroon.



Stadium Master Plan East / West Section

-Showing new construction shaded in maroon.



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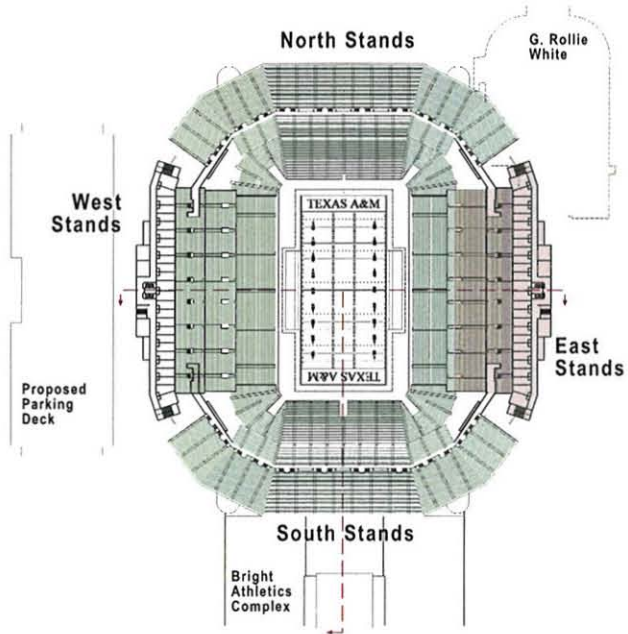
# Phasing Option 4

## East Stands Only -All Levels.

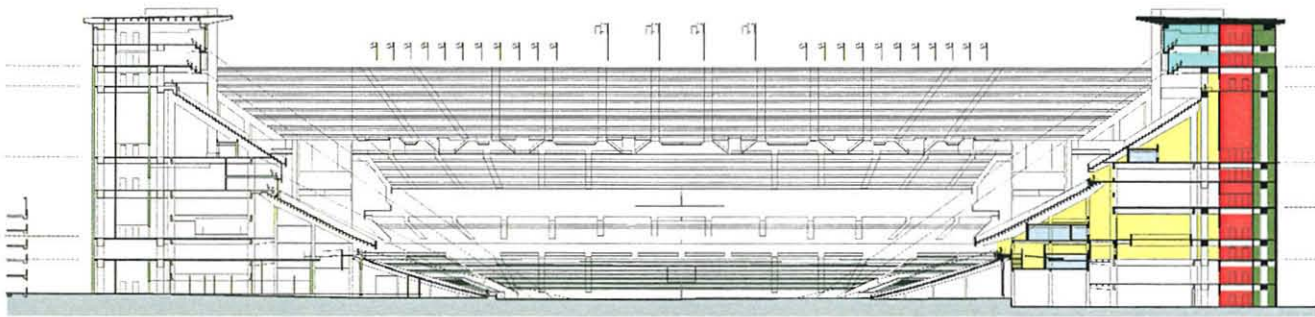
### Project Description

This option builds only the East Stands. It will include all levels, including the new Suite and Press Levels. It will also include the demolition of two gymnasiums and some offices in the Reed Building. Also, it includes re-allocating some offices and classrooms of the the Reed and G. Rollie White Buildings, but the White Arena itself may remain in place.

- Total Seats -81,000
- Total Suites -112
- Total H/C Seats -545



Stadium Master Plan -Showing new construction shaded in maroon.



Stadium Master Plan East / West Section

-Showing new construction shaded in maroon.



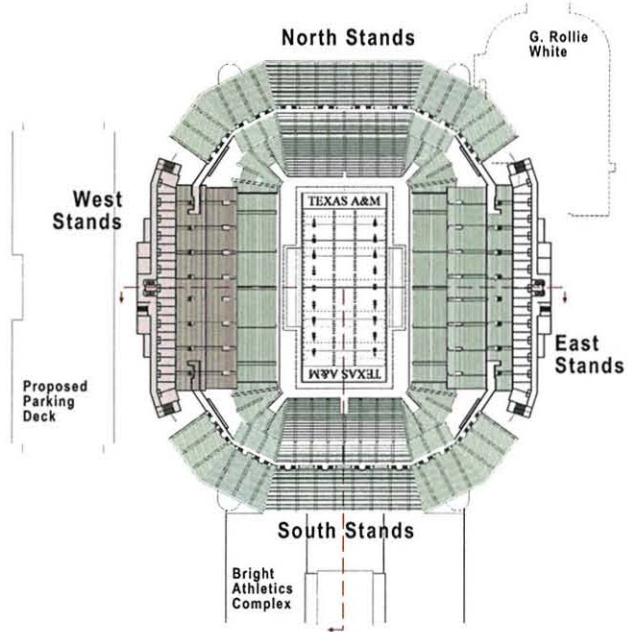
Texas A&M University

## Phasing Option 5

West Stands Only -All Levels.

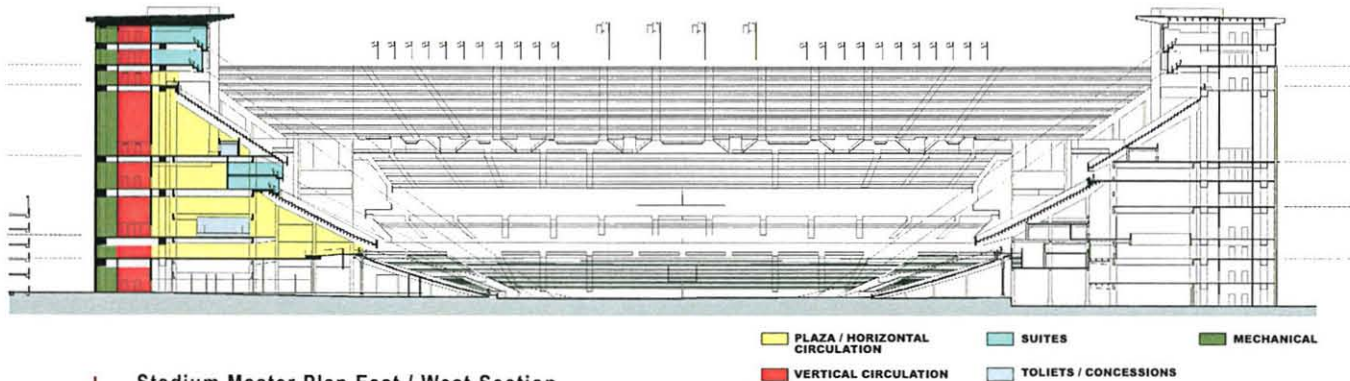
### Project Description

This option builds only the West Stands. It will include all levels, including the new Suite and Press Levels.



Total Seats -81,000  
 Total Suites -112  
 Total H/C Seats -443

Stadium Master Plan -Showing new construction shaded in maroon.



Stadium Master Plan East / West Section

-Showing new construction shaded in maroon.



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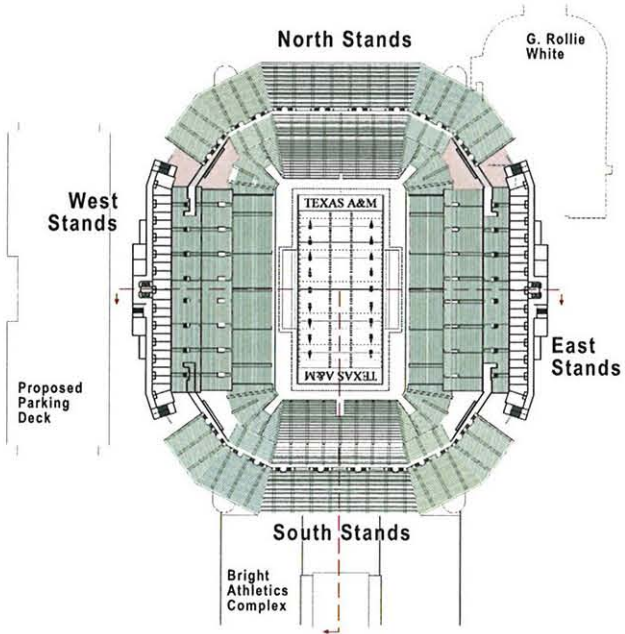


# Phasing Option 6

North Corner Additions Only -Lower Seating and Level 2 only.

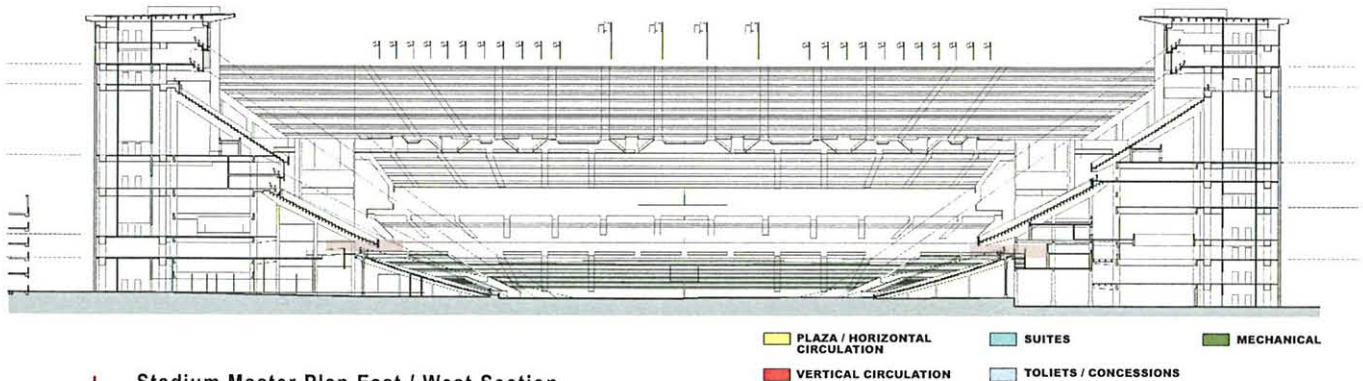
## Project Description

This option builds only the North Corner additions. This option looks at filling in the lower seating bowl to the Level 2 concourse. The concourse and corner entry elements will be included. This addition will necessitate the demolition of G. Rollie White arena.



- Total Seats -83,000
- Total Suites -74
- Total H/C Seats -242

Stadium Master Plan -Showing new construction shaded in maroon.



Stadium Master Plan East / West Section  
-Showing new construction shaded in maroon.



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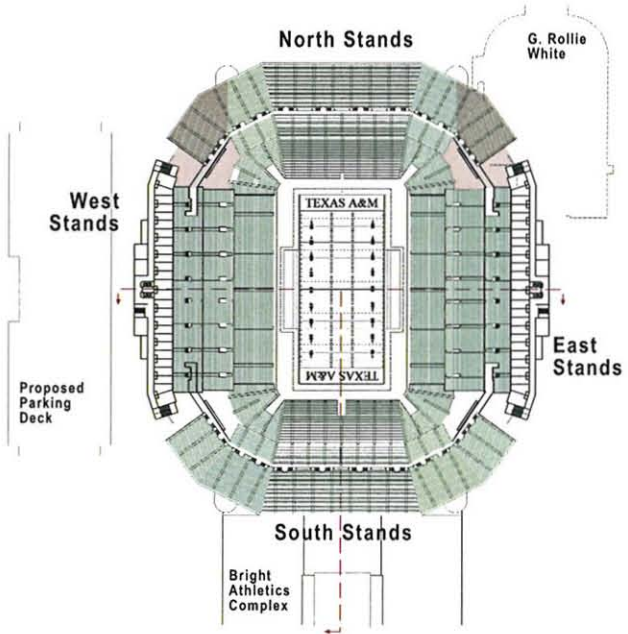
# Phasing Option 7

North Corner Additions Only -Lower Seating, Level 2 and Upper seating.

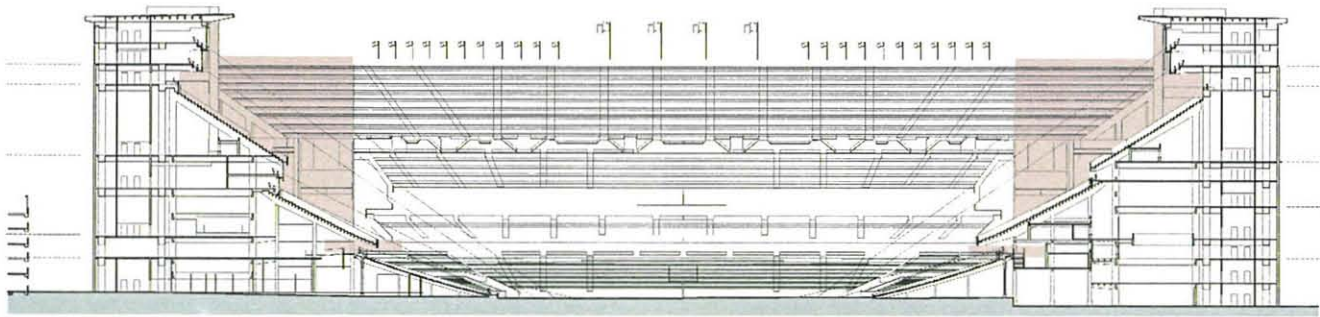
## Project Description

This option builds only the North Corner additions. This option looks at filling in the lower seating bowl to the Level 2 concourse. The concourse and corner entry elements will be included as well as the upper level seating addition to the North Stands. There will also be large video boards even with the mid-level seating and a pedestrian bridge connecting the upper levels of the East, North and West stands. This addition will necessitate the demolition of G. Rollie White arena.

- Total Seats -88,000
- Total Suites -74
- Total H/C Seats -242



Stadium Master Plan -Showing new construction shaded in maroon.



Stadium Master Plan East / West Section

-Showing new construction shaded in maroon.

- PLAZA / HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION
- SUITES
- TOLIETS / CONCESSIONS
- MECHANICAL



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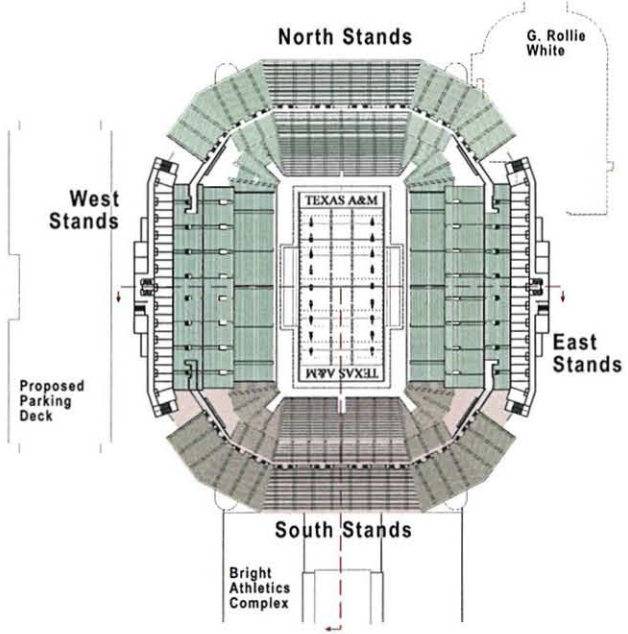


# Phasing Option 8

South Stands Addition Only -All levels with corner stands and connections.

## Project Description

This option builds only the South Stands addition. It will fill in the lower seating bowl in the south end corners to the Level 2 concourse. The concourse and corner entry elements will be included as well as the upper level seating extensions not currently shown in the existing North Stands. There will also be large video boards even with the mid-level seating and a pedestrian bridge connecting the upper levels of the East, North and West stands.

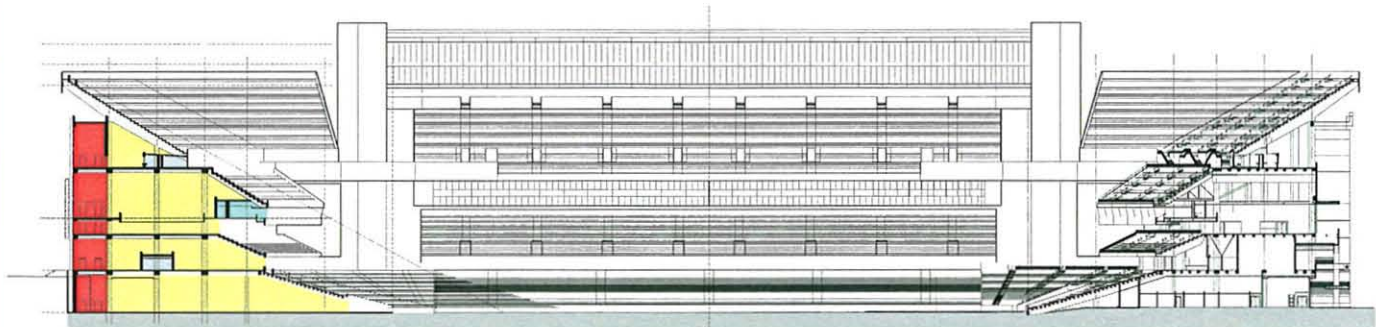


Total Seats -110,000

Total Suites -99

Total H/C Seats -282

Stadium Master Plan -Showing new construction shaded in maroon.



Stadium Master Plan North / South Section

-Showing new construction shaded in maroon.

- VERTICAL CIRCULATION
- SUITES
- MECHANICAL
- PLAZA / HORIZONTAL CIRCULATION
- TOILETS / CONCESSIONS



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### Narrative Summary

The arena is situated at the NE corner of Kyle Field since constructed in the early 1950's to serve basketball and volleyball. Presently the facility serves volleyball only since basketball now is in a new dedicated facility.

G. Rollie White was renovated in 1992 mostly with new movable (portable) bleachers, playing floor replacement and playing court lighting upgrades. The existing facility has many non-code compliant issues and is additionally inadequate in toilet facilities, concessions, and wheelchair seating positions.

The seating capacity is 7,981, however the State Fire Marshal has limited the capacity due to the many life safety code infractions. The master plan design for G. Rollie White will address these issues, especially the exiting from the seating areas. A cross aisle is proposed at the rear of the fixed seating with four (4) exits leading to the exterior. This cross aisle can also serve as a wheelchair-seating platform and offer the handicapped spectator an equal seat.

The first floor level will be mostly renovated to provide the necessary toilets and concessions areas, and a more open concourse to permit free flow of spectators. Unfortunately, this results in a loss of the "Activity Rooms" presently existing at the first floor level. Building out from the existing floor plan is not an option since this facility already constricts the required exiting from the NE quadrant of Kyle Field. The addition of the cross aisle exiting in G. Rollie White will also add to this constriction which may require internal exiting from the cross aisle where it affects the Kyle Field exiting. This would reduce usable area in G. Rollie White even more and would result in additional removal of existing seating in the affected area.

Renovating G. Rollie White does not appear to be a viable option, however a master plan concept and has been placed in this report for TAMU to consider.



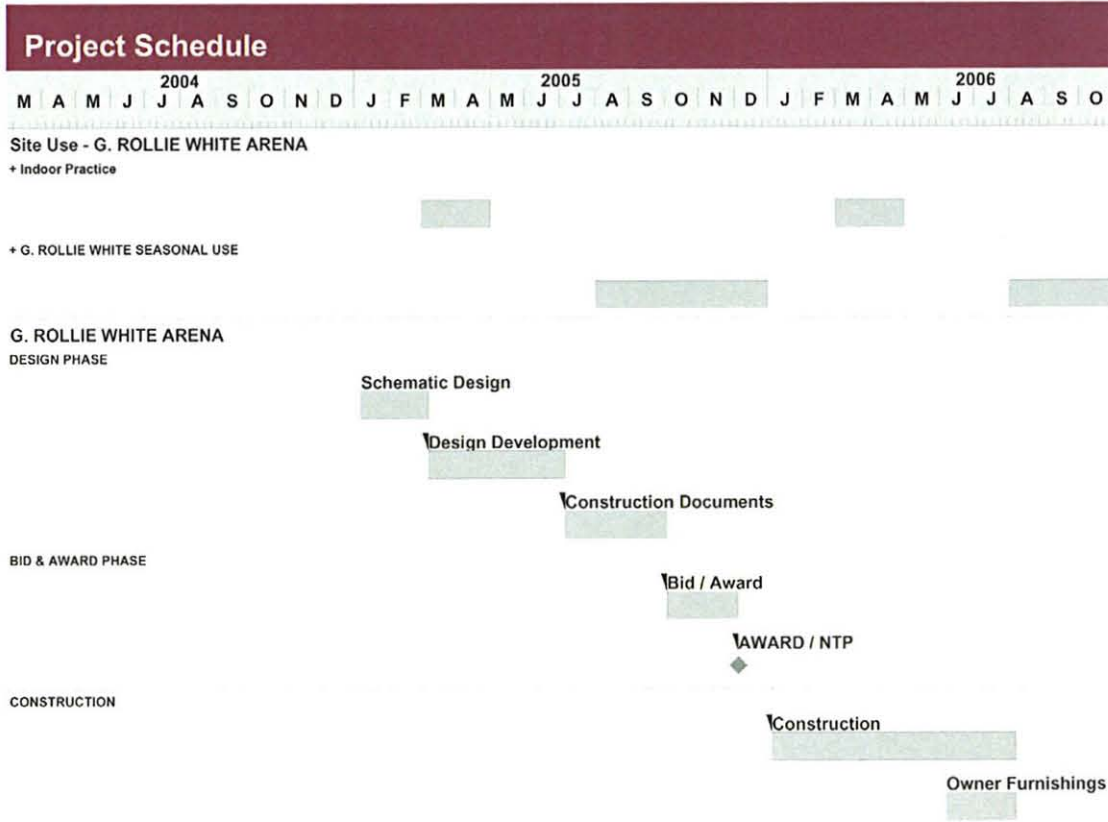


**Program of Spaces**

<u>Level 1 -Concourse</u>	Proposed NSF
Concession and Storage	2,880
Concourse -Remodeled	15,130
Family Toilets	90
Men's Restroom	1,800
Women's Restroom	4,000
<b>Level 1 -Concourse Net Area</b>	<b>23900 NSF</b>
<u>Level 2 -Event</u>	Proposed NSF
New Cross Aisle Area	1,500
<b>Level 2 -Event Net Area</b>	<b>1500 NSF</b>
<b>Project Gross Area</b>	<b>25400 NSF</b>

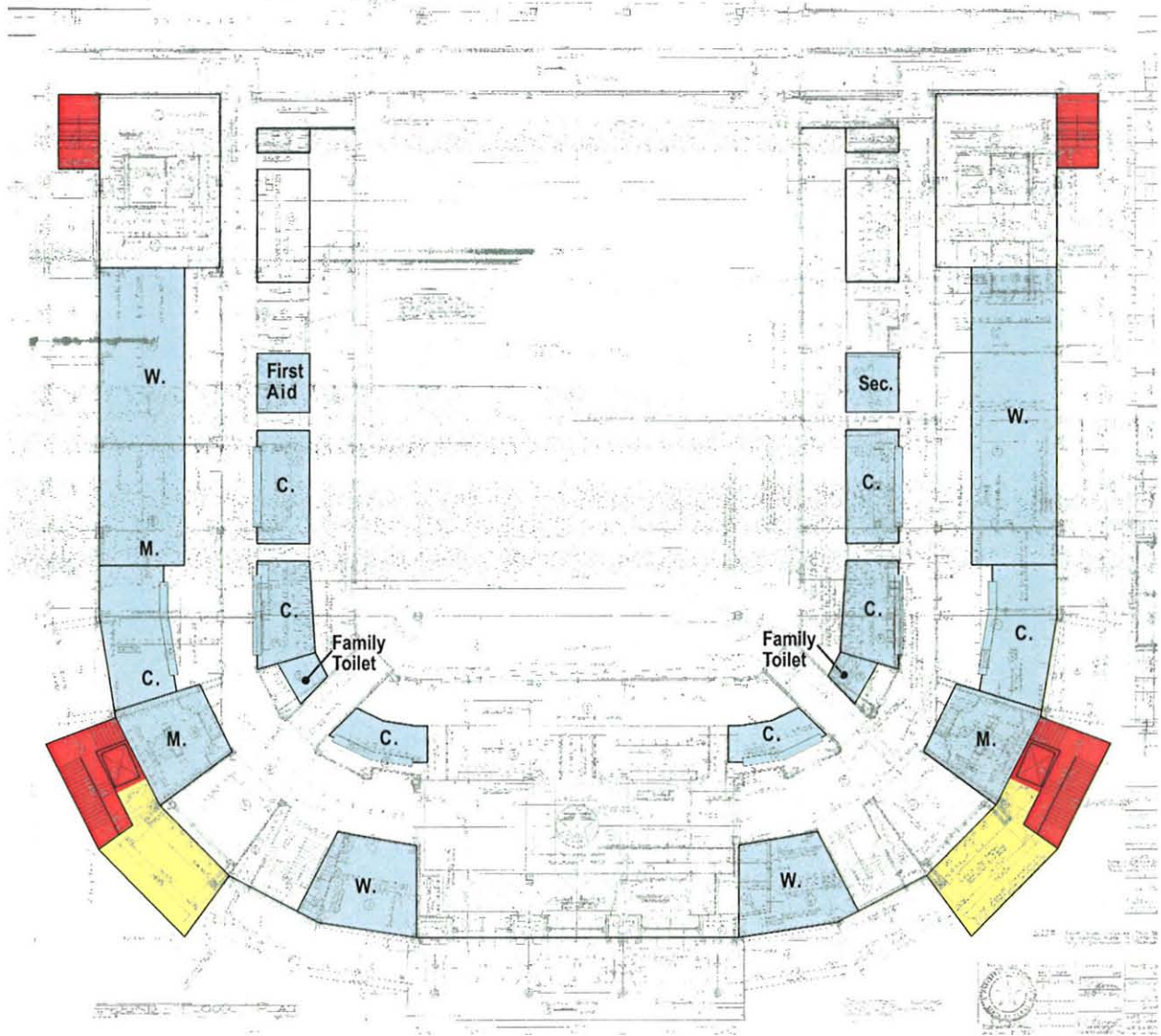
The First Floor areas shown above utilize the existing square footage for similar spaces and additionally use square footage presently occupied by classroom/activity. The new cross aisle located at the top and back of the existing seating will require four (4) exit stairs and two new elevators to bring wheelchair patrons to the upper level. This area would be approximately 3,000 SF of floor area per side plus four stairs descending +/- 40'-0". Elevators could be hydraulic 2-stop units traveling the 40' height.













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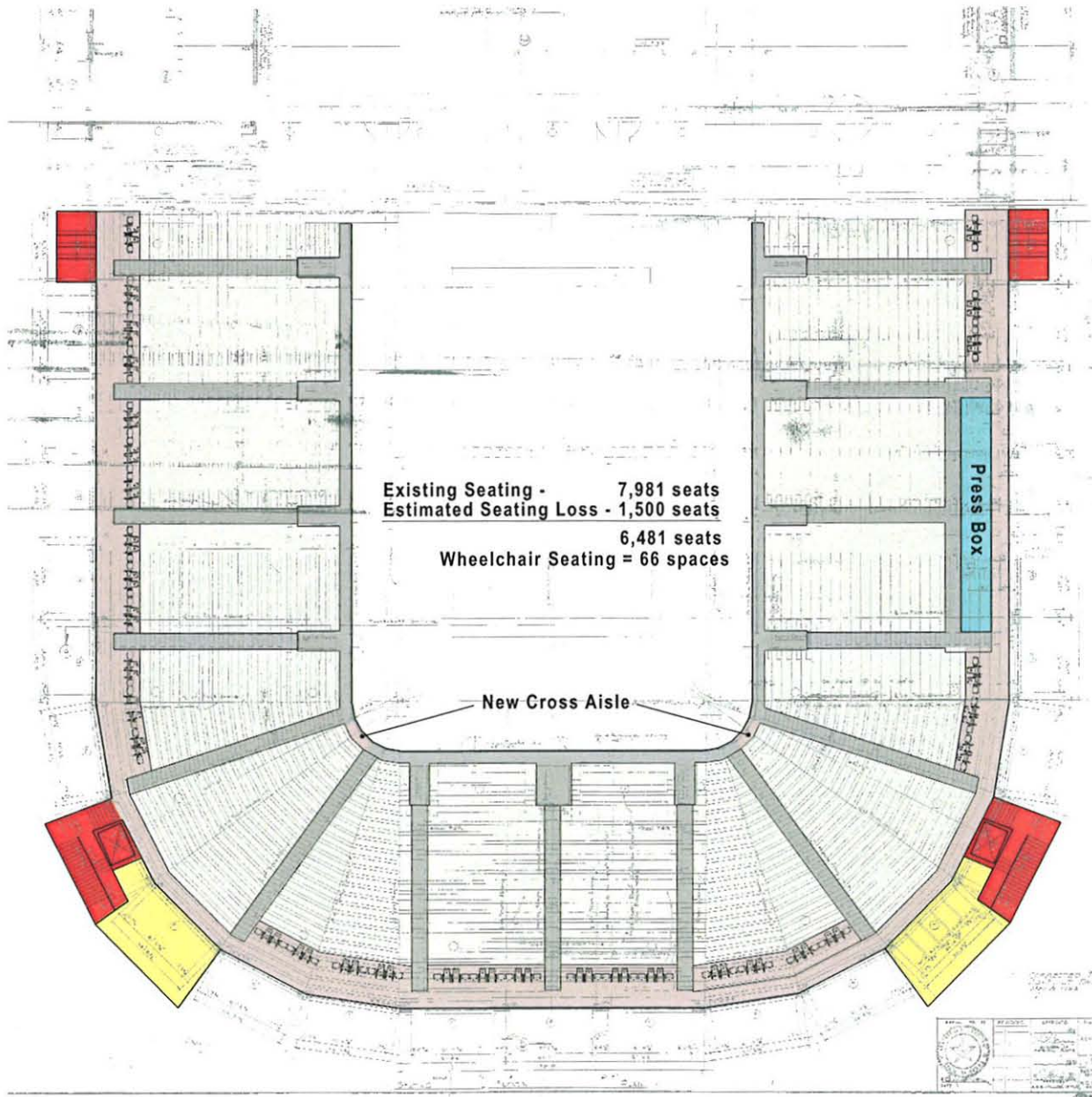


Ground Floor Plan

-  EXISTING SEATS
-  EXISTING SEAT CIRCULATION
-  NEW SEATS
-  NEW SEAT CIRCULATION
-  RESTROOM / CONCESSIONS
-  PLAZA / HORIZONTAL CIRCULATION
-  VERTICAL CIRCULATION
-  MECHANICAL / STORAGE



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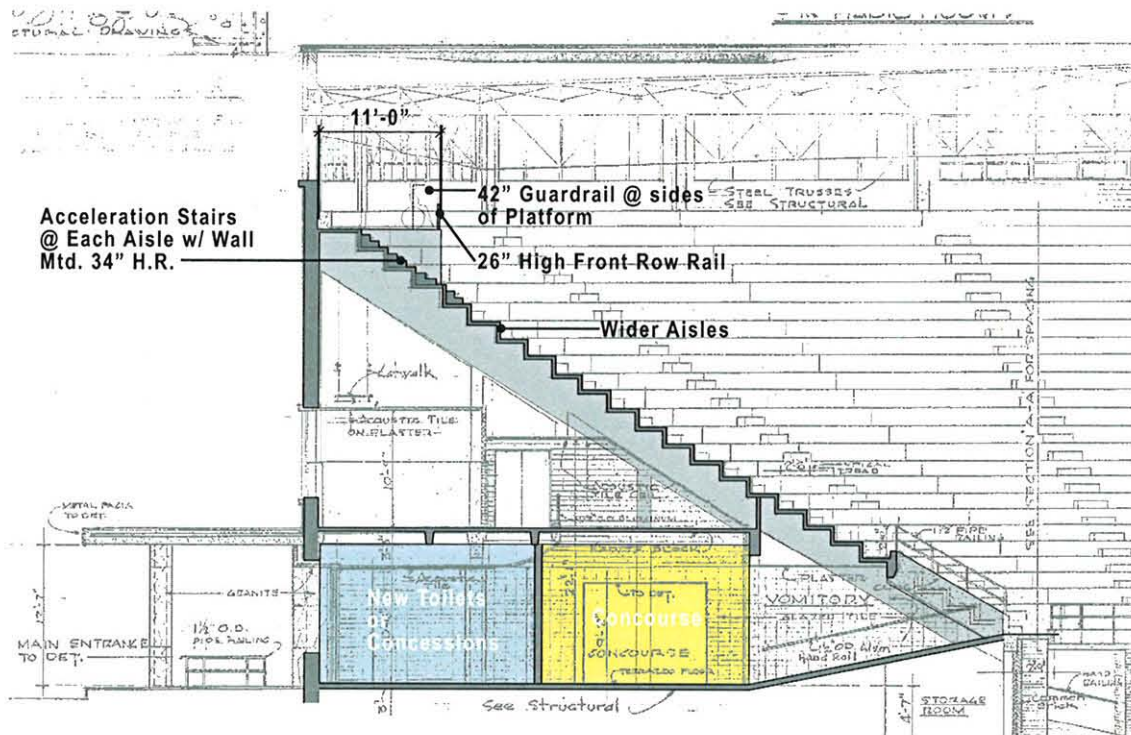
Arena Seating Plan

- EXISTING SEATS
- EXISTING SEAT CIRCULATION
- NEW SEATS
- NEW SEAT CIRCULATION
- RESTROOM / CONCESSIONS
- PLAZA / HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION
- MECHANICAL / STORAGE
- OPEN TO BELOW
- PRESS



Texas A&M University





Section

- EXISTING SEATS
- ▒ EXISTING SEAT CIRCULATION
- NEW SEATS
- ▒ NEW SEAT CIRCULATION
- RESTROOM / CONCESSIONS
- PLAZA / HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION
- MECHANICAL / STORAGE



Texas A&M University

**Narrative Summary**

Practice is essential to any athletic activity regardless of the sport involved. TAMU presently does not offer an environment for indoor practice of football, track, tennis, softball, and soccer. In addition, the University does not have a facility to house indoor track meets and tennis tournaments. A facility to house the competitive events and provide protected space for practices is essential to keep TAMU current with today's standards and propel it to be among the leaders in today's major collegiate athletic arena.

The fulfillment of providing a new indoor practice facility will be to design and construct a facility with high unobstructed space in a weather-protected building. Many of the venues slated for practice in this facility require high free area and the proposed enclosed football field will be under a roof that is higher than the remaining facility. The entire facility will be air-conditioned. There will be seating for 5000 to view indoor track meets. The seating and surfaces will be able to be reconfigured for indoor tennis tournaments. Spectator amenities of concessions and toilets will also be provided.

Several sports flooring surfaces will be necessary to accommodate the various venues. Some of these surfaces will require special management for storage when not utilized and special systems to provide easy and quick installation and removal.

The Indoor Practice facility will require a level of finish to be compatible with other buildings on campus, therefore it is expected that the exterior will be a mix of the campus selected brick and precast concrete. The roof will be large and dominant. The designers envision a metal roof that will not require a great deal of maintenance, and will be aesthetically pleasing.

The interior will have moderate finishes with ceramic tile on at least the wet walls of the public toilet facilities, but may have stained concrete floors to keep costs within reason.

This facility may abut the newly completed Bright Complex that may also be expanded to have a new strength training area, kitchen, and training table dining room. New Athletic offices would also be in the expansion.

The new indoor practice facility location would necessitate the removal of the Netum Steed Building, which presently provides Strength and Conditioning space, thus requiring these spaces to be newly constructed.





**Program of Spaces**

Catwalk	Proposed NSF
Air Handling Platforms or Rooms	3,000
Camera Locations	200
Catwalk	2,250
Overhead Camera Platforms (5)	200
<b>Catwalk Net Area</b>	<b>5650 NSF</b>

First Floor	Proposed NSF
Concession and Storage	650
Concourse	7,200
Day of Show Ticket Windows (2)	30
Family Toilet	40
Female Toilet	400
Female Toilet	400
Field Area -High Height	9,200
Field Area -Low Height	9,200
Football Storage A	1,600
Football Storage B	1,600
Loading Dock	750
Male Toilet	250
Male Toilet	250
Multi Purpose A Changing Room	750
Multi Purpose A Toilets	130
Multi Purpose B Changing Room	750
Multi Purpose B Toilets	130
Soccer Storage	500
Tennis Storage	680
Track Storage	1,600
Training Table/Catering	1,000
<b>First Floor Net Area</b>	<b>37110 NSF</b>

Mezzanine	Proposed NSF
Audio Visual Control	300
Concession	240
Concession	240
Concourse	6,200
Female Toilet	400
Female Toilet	400
Male Toilet	250
Male Toilets	250
Officials/Star A Lockers	150
Officials/Star A Toilet	50
Scoreboard control booth	100
<b>Mezzanine Net Area</b>	<b>8580 NSF</b>

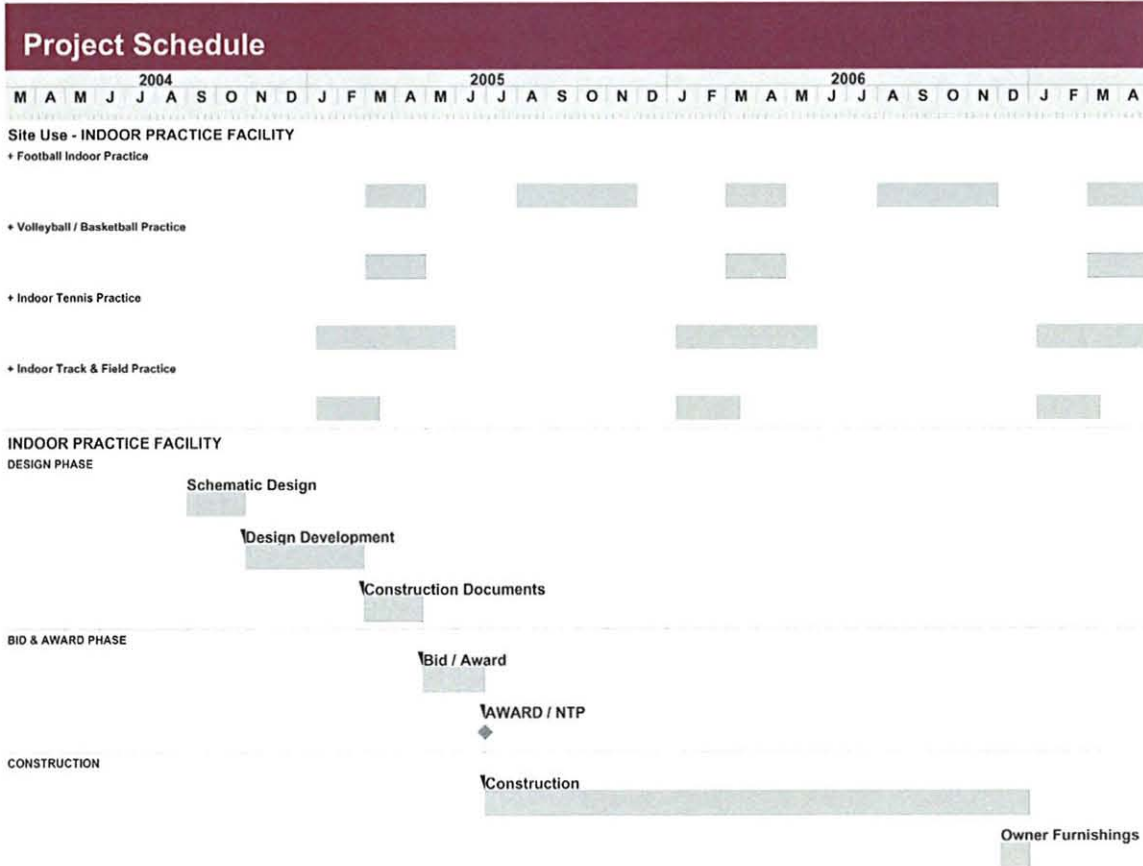
Site	Proposed NSF
Mech/Elec/Tel: Central Plant	3,000
Outside Practice Field A	9,200
Outside Practice Field B	9,200
<b>Site Net Area</b>	<b>21400 NSF</b>

Training Level	Proposed NSF
Strength Training	4,000
<b>Training Level Net Area</b>	<b>4000 NSF</b>

Upper Seating	Proposed NSF
Audience Seating (Fixed)	19,345
<b>Upper Seating Net Area</b>	<b>19345 NSF</b>

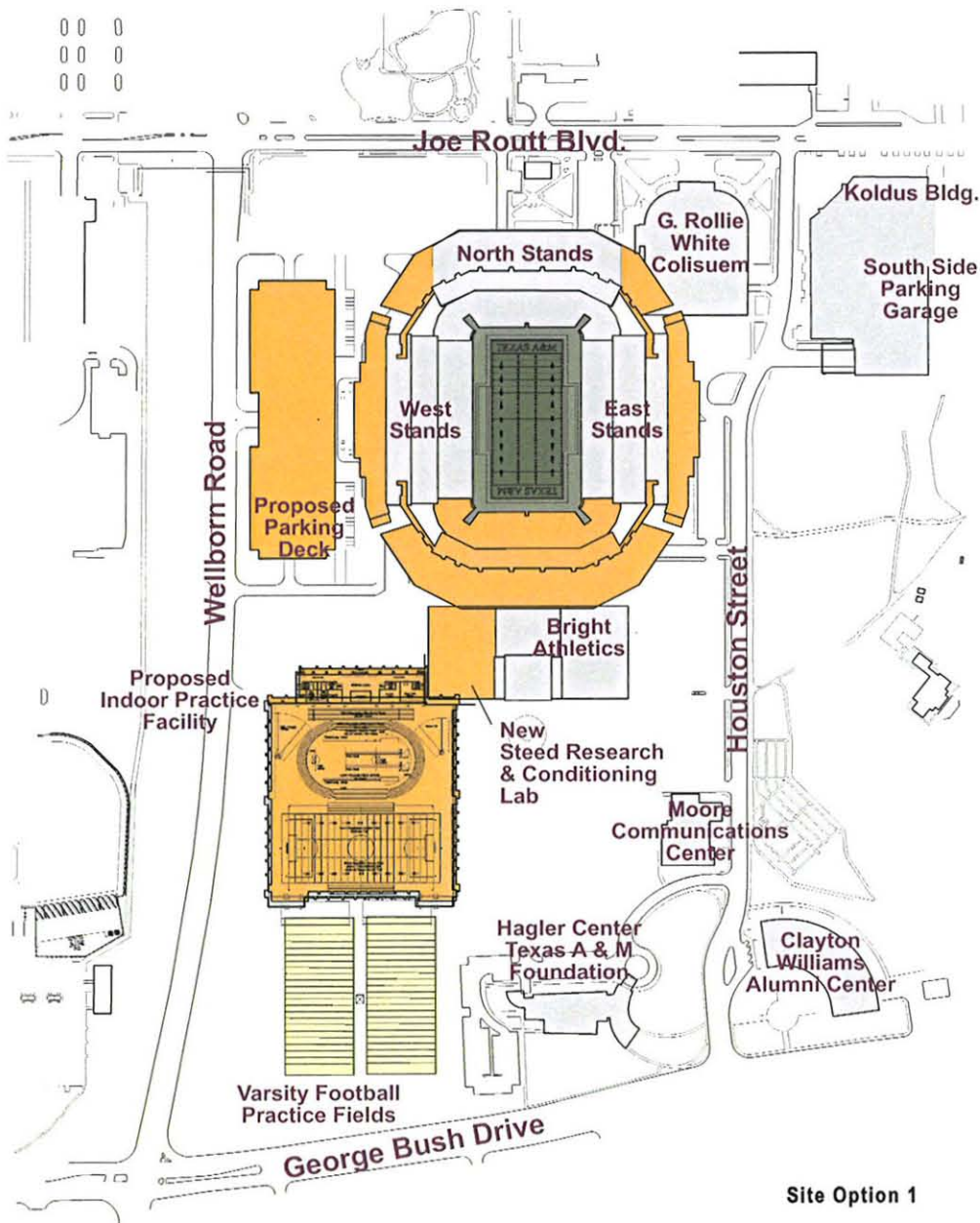
<b>Project Net Area</b>	<b>96085 NSF</b>
<b>20% Grossing Factor</b>	<b>19217 NSF</b>
<b>Project Gross Area</b>	<b>96085 NSF</b>







INDOOR PRACTICE FIELD



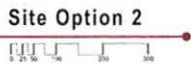
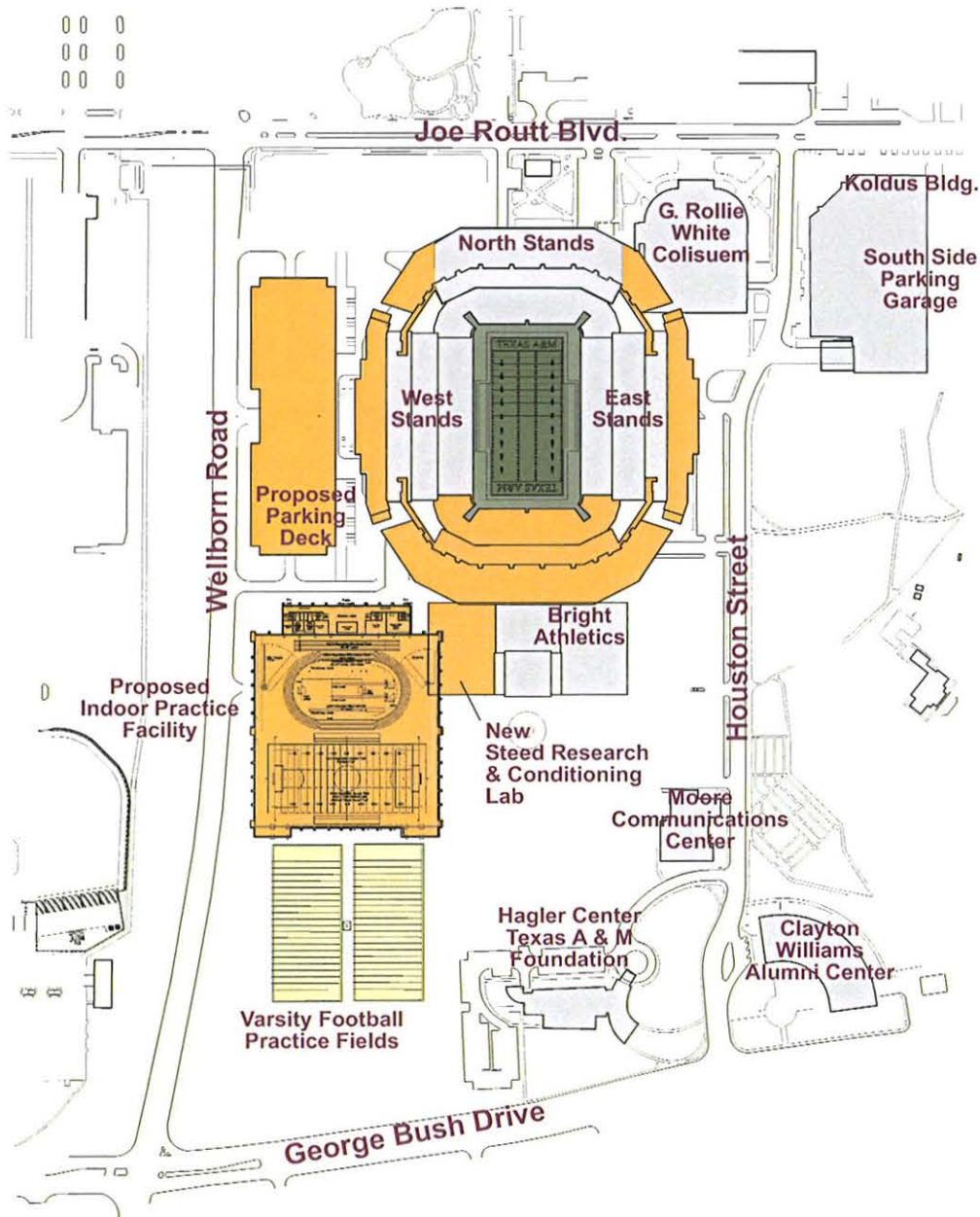
Site Option 1

Site Option 1 locates the Indoor Practice facility along a north/south axis. This option is the arrangement that is shown in the Kyle Field Site Plan and Master Plan. The high bay football practice field will be located to the south, directly adjacent to the existing outdoor practice fields. The multi-purpose field will be located to the north toward Kyle field. The public entry, seating area and front of house functions are located directly adjacent to the Bright Complex addition. A common entry court will be shared with the proposed southwest entry gate of Kyle Field.



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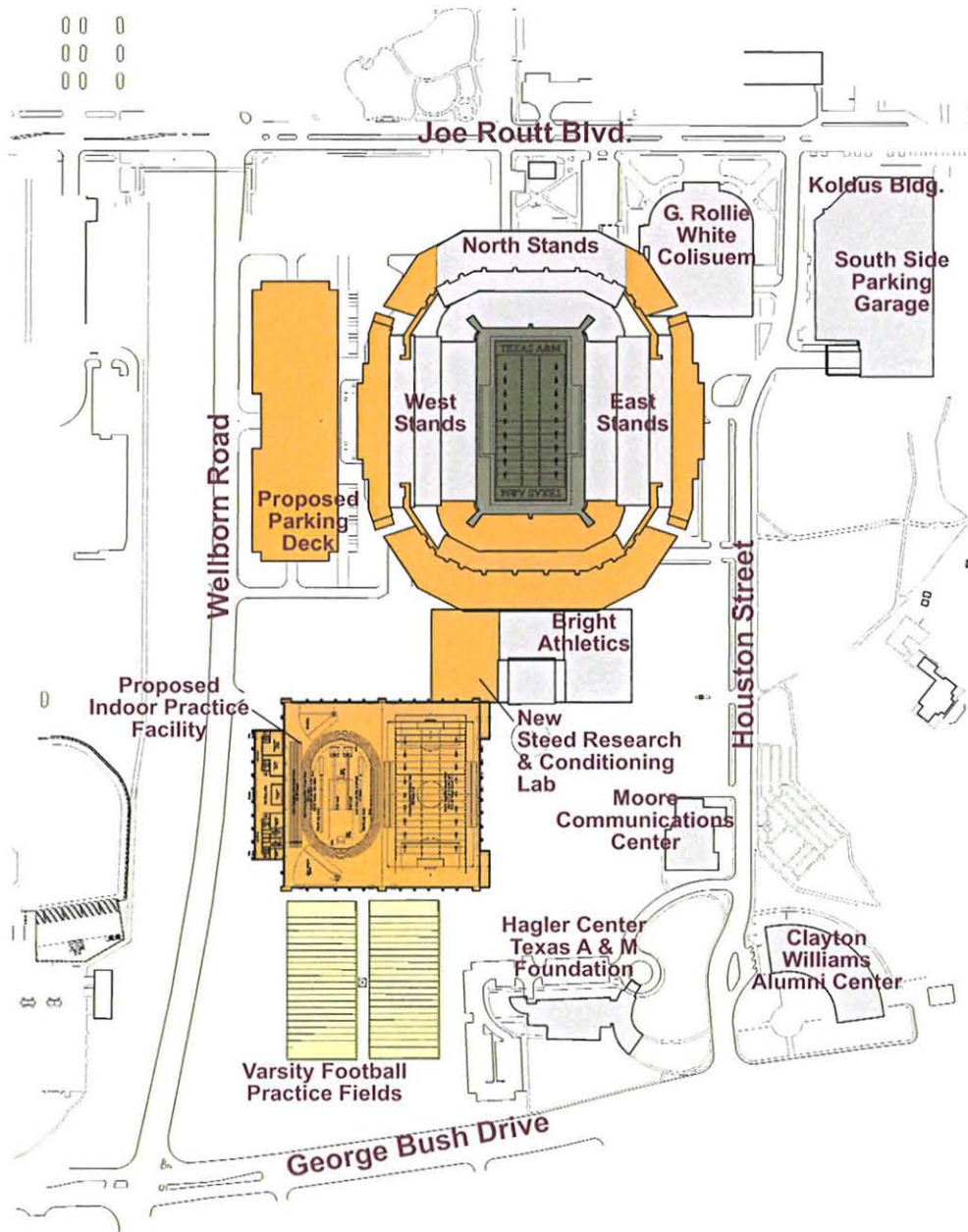
INDOOR PRACTICE FIELD



Site Option 2 locates the Indoor Practice facility along a north/south axis, like Option 1. This option is similar to Option 1 in most respects. However, the building has been moved farther north, alongside the Bright Complex. The advantages of this arrangement is that it does not move the outdoor practice fields far south. The disadvantage is that it crowds the entry area at the proposed Kyle Field southwest gate and that less of the front of house areas are directly accessible to the Bright Complex.

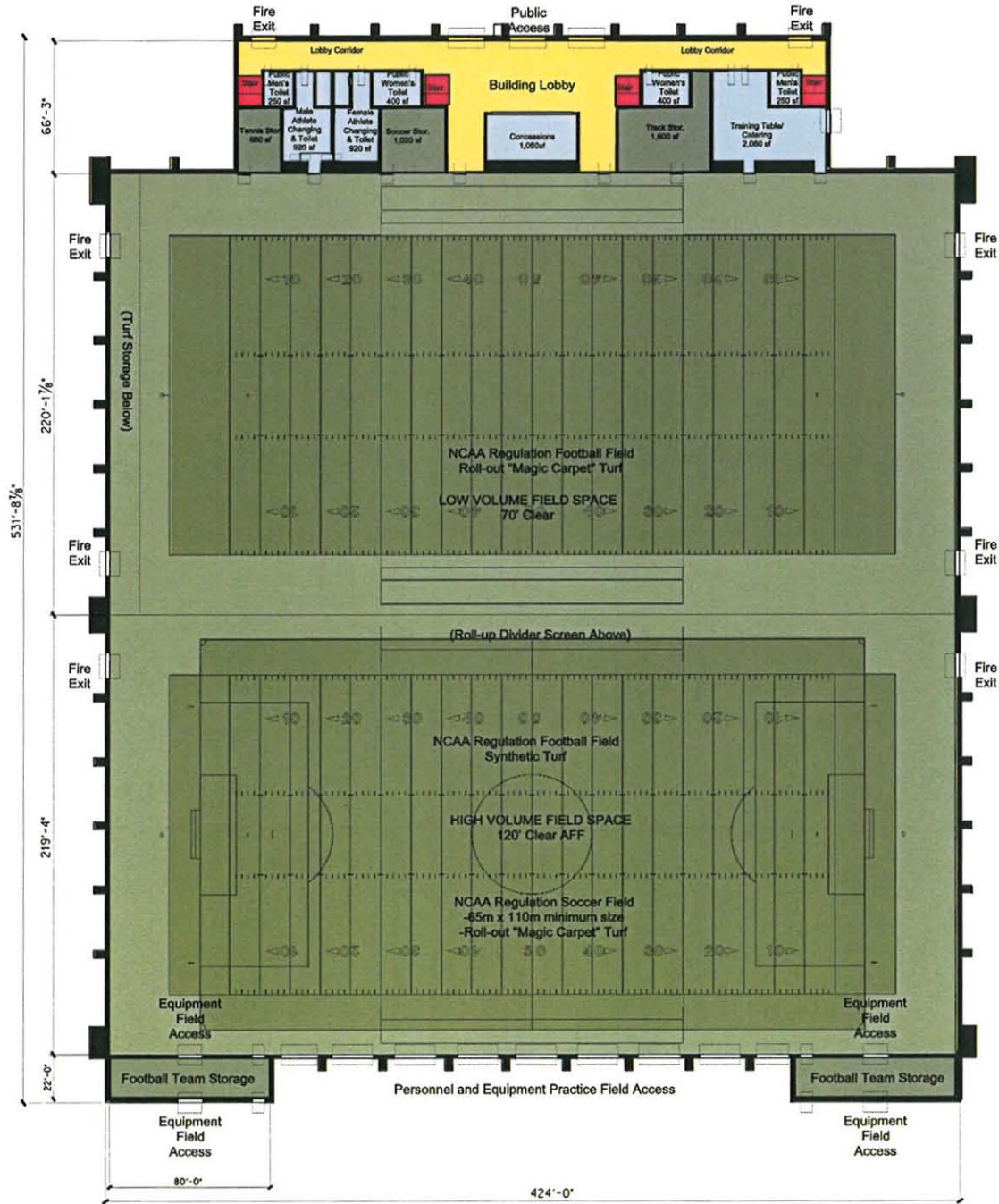






Site Option 3 locates the Indoor Practice facility along a east/west axis. The high bay football practice field will be located to the south, directly adjacent to the existing outdoor practice fields and the Bright Complex addition. The public entry, seating area and front of house functions are located directly adjacent to Wellborn Road. This arrangement will allow the elevation of the building along Wellborn to be the least imposing of the three options. This arrangement will also separate the front of house functions from direct access to the Bright Complex.





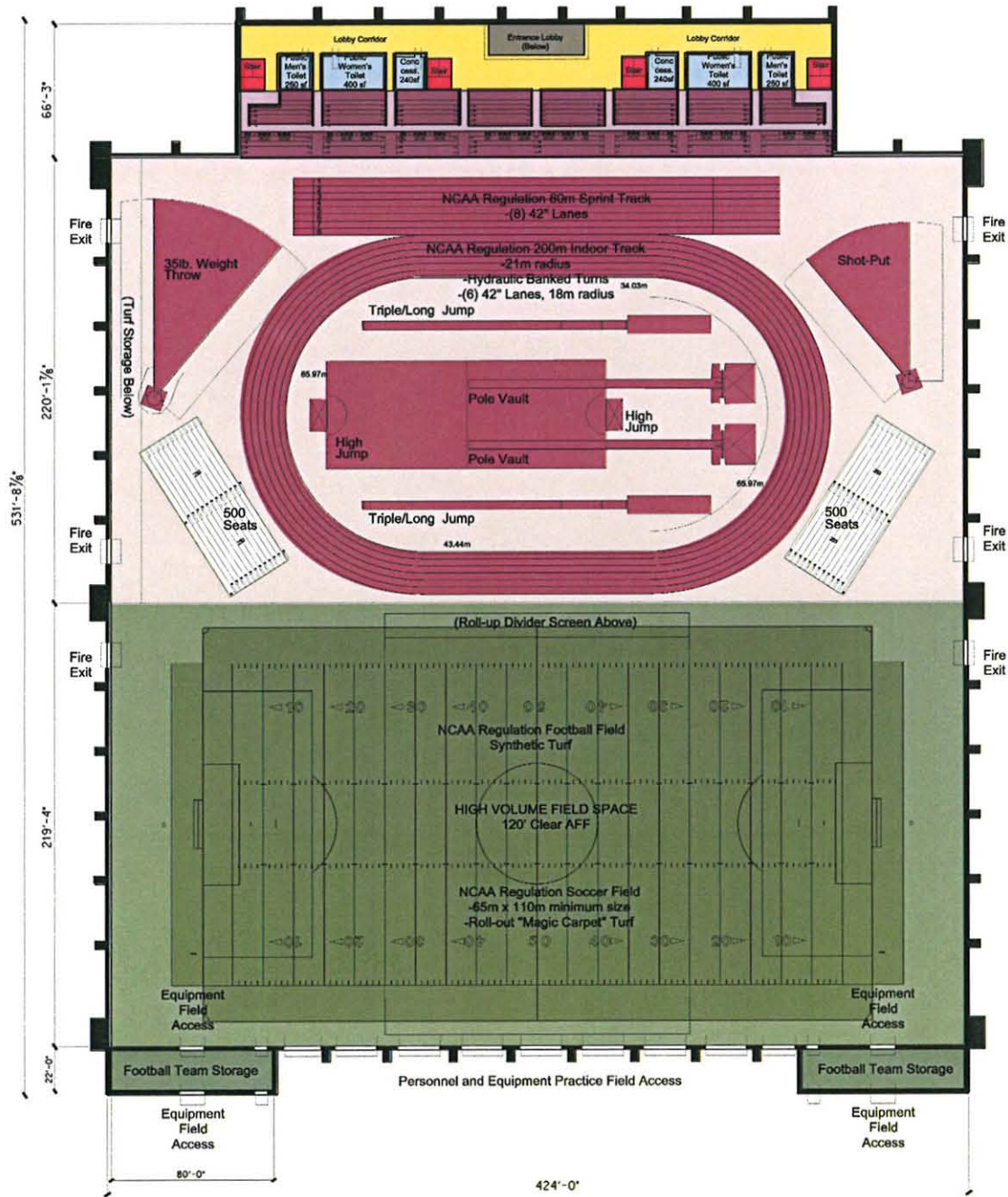
Football Practice Layout

- NEW SEATS
- NEW SEAT CIRCULATION
- RESTROOM / CONCESSIONS
- PLAZA / HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION
- MECHANICAL / STORAGE
- OPEN TO BELOW



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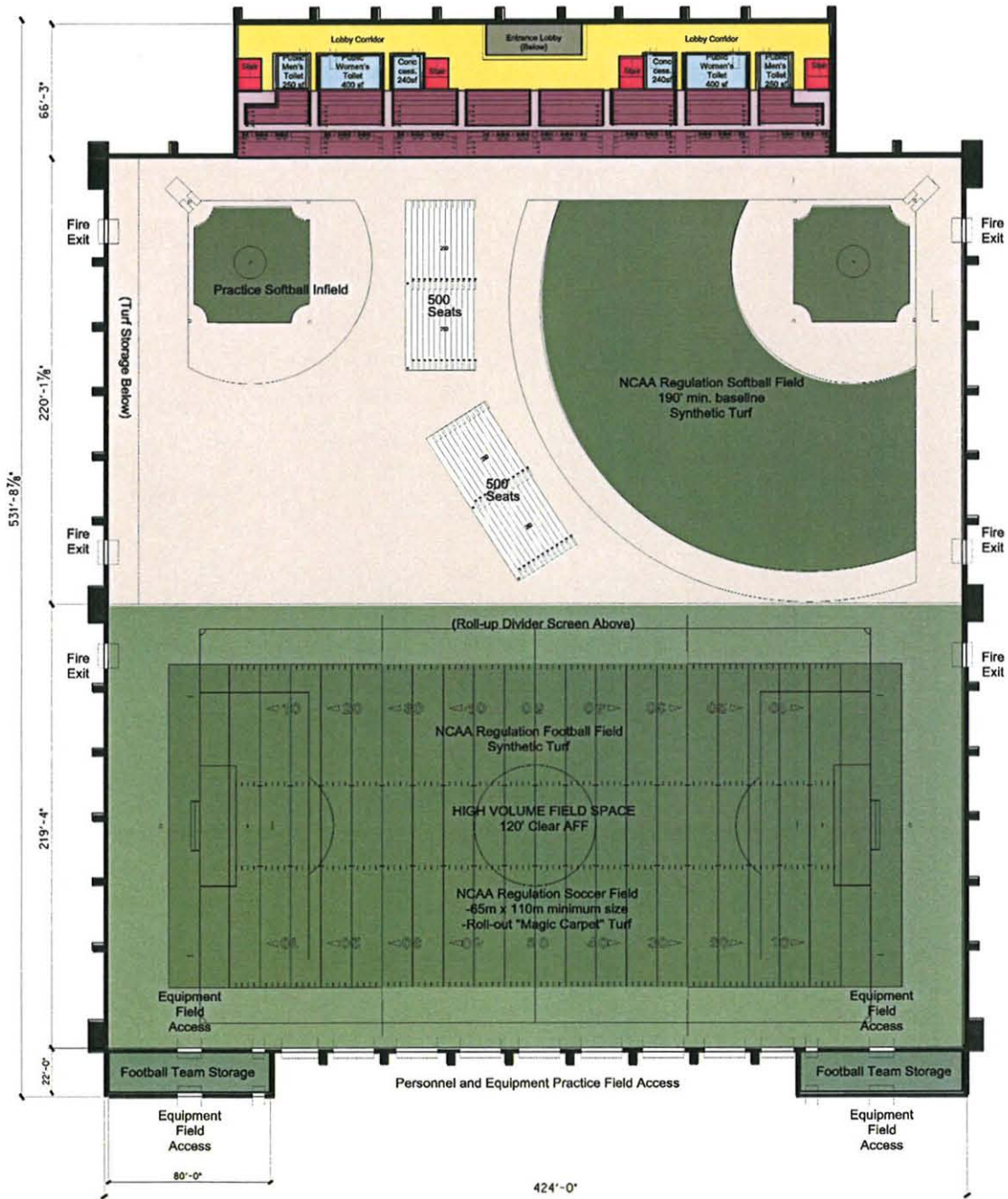
Mezzanine Level Plan -Football / Track Layout

- NEW SEATS
- NEW SEAT CIRCULATION
- RESTROOM / CONCESSIONS
- PLAZA / HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION
- MECHANICAL / STORAGE
- OPEN TO BELOW



Texas A&M University

INDOOR PRACTICE FIELD



Football / Softball Layout

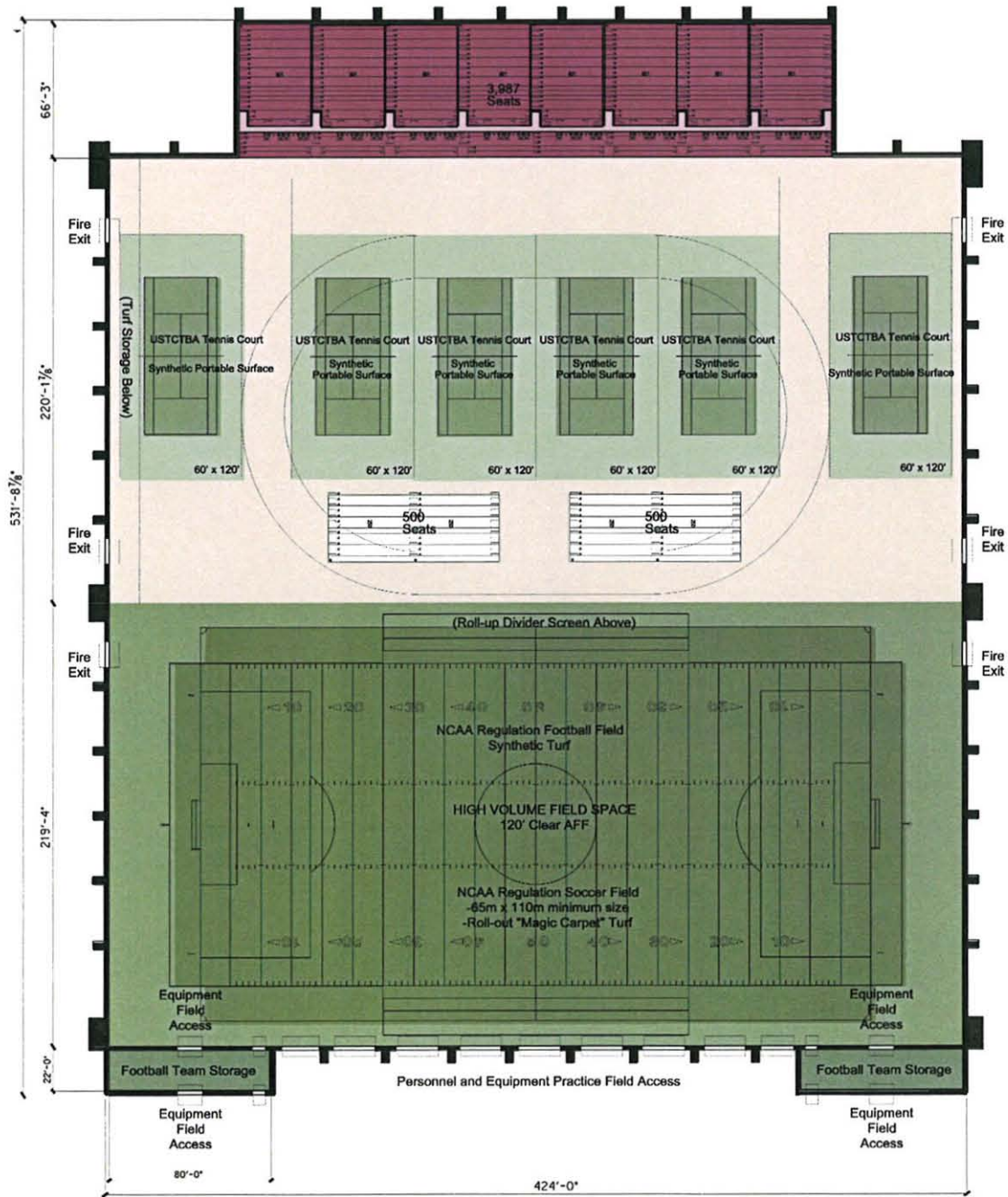
- NEW SEATS
- NEW SEAT CIRCULATION
- RESTROOM / CONCESSIONS
- PLAZA / HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION
- MECHANICAL / STORAGE
- OPEN TO BELOW



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INDOOR PRACTICE FIELD

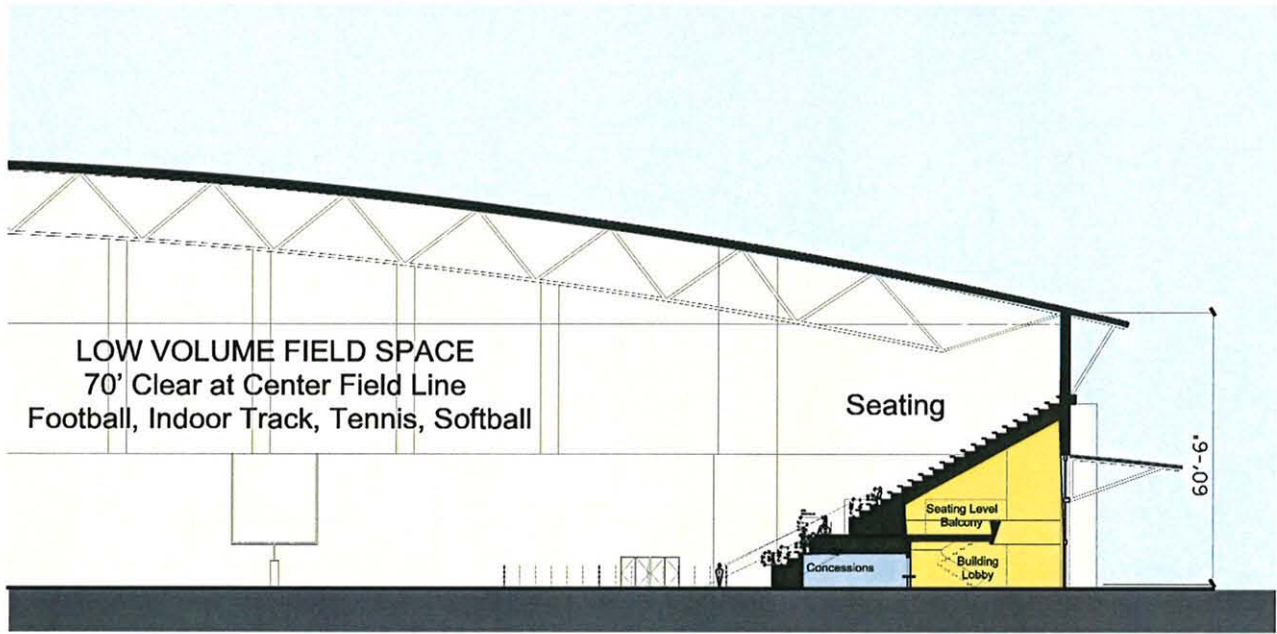


Seating Plan -Football / Tennis Layout

- NEW SEATS
- NEW SEAT CIRCULATION
- RESTROOM / CONCESSIONS
- PLAZA / HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION
- MECHANICAL / STORAGE
- OPEN TO BELOW

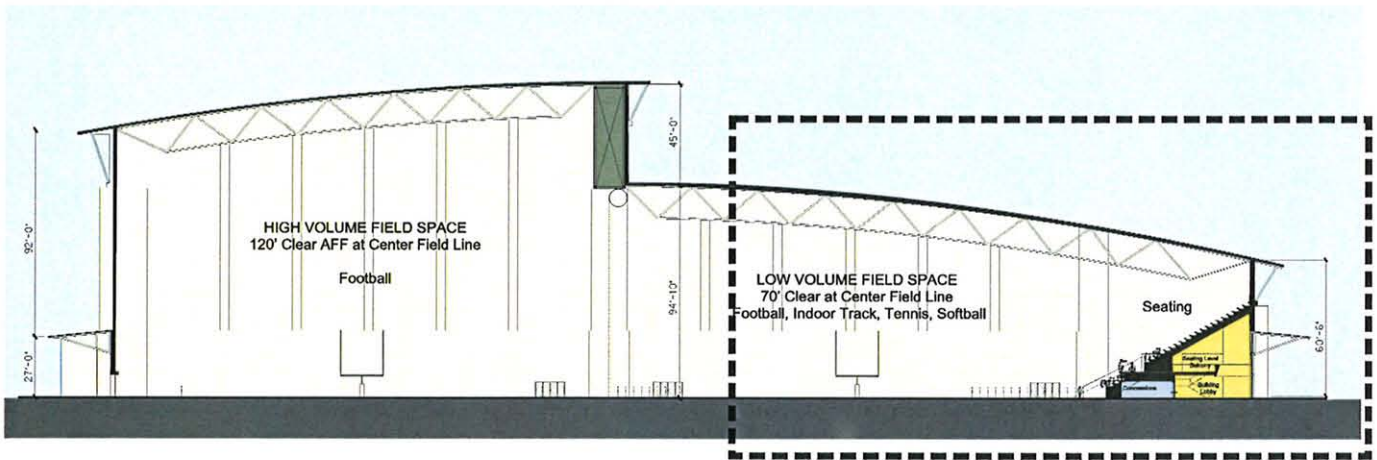


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Section Detail

Scale: 1/32" = 1' - 0"



Longitudinal Building Section

Scale: 1/32" = 1' - 0"

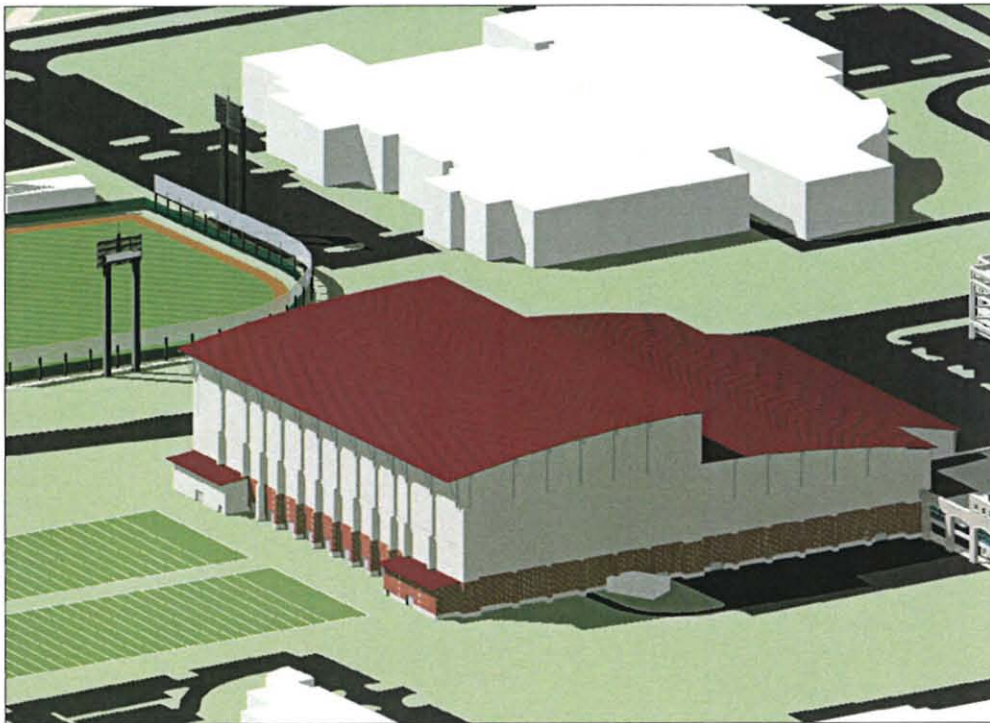
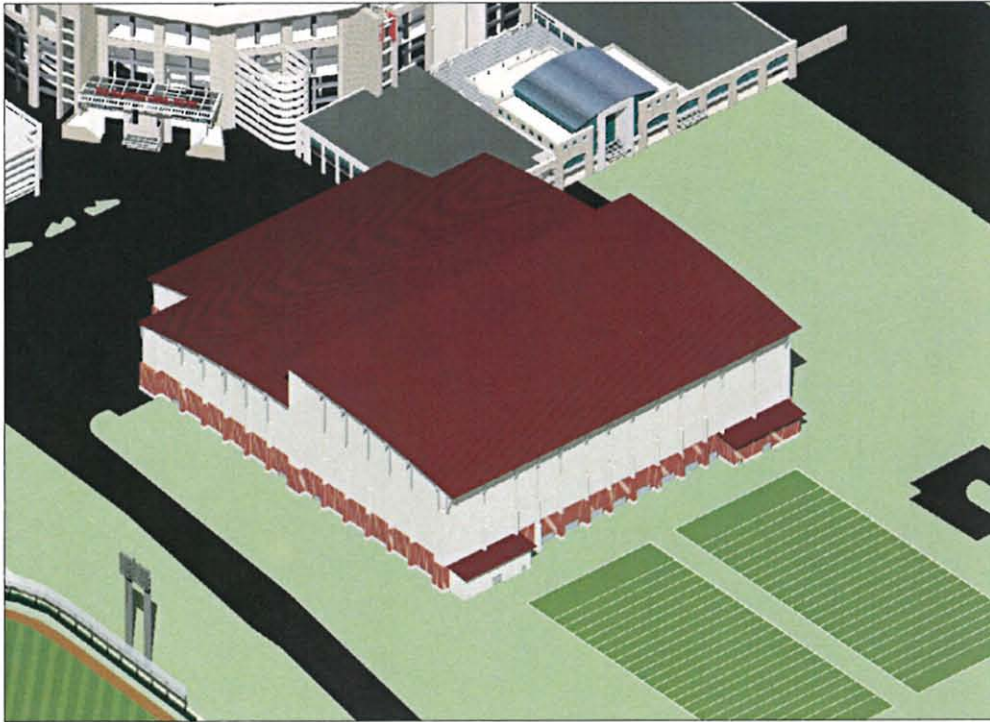
- NEW SEATS
- NEW SEAT CIRCULATION
- RESTROOM / CONCESSIONS
- PLAZA / HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION
- MECHANICAL / STORAGE
- OPEN TO BELOW



Texas A&M University



INDOOR PRACTICE FIELD

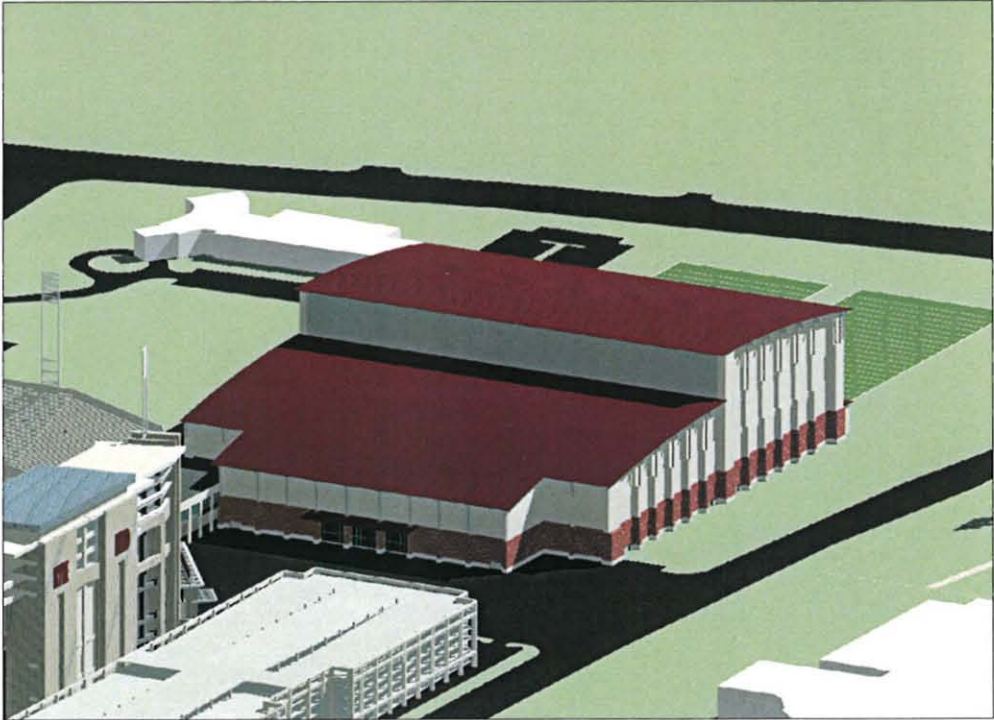


HEERY



Texas A&M University

INDOOR PRACTICE FIELD



Texas A&M University



### Narrative Summary

Since opening in the late 1970's Olsen Field has served Aggie Baseball well. A seating expansion in the mid 1990's increased the capacity to just over 7,000.

The playing field is one of the best in the nation for collegiate baseball and the master plan would raise the fan amenities and player/coaches spaces to be compatible.

The grade level concourse would be upgraded to include new landscaping, picnic pavilions and bus shelters. A new center signature structure would identify the main entry to Olsen Field. A new museum and team store would be behind this structure and would lead into a new private club area behind home plate. The club would be accessible from the field by patrons that are seated in the lower chair seating directly behind home plate. New toilet and concession facilities, a new tailgate area would be located under the first base line outfield seats. This area would be accessible pre-game and would have toilets and concessions to serve the fans prior to opening the stadium for an event.

The home team locker room and the coaches' offices/locker areas would be upgraded and expanded.

New seating at the field level would be extended toward the field and, of course, would be lowered to provide a more intimate setting and enhance the fans' experience of the game. The dugouts would also be expanded. The right field bleachers will be dismantled and new permanent seating will be constructed. Seating numbers will decrease but quality will increase.

A new practice pitchers' diamond would be located along the third base line at the end of the bleachers to fit into the space created by the recent completion of the new batting cage building. This would serve to concentrate the practice areas.

Above the grade level concourse would be the expanded lower level concourse. New toilets and concession facilities located outboard of the concourse would serve the expanded seating. Access and egress would be by new stair tower structures. The outboard facilities, combined with a decorative functional windscreen located above them, should eliminate some of the breezes that diminish the fans' game experience.

A new upper concourse is proposed at the back of the existing upper deck seating. Wheelchair patrons will have very good unobstructed viewing from this location. Access will be by a new elevator. The existing press box at this level will be expanded and upgraded.

The new level above the upper concourse will have 17 private suites and a new club room/training table area. A new roof will cover the structures roughly equal to the baseball infield.

This project should serve the team and the fans well into the future and create an enjoyable experience at Olsen Field to watch an Aggie Baseball game.



Program of Spaces

Field Level	Proposed NSF
Assistant Coach's Office 1	115
Assistant Coach's Office 2	115
Break Area	60
Clerical Support	220
Club/Suites Lobby	600
Coaches' Locker Room	120
Coaches' Toilet/Shower	64
Concessions	1,800
Data Room/ Electrical	400
Dugout Club Room	600
Equipment Room	310
Facility Storage	2,000
Field Maintenance Shed	4,500
Grad Assistant Office/Video Equipment	80
Head Coach's Office/Conference	310
Home Team Dugout	660
Home Team Dugout Toilet	36
Home Team Grooming	120
Home Team Locker Room	775
Home Team Shower/Drying	220
Home Team Toilets	180
Men's Restroom -Club	70
Men's Restroom -Coaches	55
Men's Restroom -Public	1,000
Novelty	1,600
Official's Locker Room 1	170
Officials' Toilet/Shower	64
Seating -New, Dugout Level	3,000
Security Office	115
Team Room	0
Team Room / Lounge	620
Training Room	370
Visiting Team Dugout	660
Visiting Team Dugout Toilet	36
Visiting Team Grooming	65
Visiting Team Locker room	285
Visiting Team Shower/Drying	70
Visiting Team Toilets	85
Women's Restroom -Club	55

Women's Restroom -Coaches	55
Women's Restroom -Public	1,400
<b>Field Level Net Area</b>	<b>23060 NSF</b>

Lower Concourse Level	Proposed NSF
Concessions (2)	3,600
Concourse -New	2,000
Concourse -Remodeled	5,600
Family Picnic Area	10,300
First Aid	120
Men's Restroom (4)	2,300
Novelty	600
Women's Restrooms (4)	2,660
<b>Lower Concourse Level Net Area</b>	<b>27180 NSF</b>

Press/Upper Concourse	Proposed NSF
Concessions	500
Concourse -New	7,700
Home Radio Broadcast	80
Home TV Media	80
Men's Restroom -H/C	300
Press Restroom	55
Scoreboard/PA	40
TV Broadcast Booth	40
Visitor's Radio Broadcast	80
Women's Restroom -H/C	400
<b>Press/Upper Concourse Net Area</b>	<b>9275 NSF</b>

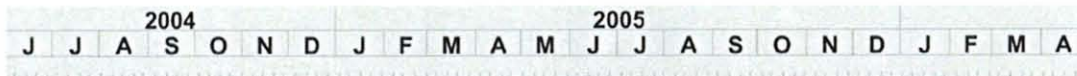
Suites/Club Level	Proposed NSF
Club Room	2,500
Men's Restroom -Club	55
Suites Corridor	1,300
Suites -Large (5)	3,800
Suites -Small (12)	6,000
Suites Storage	250
Women's Restroom -Club	55
<b>Suites/Club Level Net Area</b>	<b>8960 NSF</b>

<b>Project Net Area</b>	<b>73475 NSF</b>
<b>20% Grossing Factor</b>	<b>14695 NSF</b>
<b>Project Gross Area</b>	<b>73475 NSF</b>





**Project Schedule**



Site Use  
+ Outdoor Fields

OLSEN FIELD  
DESIGN PHASE

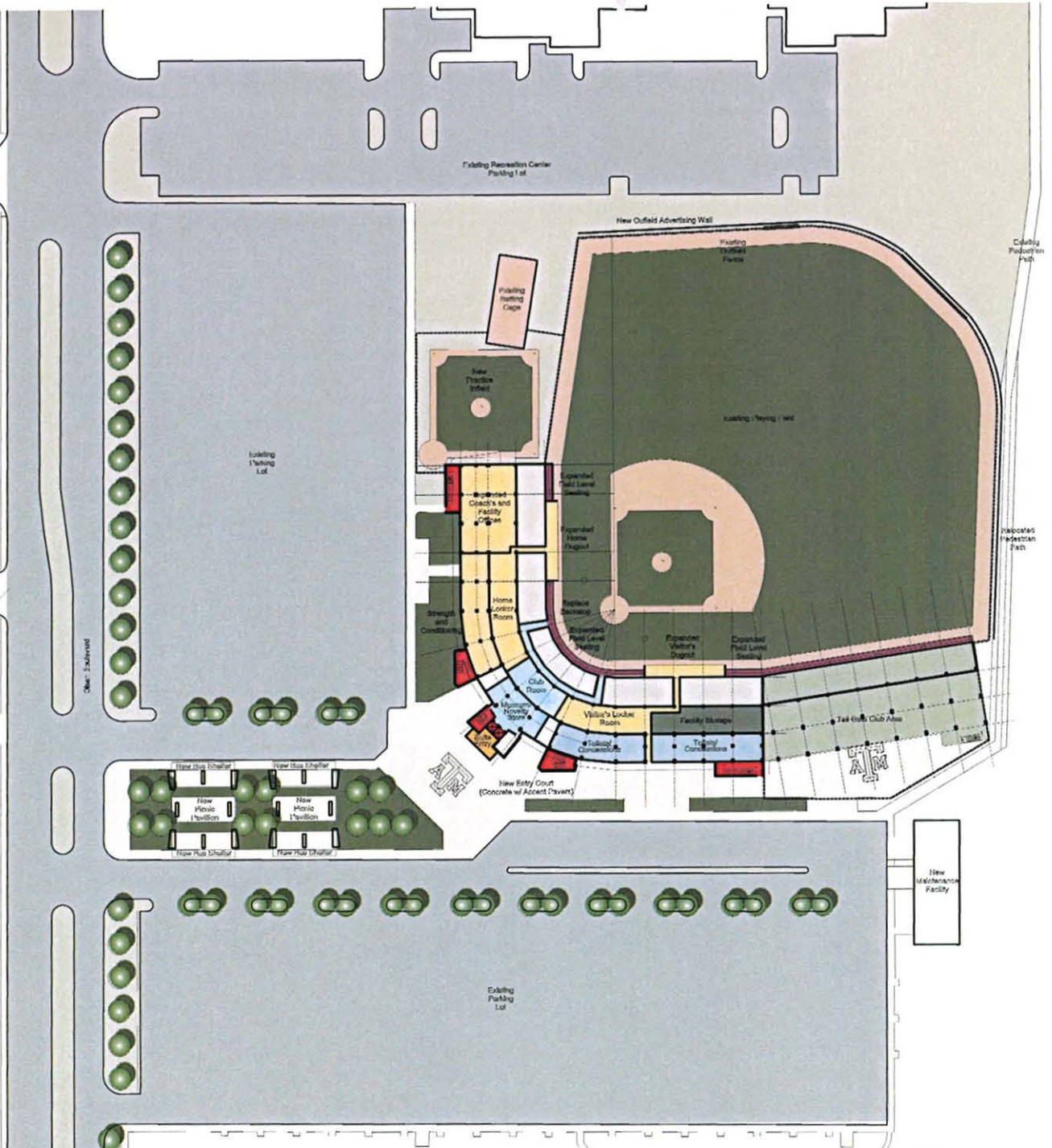


BID & AWARD PHASE



CONSTRUCTION



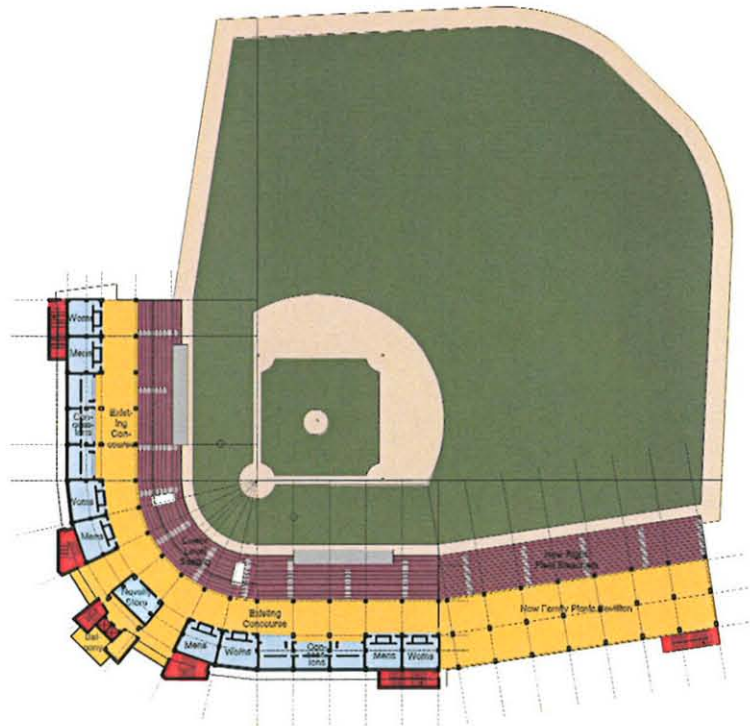


Site Plan and Field Level Plan  
Scale: 1/32" = 1' - 0"

- NOVELTY/ CLUB
- EXISTING SEAT CIRCULATION
- NEW SEATS
- NEW SEAT CIRCULATION
- RESTROOM / CONCESSIONS
- PLAZA / HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION
- MECHANICAL / STORAGE
- GAME DAY
- PRESS
- SUITES

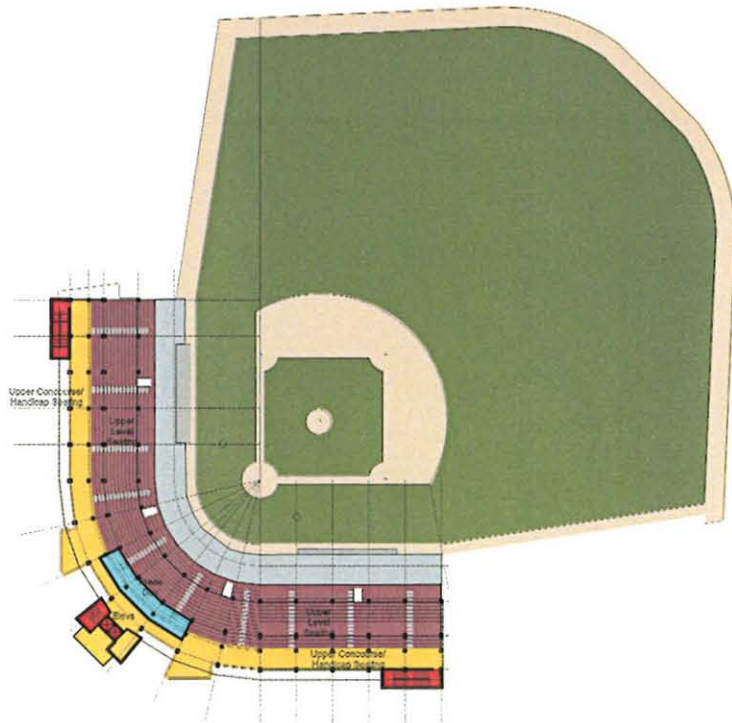






Lower Concourse Level Plan

Scale: 1/32" = 1' - 0"



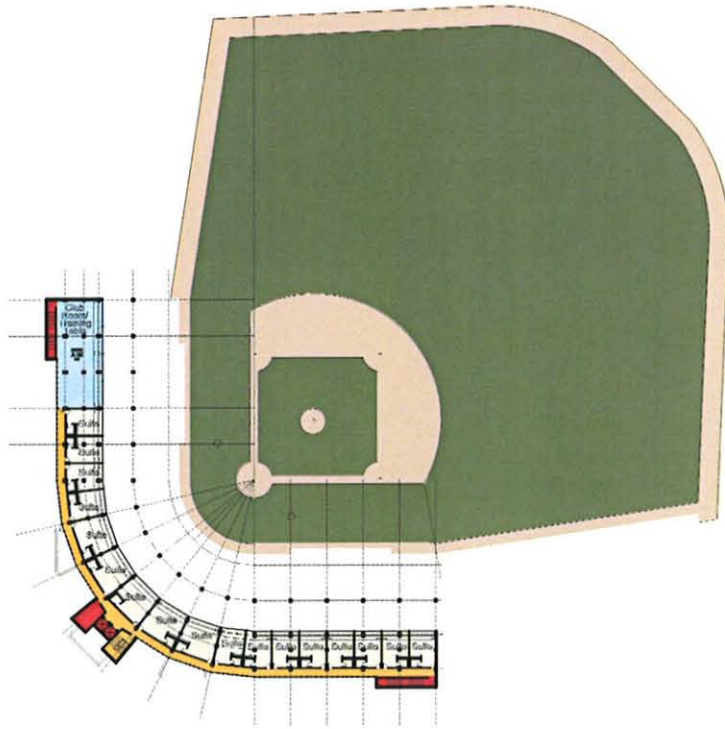
Upper Concourse Level Plan

Scale: 1/32" = 1' - 0"

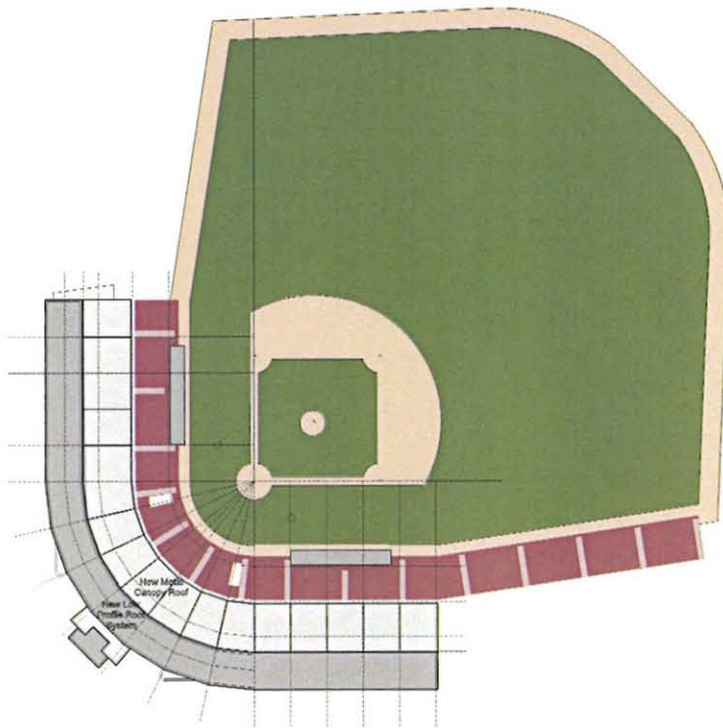
- NOVELTY/ CLUB
- EXISTING SEAT CIRCULATION
- NEW SEATS
- NEW SEAT CIRCULATION
- RESTROOM / CONCESSIONS
- PLAZA / HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION
- MECHANICAL / STORAGE
- GAME DAY
- PRESS
- SUITES



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Suite Club Level Plan

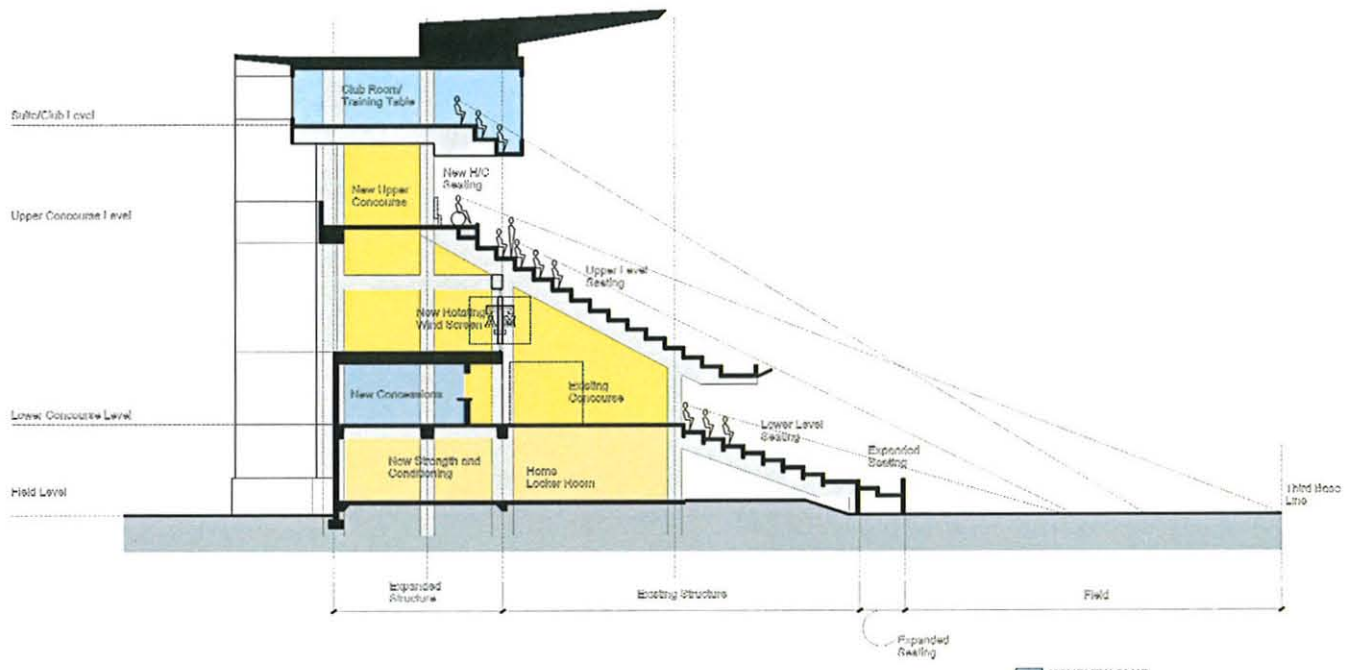


Roof Plan

- NOVELTY/ CLUB
- EXISTING SEAT CIRCULATION
- NEW SEATS
- NEW SEAT CIRCULATION
- RESTROOM / CONCESSIONS
- PLAZA / HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION
- MECHANICAL / STORAGE
- GAME DAY
- PRESS
- SUITES



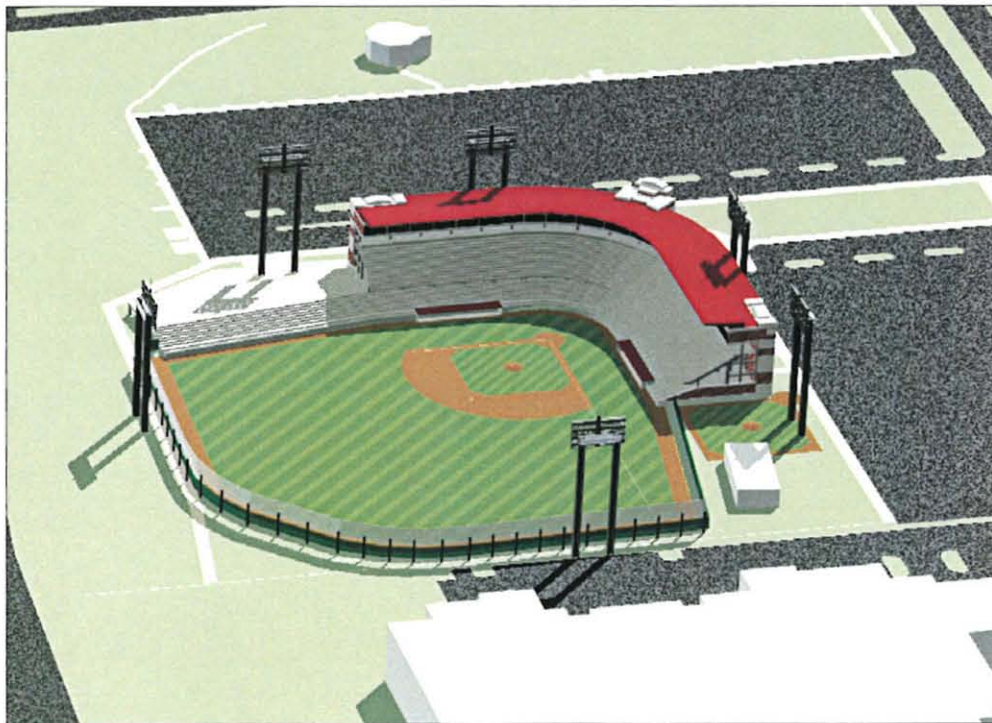
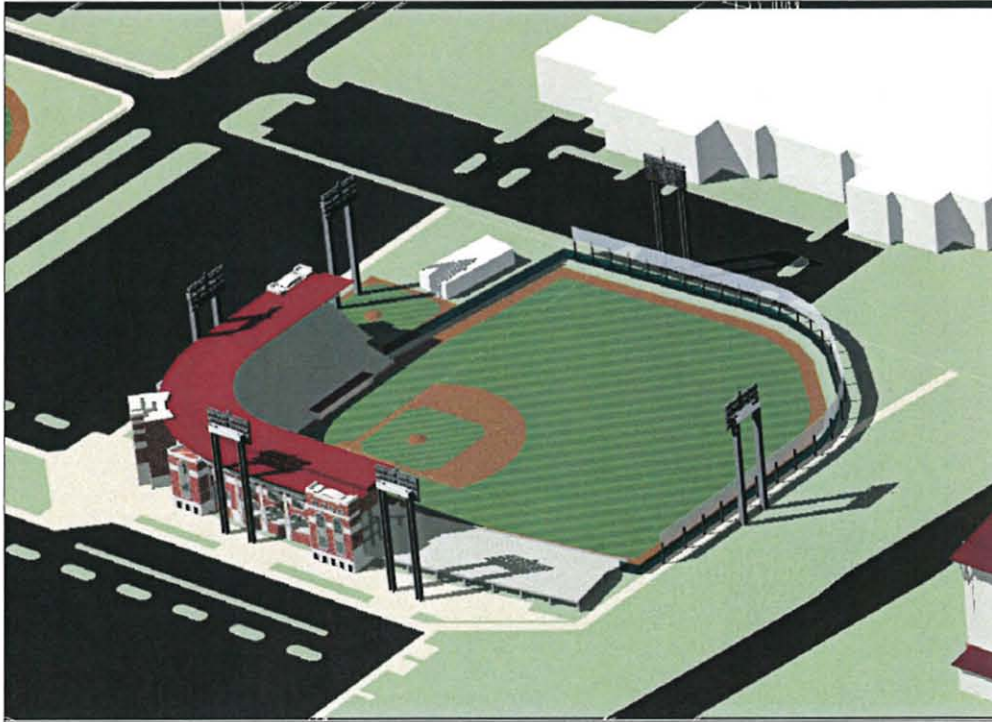




Building Section



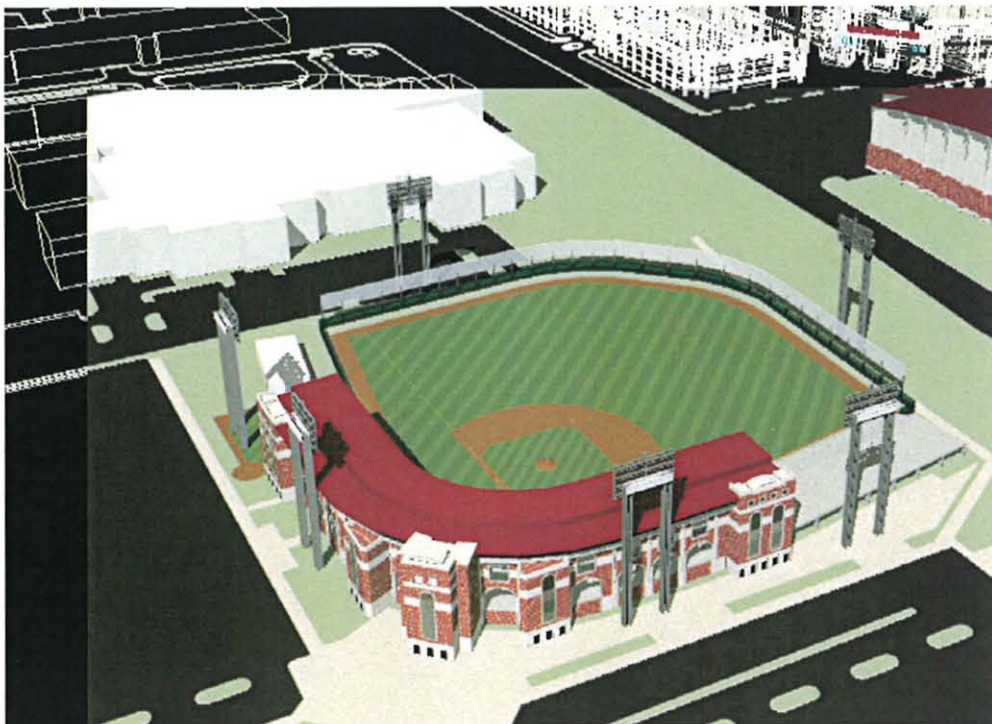
OLSEN FIELD



Texas A&M University



OLSEN FIELD



Texas A&M University

### Narrative Summary

Presently TAMU Men's and Women's Basketball play in the new Reed Arena. The teams also practice in this facility and must schedule their practices to avoid overlapping practice times. TAMU Women's Volleyball play and practice in the G. Rollie White Coliseum.

Major university athletic programs have expanded to have separate practice facilities for these venues. The major advantages are the avoidance of practice time conflicts, and multiple courts or partial courts for specialty practice drills permitting many activities associated with practice to occur simultaneously in a closed area. Another advantage is the saving of the game playing floor from extended use during practice and the coaches to be able to oversee the practice easily.

The master plan for this facility will be to provide a practice facility with separate court spaces for Men's and Women's Basketball. Each space would be large enough for a full NCAA regulation basketball court with large runoff area around the court. This area would permit the striping layout of two smaller length courts in the opposing direction for drills and specialty practices. Six (6) overhead-mounted, electric operated goals would be provided to accommodate this arrangement. Overhead mounting of the goals also eliminates the problem of portable goals storage.

The courts would be free of structural columns and the overhead would be clear for at least 25 feet above the playing surface. The playing surface would be a moderate quality fixed wood floor, i.e. Connor's Anchored Rezill Sleeper DIN or Robbins Air Channel Star, to a high quality floor constructed of Connor's Uniforce or equivalent wood surface. Each court area would have scoreboards (2 each) and game clocks.

Volleyball would have a separate court area with three (3) complete courts. The court space would also be clear of structural columns and have an unobstructed overhead of 25 feet. The same options for the playing floor would be available as in the basketball areas. All three courts would be fitted out with nets and game clocks.

This facility would not have toilets, locker rooms or extra storage as it is proposed to be constructed adjacent to the new Reed Arena. The Basketball teams would have direct access between the new practice facility and Reed Arena via an interior vestibule. The Volleyball team would travel between their locker areas in G. Rollie White Coliseum and the new practice facility.

The architecture of this facility would be of materials to blend in with the adjacent Reed Arena and the surrounding campus. Durable finishes on the exterior and interior are essential.

Practice is essential in all sports. TAMU Men's and Women's Basketball and Women's Volleyball deserve a facility that will provide these teams with the opportunity to achieve a higher level of performance at the major collegiate level. This facility will serve to provide that opportunity.





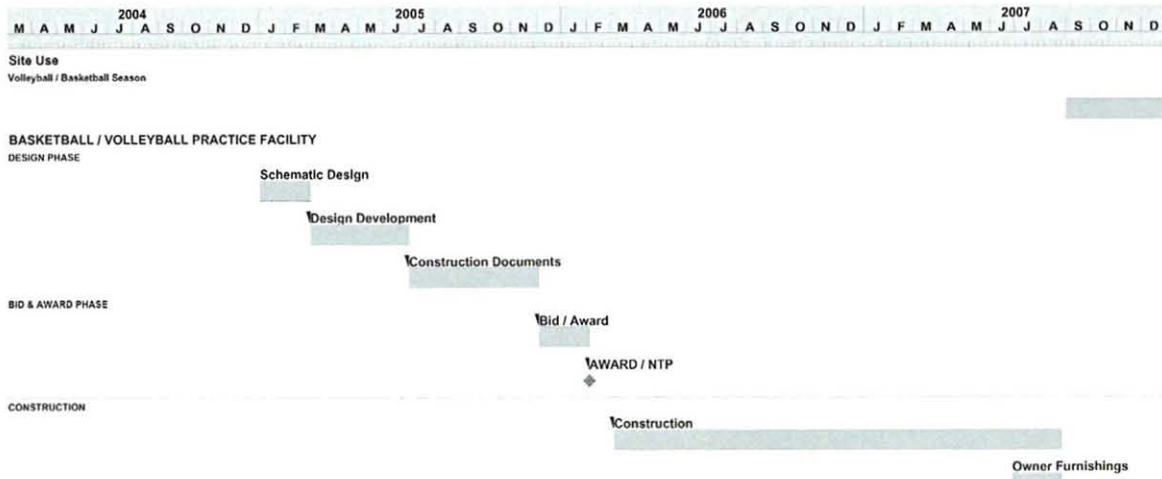
## Program of Spaces

BASKETBALL/VOLLEYBALL PRACTICE

Court Level	Proposed NSF
Men's Basketball Court	13,000
Volleyball Court	11,125
Women's Basketball Court	13,000
<b>Court Level Net Area</b>	<b>37125 NSF</b>
Training Level	Proposed NSF
Instructional Theater	500
Strength Training	4,000
Volleyball Coaches Locker	150
Volleyball Coaches Lounge/Office	200
Volleyball Coaches Toilet/Shower	110
Volleyball Equipment Room	450
Volleyball Examination Room/Office	200
Volleyball Hydrotherapy Room	300
Volleyball Laundry	150
Volleyball Lavatories/Grooming	140
Volleyball Lounge	450
Volleyball Men's Lockers	520
Volleyball Team Tub, Showers, Drying	140
Volleyball Toilets	110
Volleyball Training Room Toilet	50
Volleyball Training/Taping Room	900
<b>Training Level Net Area</b>	<b>8370 NSF</b>
<b>Project Net Area</b>	<b>45495 NSF</b>
<b>20% Grossing Factor</b>	<b>9099 NSF</b>
<b>Project Gross Area</b>	<b>45495 NSF</b>

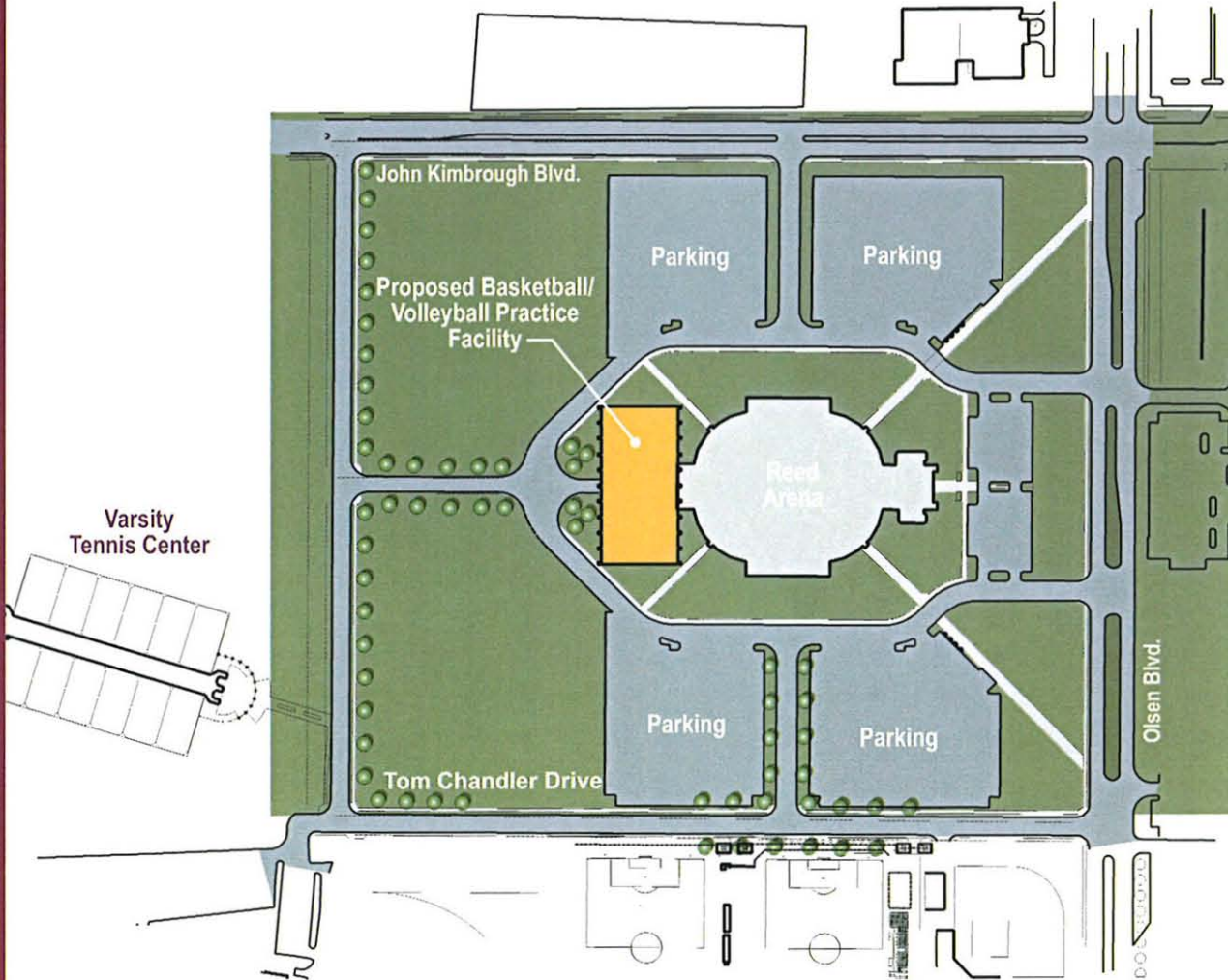


### Project Schedule





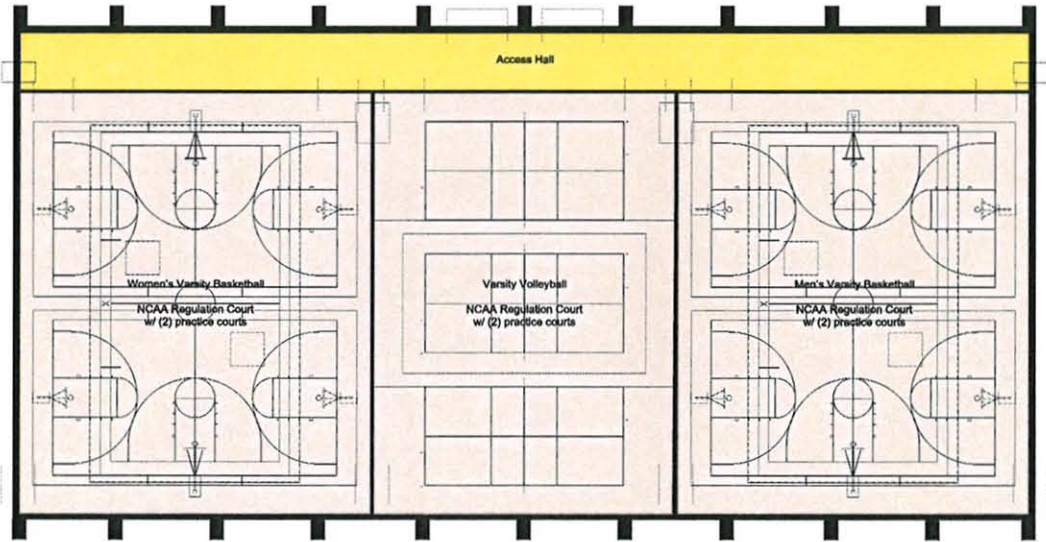
BASKETBALL/VOLLEYBALL PRACTICE



Proposed Basketball/ Volleyball Practice Facility Site Plan



Texas A&M University

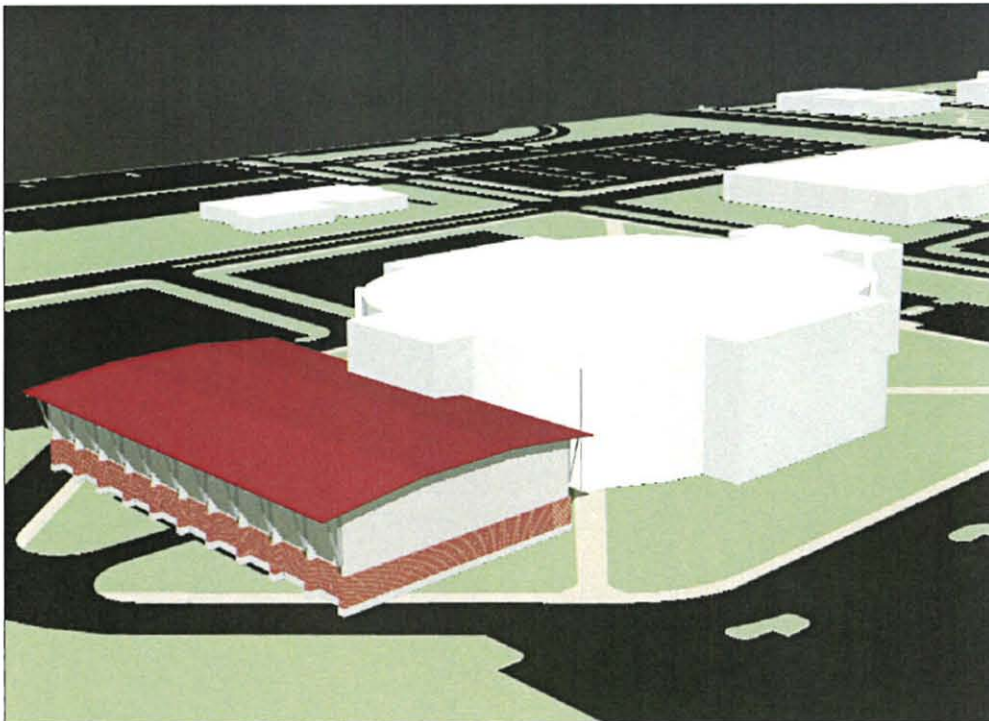
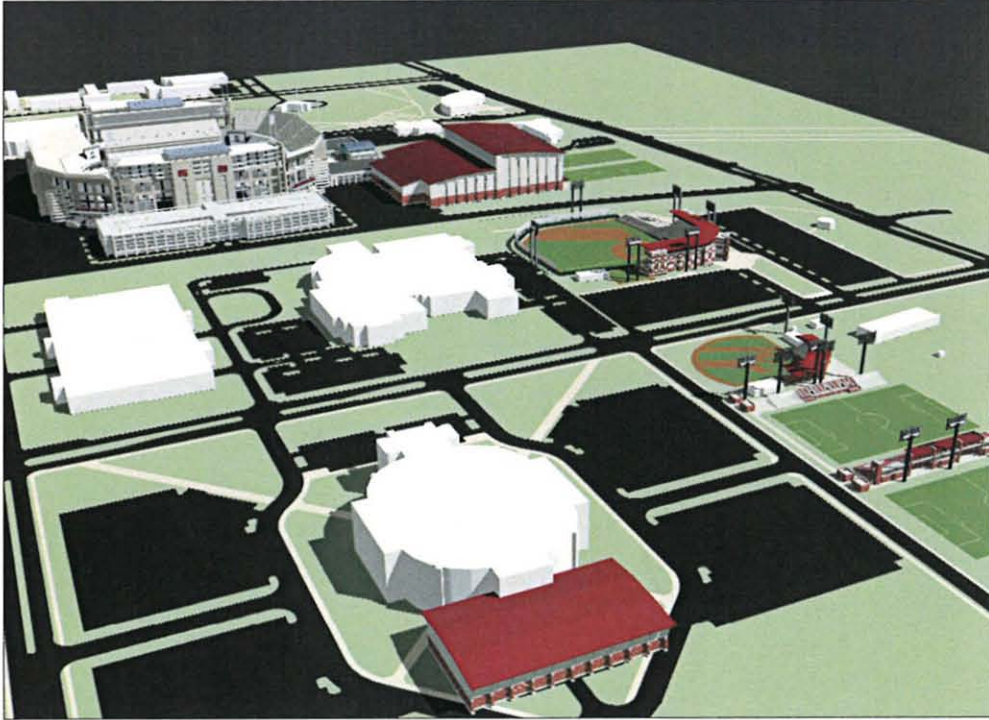


Court Level Plan





BASKETBALL/VOLLEYBALL PRACTICE



Texas A&M University

### 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**

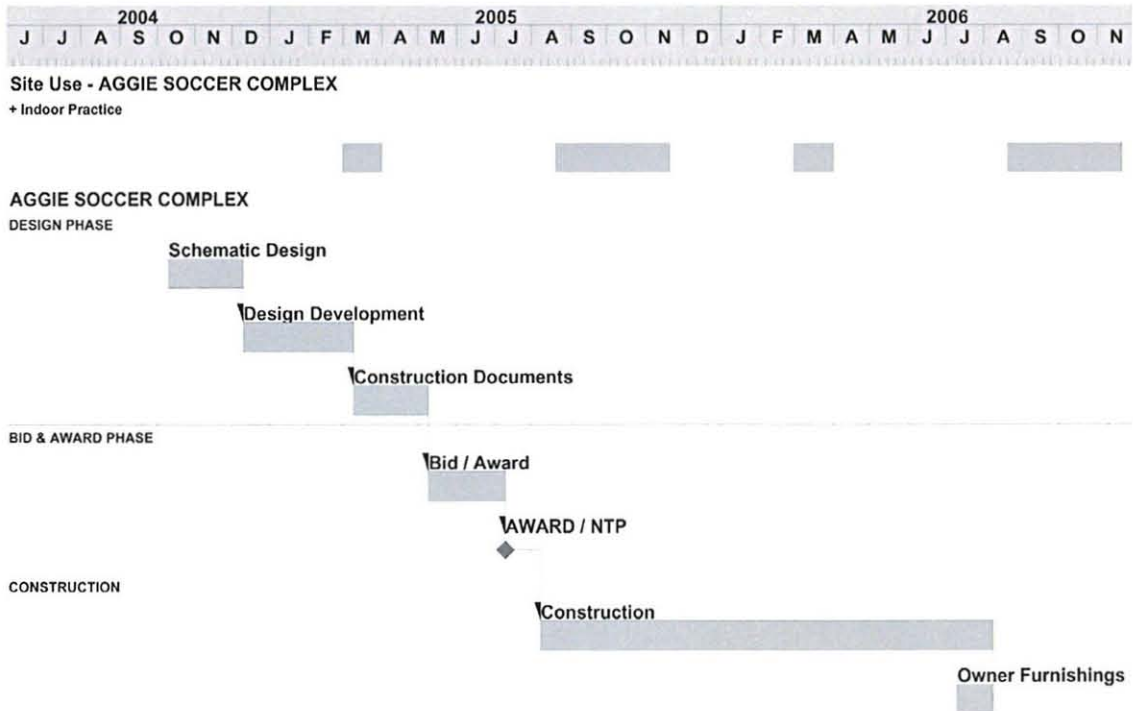
Field Level	Proposed NSF
Concessions (3) -East	900
Concessions -Entry	400
Concessions Storage (3) -East	150
Custodial	50
Electrical Equipment	50
Men's Toilet -East	400
Men's Toilet -West	540
Ticket Booth	400
Women's Toilet -East Entry	400
Women's Toilets -West(2)	1,080
<b>Field Level Net Area</b>	<b>4370 NSF</b>

Press/Suite Level	Proposed NSF
Concourse/Handicapped Seating -Upper	3,000
Control Booth	160
Elevator A	80
Elevator B	80
Home Radio	80
HomeVisiting Radio	80
Press Box	80
Suites -Small (6)	960
TV	80
<b>Press/Suite Level Net Area</b>	<b>4600 NSF</b>

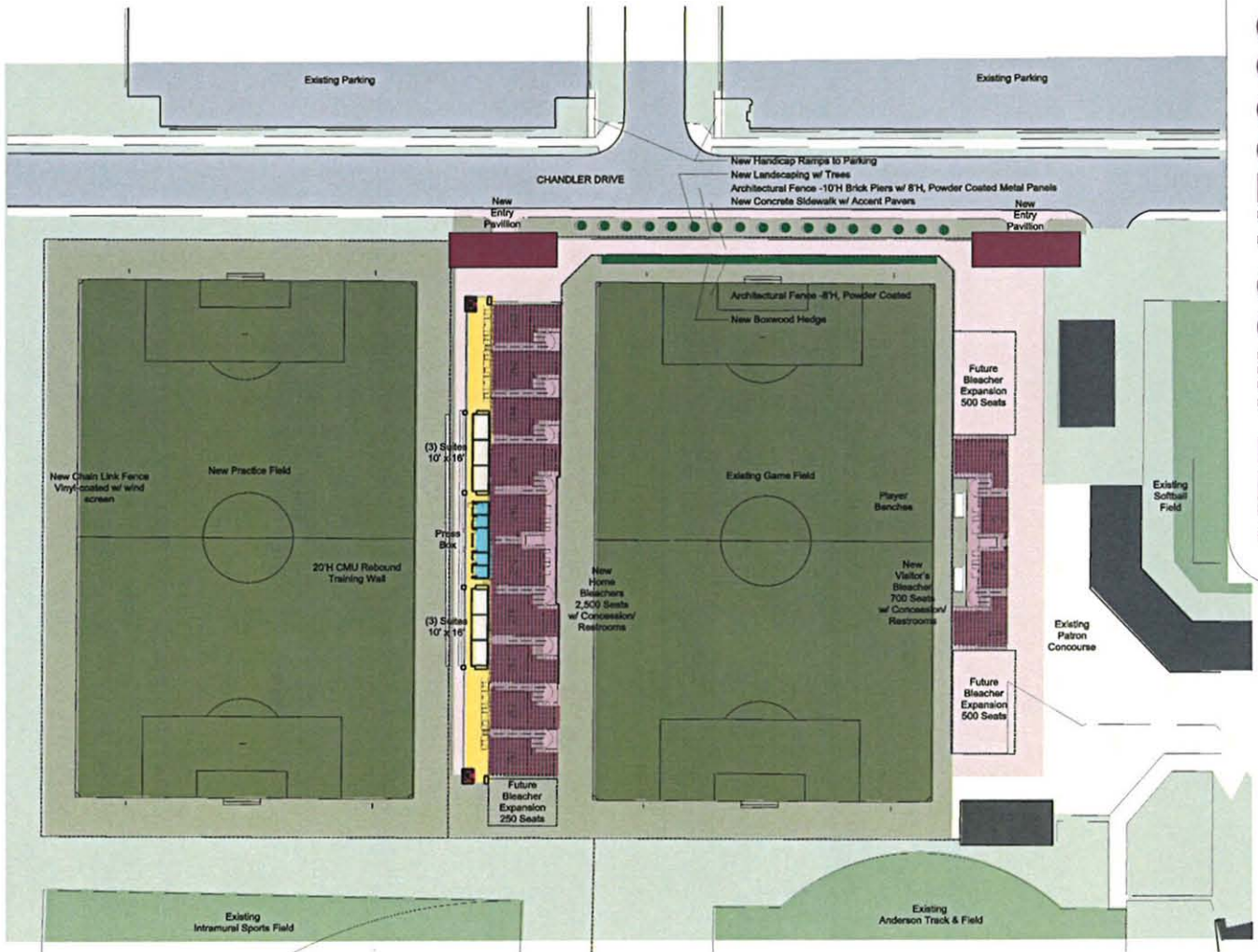
<b>Project Net Area</b>	<b>8970 NSF</b>
<b>20% Grossing Factor</b>	<b>1794 NSF</b>
<b>Project Gross Area</b>	<b>8970 NSF</b>



**Project Schedule**





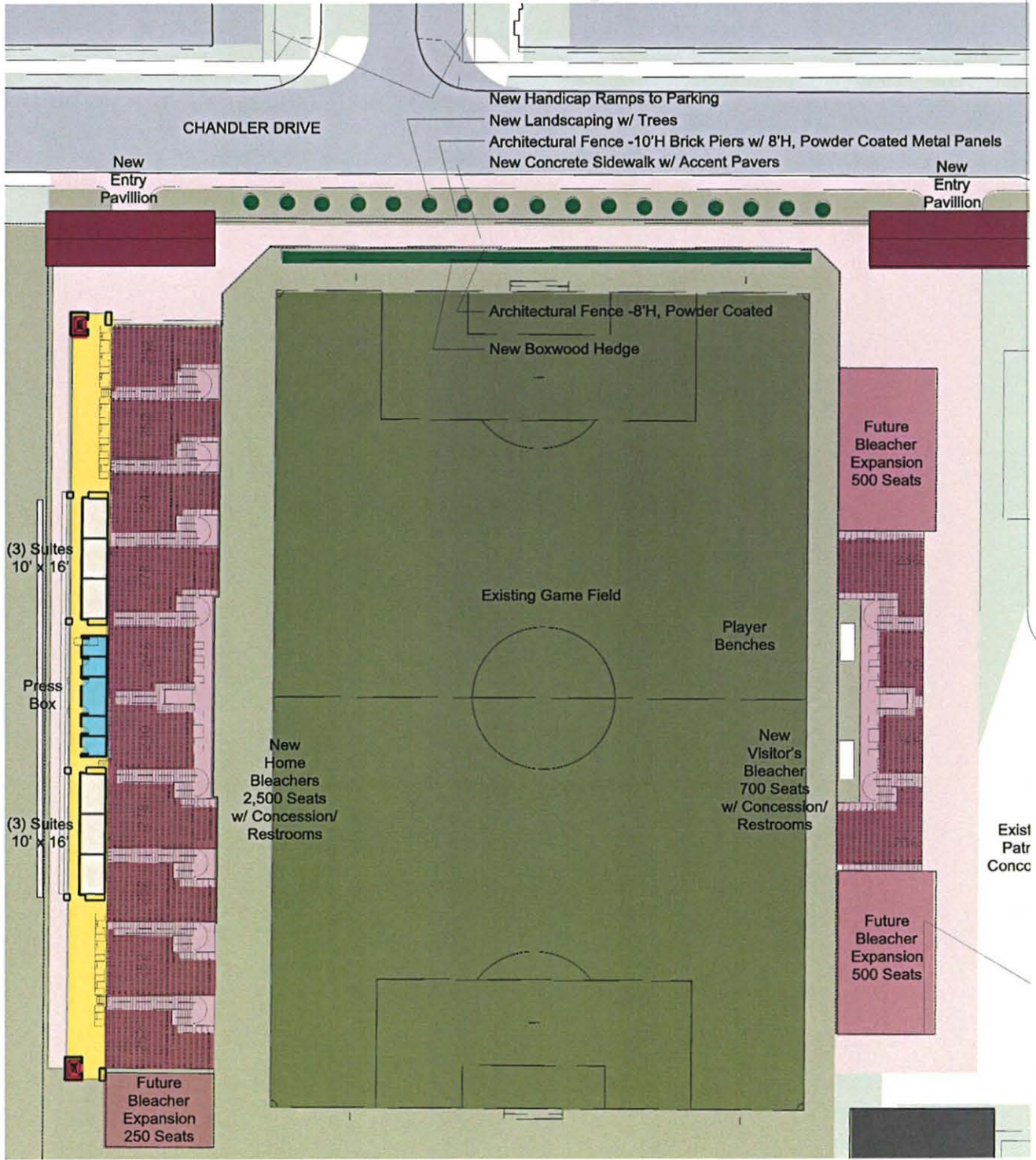


Soccer Complex Site Plan

- NEW SEATS
- NEW SEAT CIRCULATION
- RESTROOM / CONCESSIONS
- PLAZA / HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION
- MECHANICAL / STORAGE
- OPEN TO BELOW
- PRESS
- SUITES



AGGIE SOCCER COMPLEX

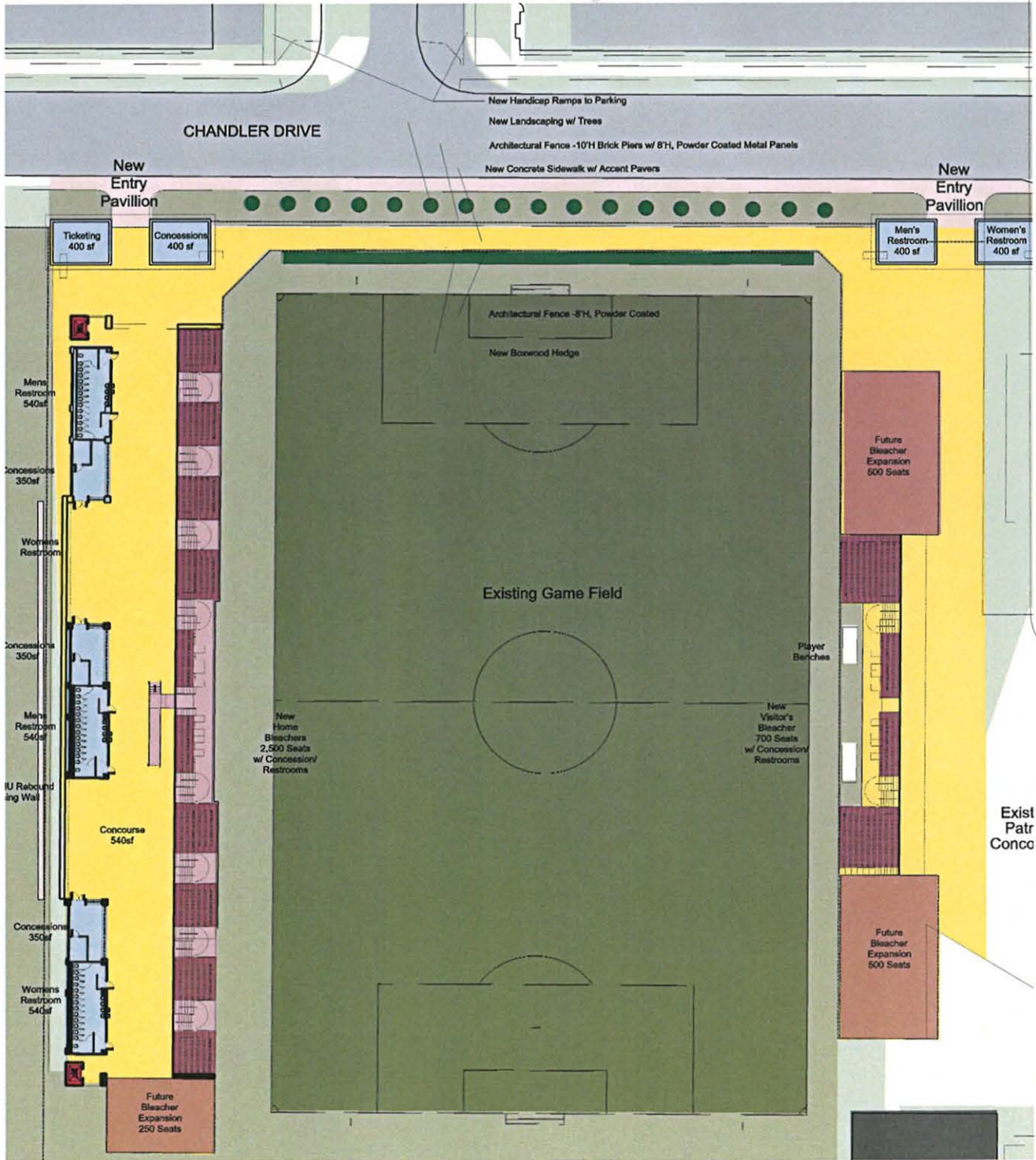


Soccer Upper Level Plan

- NEW SEATS
- NEW SEAT CIRCULATION
- RESTROOM / CONCESSIONS
- PLAZA / HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION
- PRESS
- SUITES







Soccer Lower Level Plan

- NEW SEATS
- NEW SEAT CIRCULATION
- RESTROOM / CONCESSIONS
- PLAZA / HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION
- PRESS
- SUITES





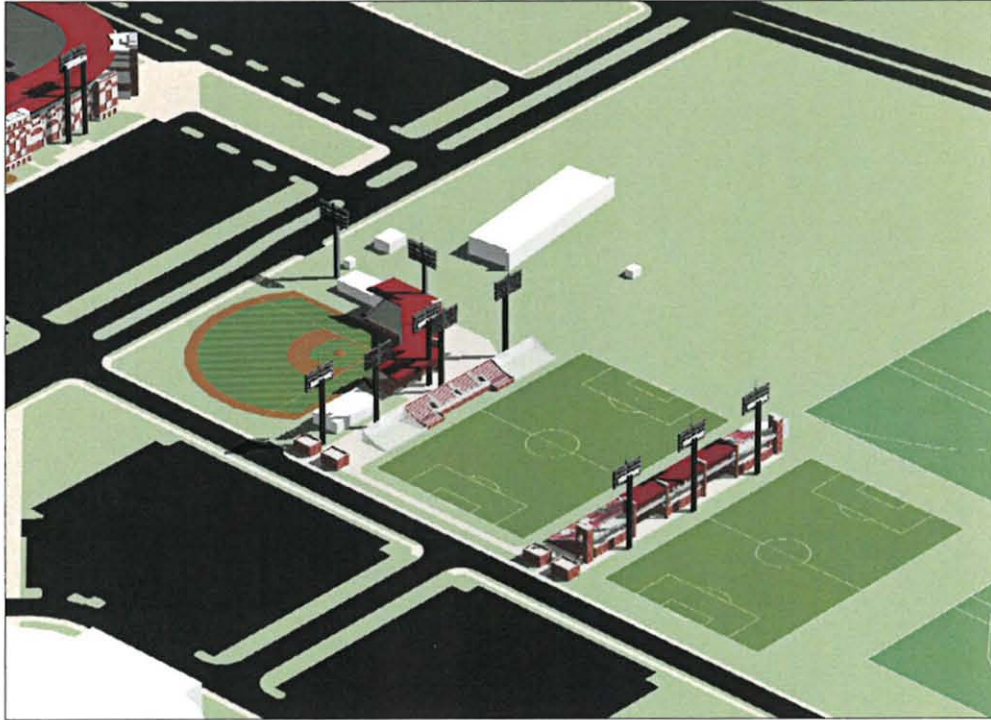
AGGIE SOCCER COMPLEX / LADY AGGIE COMPLEX



Texas A&M University



AGGIE SOCCER COMPLEX / LADY AGGIE COMPLEX



Texas A&M University

**Narrative Summary**

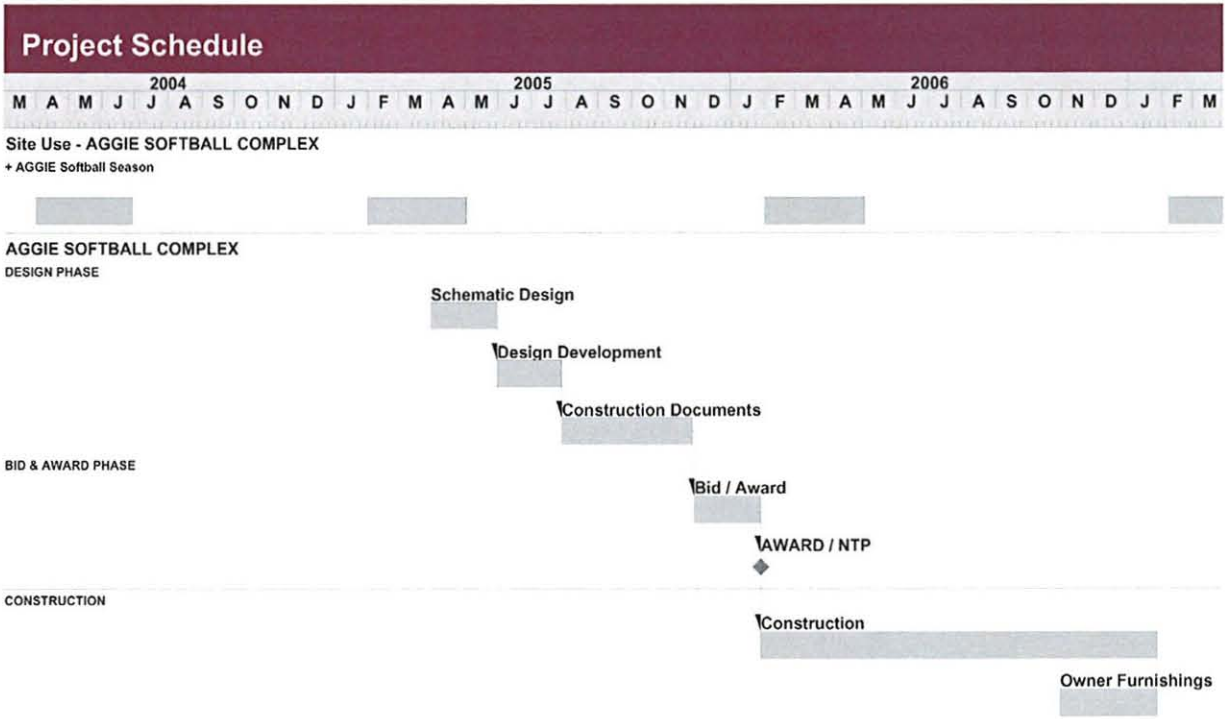
This stadium is an existing facility and shares facilities with the soccer stadium directly west.

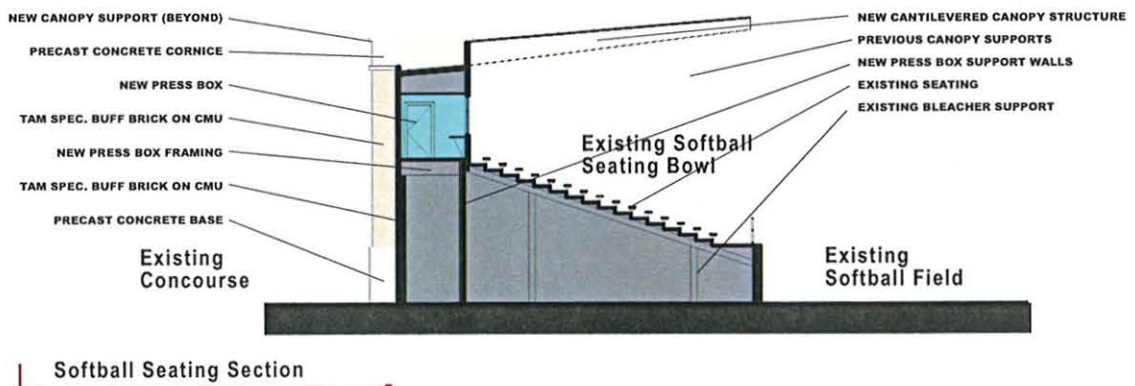
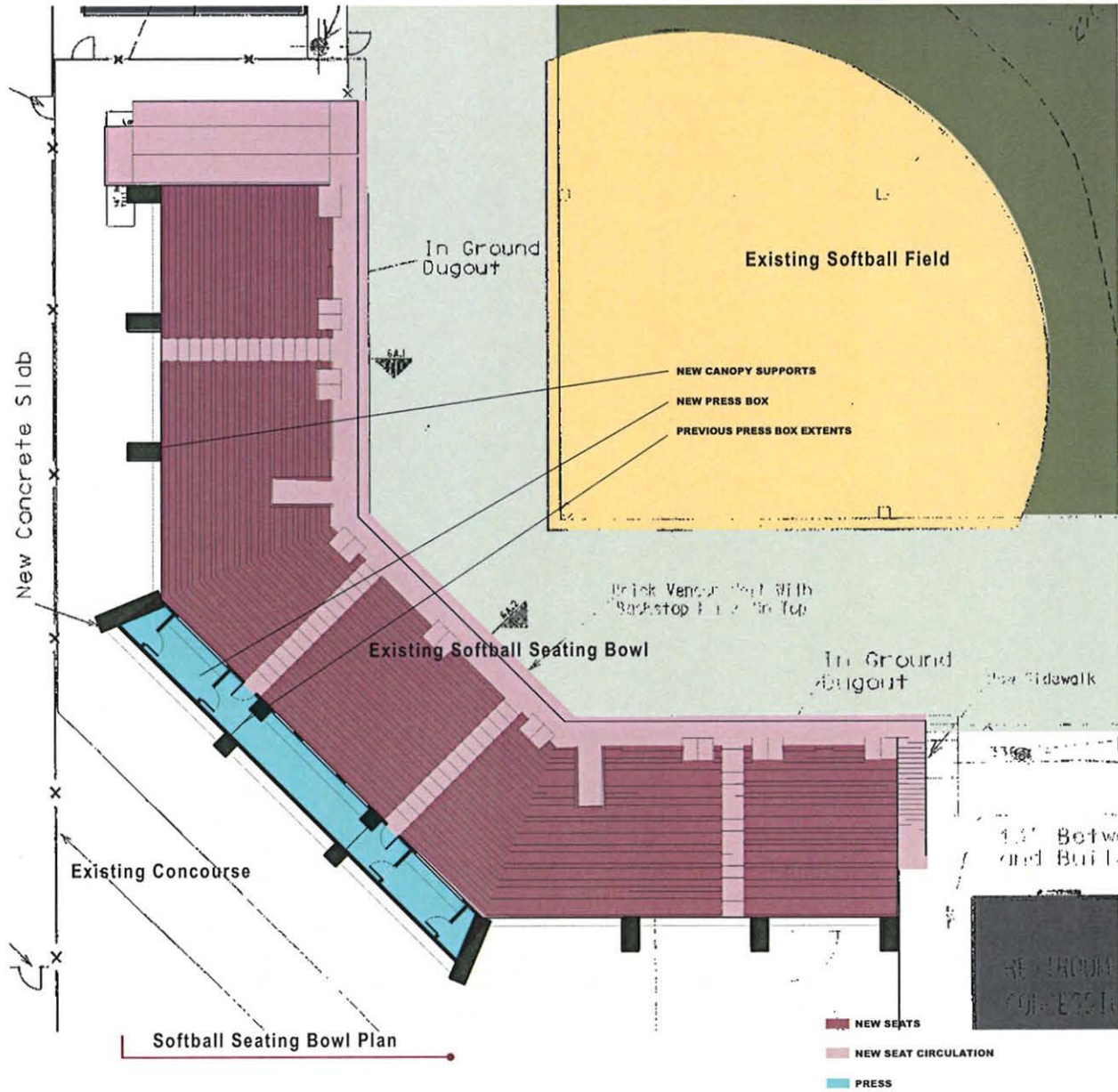
Presently the seating bleachers in the stadium are covered by a roof supported by columns that interfere and obstruct sightlines for fans seated behind the column line. The proposed project would demolish the roof and supporting structure, and repair the seating where columns penetrated the seating. A new cantilevered roof structure would be constructed. The existing press box would be demolished and a new larger press box would be built.

The structure and facade would blend the building's architecture with the campus.











### Narrative Summary

Event parking is always an important element of the game day experience. For the high level patron, convenient and controlled parking is expected. Their game day routine often includes early arrival and late departure with tailgating before, after, and sometimes during the game. However, sometimes their schedules demand arrival and departure at odd times. Therefore, they should not be located too far from the stadium.

These patrons should be provided with:

- convenient and timely access to the parking area;
- adequate sized parking spaces and ample circulation for larger vehicles;
- hard paving;
- secured access and crowd control;
- modern conveniences, circulation and lighting;
- and convenient access to the stadium.

The Kyle Field parking deck is located immediately to the west of the stadium. It is arranged to face Wellborn Road between the west stands and the road. It runs approximately the length of the stands on that side. The structure is shown as a six level deck, approximately 54 feet tall. The parking spaces and driving lanes are generously proportioned to provide ease of circulation and adequate parking area for full sized SUVs and 15 passenger vans. In this configuration, the design could accommodate 2,290 vehicles.

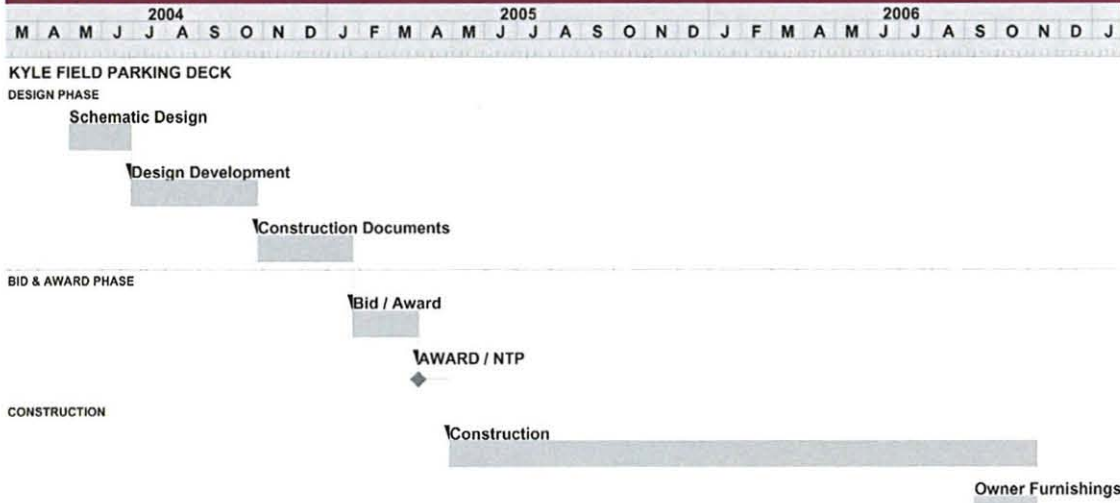
The deck is accessed from a four lane entrance/exit off of Wellborn Road. There are also two extra exit lanes on either end of the structure which enter the service roads and then onto Wellborn. This arrangement will provide a multiple and dispersed arrangement of exit points from the structure. Vehicles will circulate inside the deck via two internal ramps with a crossover on each level for increased flexibility in managing high-volume traffic.

For premium value and speed of erection, the structure is planned to be precast concrete columns, beams and double-Ts. The facades will have architectural precast concrete panels covering the columns and beams. They will have infill panels of integral brick facing in the Texas A&M specification. Stair towers will be well lit and open or with large glass windows for enhanced security.

Pedestrian circulation within the deck will walk through the widely spaced drive lanes to a central circulation tower on the stadium side. Game patrons will use stairs or elevators to carry them to one of two bridges that will connect to the stadium. The lower bridge will connect directly with the 2nd Level Concourse of the stadium. This will access the lower seating bowl of the stands. The upper bridge will connect the top level of the deck with a controlled entrance to the stadium at the elevators serving the Club and Suite Levels. The top level of the deck could be used for an open-air pregame tailgate party, as desired.

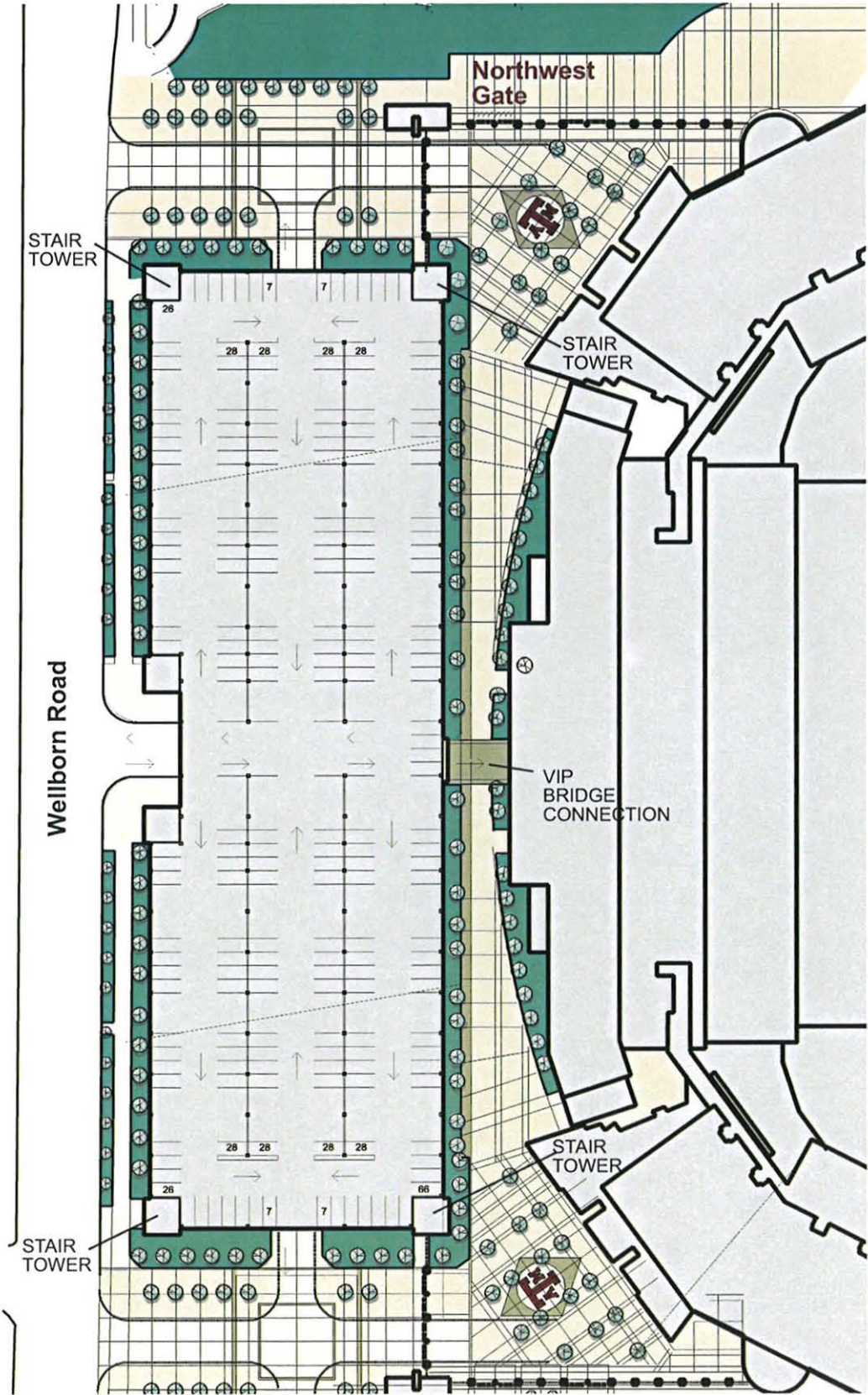


### Project Schedule





KYLE FIELD PARKING DECK



Parking Garage  
 6 levels  
 376 Spaces/Level  
 34 Spaces on grade  
 2,290 Total

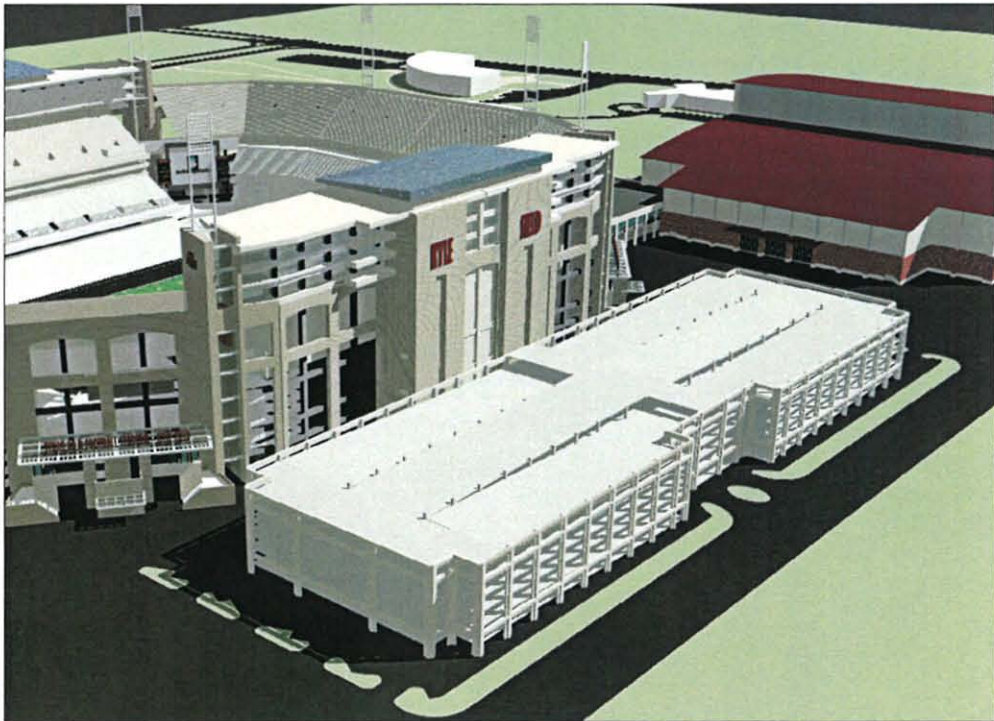
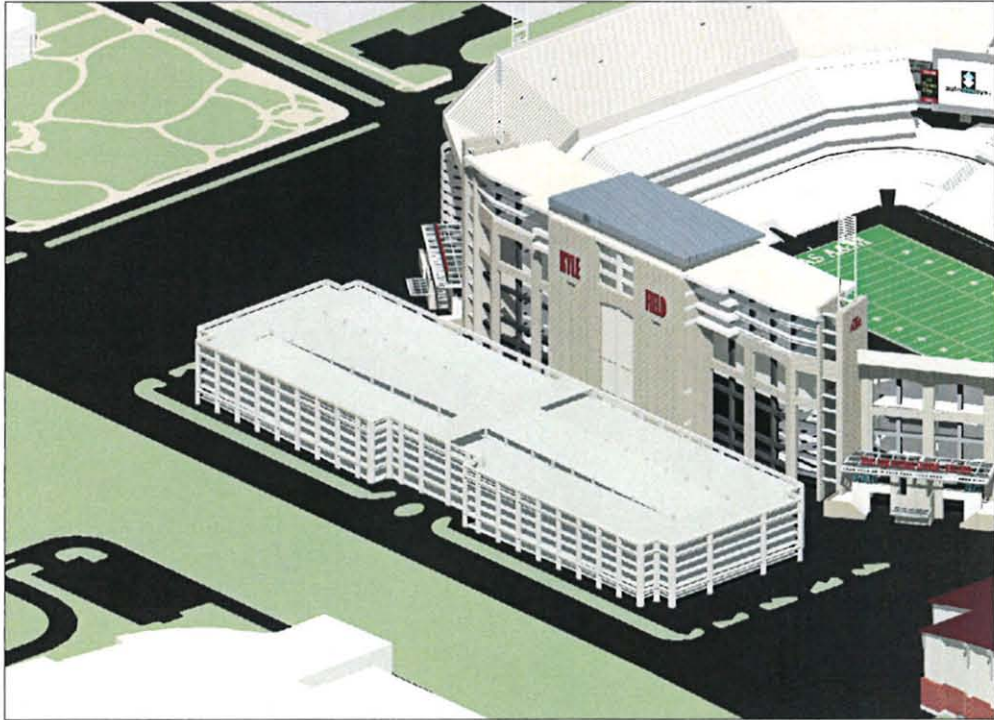


Texas A&M University





KYLE FIELD PARKING DECK



Texas A&M University



# Texas A&M University Kyle Field

## West Grandstand - Toilets / Concessions / Wheelchair Existing Conditions Analysis

Existing Lower Level Seating Sections 100 - 111		10,640	
Men	50%	5,320	
Women	50%	5,320	

Plumbing Fixture Analysis		Men	Existing	Required	Delinquency / Overage	SF/Fixture	SF Needed
Calculated Criteria Based on IPC 2003 Edition							
	Water Closets		8	17	-9		
(Existing Troughs converted to Urinals @ 1 per 2.5 Feet of Length)							
	Urinals		11	35	-24		
Sub-Total Fixtures (Water Closets and Urinals)				52			
Deduct one fixture for Unisex Toilet			0	1	-1	90	90
Total Fixtures (Water Closets and Urinals)				51			
SF Calculation				51		45	2295
Lavatories							
			4	27	-23		
Women							
	Water Closets		8	102	-94		
Deduct one fixture for Unisex Toilet			0	1	-1	90	90
Total Fixtures (Water Closets)				101			
SF Calculation				101		50	5050
Lavatories							
			10	36	-26		
<b>Total SF</b>							<b>7525</b>

Concession Counter Analysis		Length	94.00	192	-98	Depth in Feet	SF Needed
Concession counter is calculated using total seating capacity divided by 250 and multiplied by 4.50'							
Concession area is calculated using counter length X 20 Feet Minimum Depth							
				192		20	3840

Wheelchair Seating Positions Analysis		Existing	Required	Delinquency / Overage	Feet per Patron w/ Companion	LN. Feet
		* 11	108	-97	4.5	486

\* Fixed Companion Seating is not provided

Existing 1st. Deck Seating Sections 201 - 216		5,962	
Men	50%	2,981	
Women	50%	2,981	

Plumbing Fixture Analysis		Men	Existing	Required	Delinquency / Overage	SF/Fixture	SF Needed
Calculated Criteria Based on IPC 2003 Edition							
	Water Closets		6	11	-5		
(Existing Troughs converted to Urinals @ 1 per 2.5 Feet of Length)							
	Urinals		5	22	-17		
Sub-Total Fixtures (Water Closets and Urinals)				33			
Deduct one fixture for Unisex Toilet			0	1	-1	90	90
Total Fixtures (Water Closets and Urinals)				32			
SF Calculation				32		45	1440
Lavatories							
			8	15	-7		
Women							
	Water Closets		6	63	-57		
Deduct one fixture for Unisex Toilet			0	1	-1	90	90
Total Fixtures (Water Closets)				62			
SF Calculation				62		50	3100
Lavatories							
			6	20	-14		
<b>Total SF</b>							<b>4720</b>

Concession Counter Analysis		Length	10.00	108	-98	Depth in Feet	SF Needed
Concession counter is calculated using total seating capacity divided by 250 and multiplied by 4.50'							
Concession area is calculated using counter length X 20 Feet Minimum Depth							
				108		20	2160

Wheelchair Seating Positions Analysis		Existing	Required	Delinquency / Overage	Feet per Patron w/ Companion	LN. Feet
		11	61	-50	4.5	274.5

<b>Existing 2nd. Deck Seating</b>	<b>Sections 301 - 316</b>					<b>7,237</b>
		<b>Men</b>			50%	<b>3,619</b>
		<b>Women</b>			50%	<b>3,619</b>

<b>Plumbing Fixture Analysis</b>		<b>Men</b>	<b>Existing</b>	<b>Required</b>	<b>Delinquency / Overage</b>	<b>SF/Fixture</b>	<b>SF Needed</b>
Calculated Criteria Based on IPC 2003 Edition							
	Water Closets		8	13	-5		
(Existing Troughs converted to Urinals @ 1 per 2.5 Feet of Length)	Urinals		9	25	-16		
Sub-Total Fixtures (Water Closets and Urinals)				38			
Deduct one fixture for Unisex Toilet			0	1	-1	90	90
Total Fixtures (Water Closets and Urinals)				37			
SF Calculation				37		45	1665
	Lavatories		8	19	-11		
		<b>Women</b>	<b>Existing</b>	<b>Required</b>	<b>Delinquency / Overage</b>		
	Water Closets		8	73	-65		
Deduct one fixture for Unisex Toilet			0	1	-1	90	90
Total Fixtures (Water Closets)				72			
SF Calculation				72		50	3600
	Lavatories		8	25	-17		
						<b>Total SF</b>	<b>5445</b>

<b>Concession Counter Analysis</b>		<b>Length</b>	<b>92.00</b>	<b>131</b>	<b>-39</b>	<b>Depth in Feet</b>	<b>SF Needed</b>
Concession counter is calculated using total seating capacity divided by 250 and multiplied by 4.50'							
Concession area is calculated using counter length X 20 Feet Minimum Depth				<b>131</b>		<b>20</b>	<b>2620</b>

<b>Wheelchair Seating Positions Analysis</b>		<b>Existing</b>	<b>Required</b>	<b>Delinquency / Overage</b>	<b>Feet per Patron w/ Companion</b>	<b>LN. Feet</b>
		0	74	-74	4.5	333



# Texas A&M University

## Kyle Field

### East Grandstand - Toilets / Concessions / Wheelchair Existing Conditions Analysis

Existing Lower Level Seating		Sections 138 - 149	13,035
	Men	50%	6,518
	Women	50%	6,518

Plumbing Fixture Analysis		Men	Existing	Required	Delinquency / Overage	SF/Fixture	SF Needed
Calculated Criteria Based on IPC 2003 Edition							
	Water Closets		10	21	-11		
(Existing Troughs converted to Urinals @ 1 per 2.5 Feet of Length)							
	Urinals		14	41	-27		
Sub-Total Fixtures (Water Closets and Urinals)							
			0	1	-1	90	90
Deduct one fixture for Unisex Toilet							
Total Fixtures (Water Closets and Urinals)							
				61			
SF Calculation							
				61		45	2745
	Lavatories		9	33	-24		
Women							
	Water Closets		20	122	-102		
Deduct one fixture for Unisex Toilet							
			0	1	-1	90	90
Total Fixtures (Water Closets)							
				121			
SF Calculation							
				121		50	6050
	Lavatories		10	44	-34		
<b>Total SF</b>							<b>8975</b>

Concession Counter Analysis		Length	0.00	235	-235	Depth in Feet	SF Needed
Concession counter is calculated using total seating capacity divided by 250 and multiplied by 4.50'							
Concession area is calculated using counter length X 20 Feet Minimum Depth							
				235		20	4700

Wheelchair Seating Positions Analysis		Existing	Required	Delinquency / Overage	Feet per Patron w/ Companion	LN. Feet
	*	60	132	-72	4.5	594
* These wheelchair seating positions are at grade and do not offer good viewing.						

Existing 1st. Deck Seating		Sections 224 - 239	10,112
	Men	50%	5,056
	Women	50%	5,056

Plumbing Fixture Analysis		Men	Existing	Required	Delinquency / Overage	SF/Fixture	SF Needed
Calculated Criteria Based on IPC 2003 Edition							
	Water Closets		5	17	-12		
(Existing Troughs converted to Urinals @ 1 per 2.5 Feet of Length)							
	Urinals		9	33	-24		
Sub-Total Fixtures (Water Closets and Urinals)							
			0	1	-1	90	90
Deduct one fixture for Unisex Toilet							
Total Fixtures (Water Closets and Urinals)							
				49			
SF Calculation							
				49		45	2205
	Lavatories		5	26	-21		
Women							
	Water Closets		14	97	-83		
Deduct one fixture for Unisex Toilet							
			0	1	-1	90	90
Total Fixtures (Water Closets)							
				96			
SF Calculation							
				96		50	4800
	Lavatories		6	34	-28		
<b>Total SF</b>							<b>7185</b>

Concession Counter Analysis		Length	44.00	182	-138	Depth in Feet	SF Needed
Concession counter is calculated using total seating capacity divided by 250 and multiplied by 4.50'							
Concession area is calculated using counter length X 20 Feet Minimum Depth							
				182		20	3640

Wheelchair Seating Positions Analysis		Existing	Required	Delinquency / Overage	Feet per Patron w/ Companion	LN. Feet
		0	103	-103	4.5	463.5

Existing 2nd. Deck Seating	Sections 324 - 339				10,293
	Men			50%	5,147
	Women			50%	5,147

Plumbing Fixture Analysis		Men	Existing	Required	Delinquency / Overage	SF/Fixture	SF Needed
Calculated Criteria Based on IPC 2003 Edition							
	Water Closets		8	20	-12		
(Existing Troughs converted to Urinals @ 1 per 2.5 Feet of Length)	Urinals		6	39	-33		
Sub-Total Fixtures (Water Closets and Urinals)				59			
Deduct one fixture for Unisex Toilet			0	1	-1	90	90
Total Fixtures (Water Closets and Urinals)				58			
SF Calculation				58		45	2610
	Lavatories		7	26	-19		
<b>Women</b>							
	Water Closets		8	99	-91		
Deduct one fixture for Unisex Toilet			0	1	-1	90	90
Total Fixtures (Water Closets)				98			
SF Calculation				98		50	4900
	Lavatories		8	35	-27		
						<b>Total SF</b>	<b>7690</b>

Concession Counter Analysis	Length	92.00	186	-94	Depth in Feet	SF Needed
Concession counter is calculated using total seating capacity divided by 250 and multiplied by 4.50'						
Concession area is calculated using counter length X 20 Feet Minimum Depth			186		20	3720

Wheelchair Seating Positions Analysis	Existing	Required	Delinquency / Overage	Feet per Patron w/ Companion	LN. Feet
	0	104	-104	4.5	468



# Texas A&M University Kyle Field

## South End-Zone Grandstand - Toilets / Concessions / Wheelchair Existing Conditions Analysis

Existing Lower Level Seating			9,377
Men	50%	4,689	
Women	50%	4,689	

Plumbing Fixture Analysis		Men	Required	SF/Fixture	SF Needed
Calculated Criteria Based on IPC 2003 Edition					
	Water Closets		15		
	Urinals		32		
Sub-Total	Fixtures (Water Closets and Urinals)		47		
	Unisex Toilet		1	90	90
Total	Fixtures (Water Closets and Urinals)		46		
	SF Calculation		46	45	2070
	Lavatories		47		
<b>Women</b> Required					
	Water Closets		91		
	Unisex Toilet		1	90	90
Total	Fixtures (Water Closets)		90		
	SF Calculation		90	50	4500
	Lavatories		63		
<b>Total SF</b>					<b>6750</b>

Concession Counter Analysis		Length	169	Depth in Feet	SF Needed
Concession counter is calculated using total seating capacity divided by 250 and multiplied by 4.50'					
Concession area is calculated using counter length X 20 Feet Minimum Depth					
		169	20		3380

Wheelchair Seating Positions Analysis		Required	95	Feet per Patron w/ Companion	4.5	LN. Feet	427.5
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Club Seating			2,143
Men	50%	1,072	
Women	50%	1,072	

Plumbing Fixture Analysis		Men	Required	SF/Fixture	SF Needed
Calculated Criteria Based on IPC 2003 Edition					
	Water Closets		5		
	Urinals		10		
Sub-Total	Fixtures (Water Closets and Urinals)		15		
	Unisex Toilet		1	90	90
Total	Fixtures (Water Closets and Urinals)		14		
	SF Calculation		14	45	630
	Lavatories		6		
<b>Women</b> Required					
	Water Closets		27		
	Unisex Toilet		1	90	90
Total	Fixtures (Water Closets)		26		
	SF Calculation		26	50	1300
	Lavatories		8		
<b>Total SF</b>					<b>2110</b>

Concession Counter Analysis		Length	39	Depth in Feet	SF Needed
Concession counter is calculated using total seating capacity divided by 250 and multiplied by 4.50'					
Concession area is calculated using counter length X 20 Feet Minimum Depth					
		39	20		780

Wheelchair Seating Positions Analysis		Required	23	Feet per Patron w/ Companion	4.5	LN. Feet	103.5
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Upper Deck Seating			15,791
	Men	50%	7,896
	Women	50%	7,896

Plumbing Fixture Analysis		Men	Required	SF/Fixture	SF Needed
Calculated Criteria Based on IPC 2003 Edition					
	Water Closets		25		
	Urinals		48		
Sub-Total	Fixtures (Water Closets and Urinals)		73		
	Unisex Toilet		1	90	90
Total	Fixtures (Water Closets and Urinals)		72		
	SF Calculation		72	45	3240
	Lavatories		40		
<b>Women</b> Required					
	Water Closets		144		
	Unisex Toilet		1	90	90
Total	Fixtures (Water Closets)		143		
	SF Calculation		143	50	7150
	Lavatories		53		
<b>Total SF</b>					<b>10570</b>

Concession Counter Analysis		Length	283	Depth in Feet	SF Needed
Concession counter is calculated using total seating capacity divided by 250 and multiplied by 4.50'					
Concession area is calculated using counter length X 20 Feet Minimum Depth					
		<b>283</b>	20		<b>5660</b>

Wheelchair Seating Positions Analysis		Required	Feet per Patron w/ Companion	LN. Feet
		159	4.5	715.5



# Texas A&M University Kyle Field

## South End-Zone Bleachers - Toilets / Concessions / Wheelchair Existing Conditions Analysis

Existing Lower Level Seating	Sections 150 - 157		2,106
		Men	50% 1,053
		Women	50% 1,053

Plumbing Fixture Analysis		Men	Existing	Required	Delinquency / Overage	SF/Fixture	SF Needed
Calculated Criteria Based on IPC 2003 Edition							
	Water Closets		0	5	-5		
(Existing Troughs converted to Urinals @ 1 per 2.5 Feet of Length)	Urinals		0	9	-9		
Sub-Total Fixtures (Water Closets and Urinals)				14			
Deduct one fixture for Unisex Toilet			0	1	-1	90	90
Total Fixtures (Water Closets and Urinals)				13			
SF Calculation				13		45	585
	Lavatories		0	6	-6		
		Women	Existing	Required	Delinquency / Overage		
	Water Closets		0	97	-97		
Deduct one fixture for Unisex Toilet			0	0	0	90	0
Total Fixtures (Water Closets)				97			
SF Calculation				97		50	4850
	Lavatories		0	7	-7		
						<b>Total SF</b>	<b>5525</b>

Concession Counter Analysis	Length	0.00	270	-270	Depth in Feet	SF Needed
Concession counter is calculated using total seating capacity divided by 250 and multiplied by 4.50'						
Concession area is calculated using counter length X 20 Feet Minimum Depth						
			270		20	5400

Wheelchair Seating Positions Analysis	Existing	Required	Delinquency / Overage	Feet per Patron w/ Companion	LN. Feet
	206	23	183	4.5	103.5

\* These wheelchair seating positions are at grade and do not offer good viewing.

# Texas A&M University

## Kyle Field

### North End-Zone Grandstand - Toilets / Concessions / Wheelchair Existing Conditions Analysis

Existing Lower Level Seating	Sections 112 - 137		7,735
		Men	50%
		Women	50%
			3,868

Plumbing Fixture Analysis		Men	Existing	Required	Delinquency / Overage	SF/Fixture	SF Needed
Calculated Criteria Based on IPC 2003 Edition							
	Water Closets		18	11	7		
	Urinals		30	21	9		
Sub-Total	Fixtures (Water Closets and Urinals)		48	32			
	Unisex Toilet		1	1	0	90	
Total	Fixtures (Water Closets and Urinals)		49	31	18		
	SF Calculation			31		45	
	Lavatories		14	20	-6		
		<b>Women</b>	<b>Existing</b>	<b>Required</b>	<b>Delinquency / Overage</b>		
	Water Closets		50	78	-28		
	Unisex Toilet		1	1	0	90	
Total	Fixtures (Water Closets)			77			
	SF Calculation			77		50	-1400
	Lavatories		20	26	-6		
<b>Total SF</b>							<b>-1400</b>

Concession Counter Analysis	Length	140.00	140	0	Depth in Feet	SF Needed
Concession counter is calculated using total seating capacity divided by 250 and multiplied by 4.50'						
Concession area is calculated using counter length X 20 Feet Minimum Depth						
					20	

Wheelchair Seating Positions Analysis	Existing	Required	Delinquency / Overage	Feet per Patron w/ Companion	LN. Feet
	92	79	13	4.5	

Club Seating	Sections Z1 - Z24		1,950
		Men	50%
		Women	50%
			975

Plumbing Fixture Analysis		Men	Existing	Required	Delinquency / Overage	SF/Fixture	SF Needed
Calculated Criteria Based on IPC 2003 Edition							
	Water Closets		8	4	4		
	Urinals		14	8	6		
Sub-Total	Fixtures (Water Closets and Urinals)		22	12	10		
	Unisex Toilet		1	1	0	90	
Total	Fixtures (Water Closets and Urinals)		23	13	10		
	SF Calculation					45	
	Lavatories		10	15	-5		
		<b>Women</b>	<b>Existing</b>	<b>Required</b>	<b>Delinquency / Overage</b>		
	Water Closets		28	24	4		
	Unisex Toilet		1	1	0	90	
Total	Fixtures (Water Closets)		29	25	4		
	SF Calculation					50	
	Lavatories		10	13	-3		
<b>Total SF</b>							

Concession Counter Analysis	Length	NA	NA		Depth in Feet	SF Needed
Concession counter is calculated using total seating capacity divided by 250 and multiplied by 4.50'						
Concession area is calculated using counter length X 20 Feet Minimum Depth						
			0		20	0

Wheelchair Seating Positions Analysis	Existing	Required	Delinquency / Overage	Feet per Patron w/ Companion	LN. Feet
	86	21	65	4.5	



<b>Upper Deck Seating</b>	<b>Sections 401 - 524</b>					<b>10,237</b>
		<b>Men</b>			50%	5,119
		<b>Women</b>			50%	5,119

<b>Plumbing Fixture Analysis</b>		<b>Men</b>	<b>Existing</b>	<b>Required</b>	<b>Delinquency / Overage</b>	<b>SF/Fixture</b>	<b>SF Needed</b>
Calculated Criteria Based on IPC 2003 Edition							
	Water Closets	16	17	-1			
	Urinals	42	33	9			
Sub-Total	Fixtures (Water Closets and Urinals)	58	50	8			
	Unisex Toilet	1	1	0	90		
Total	Fixtures (Water Closets and Urinals)	59	51	8			
	SF Calculation				45		
	Lavatories	12	26	-14			
	<b>Women</b>	<b>Existing</b>	<b>Required</b>	<b>Delinquency / Overage</b>			
	Water Closets	53	73	-20			
	Unisex Toilet	1	1	0	90		
Total	Fixtures (Water Closets)	52	72	-20			
	SF Calculation				50		-1000
	Lavatories	20	25	-5			
	<b>Total SF</b>						<b>-1000</b>

<b>Concession Counter Analysis</b>		<b>Length</b>	<b>139.00</b>	<b>185</b>	<b>-46</b>	<b>Depth in Feet</b>	<b>SF Needed</b>
Concession counter is calculated using total seating capacity divided by 250 and multiplied by 4.50'							
Concession area is calculated using counter length X 20 Feet Minimum Depth					-46	20	-920

<b>Wheelchair Seating Positions Analysis</b>		<b>Existing</b>	<b>Required</b>	<b>Delinquency / Overage</b>	<b>Feet per Patron w/ Companion</b>	<b>LN. Feet</b>
		68	104	-36	4.5	-162

# Texas A&M University

## G. Rollie White Coliseum

### Toilets / Concessions / Wheelchair Existing Conditions Analysis

Existing Seating				7,981
Men	0		50%	3,991
Women	0		50%	3,991

Plumbing Fixture Analysis		Men	Existing	Required	Delinquency / Overage	SF/Fixture	SF Needed
Calculated Criteria Based on IPC 2003 Edition							
	Water Closets		4	14	-10		
(Existing Troughs converted to Urinals @ 1 per 2.5 Feet of Length)	Urinals		44	27	17		
Sub-Total Fixtures (Water Closets and Urinals)				41			
Deduct one fixture for Unisex Toilet			0	1	-1	90	90
Total Fixtures (Water Closets and Urinals)				40			
SF Calculation				40		45	1800
	Lavatories		4	20	-16		
		Women	Existing	Required	Delinquency / Overage		
	Water Closets		16	80	-64		
Deduct one fixture for Unisex Toilet			0	0	0	90	0
Total Fixtures (Water Closets)				80			
SF Calculation				80		50	4000
	Lavatories		6	27	-21		
						Total SF	5890

Concession Counter Analysis		Length	32.00	144	-112	Depth in Feet	SF Needed
Concession counter is calculated using total seating capacity divided by 250 and multiplied by 4.50'							
Concession area is calculated using counter length X 20 Feet Minimum Depth				144		20	2880

Wheelchair Seating Positions Analysis		Existing	Required	Delinquency / Overage	Feet per Patron w/ Companion	LN. Feet
		0	81	-81	4.5	364.5



# Texas A&M University Soccer Stadium

## West Bleachers - Toilets / Concessions / Wheelchair Tabulation

Existing Lower Level Seating	Sections 150 - 157		2,500
		Men	50% 1,250
		Women	50% 1,250

Plumbing Fixture Analysis	Men	Required	SF/Fixture	SF Needed
Calculated Criteria Based on IPC 2003 Edition				
	Water Closets	6		
	Urinals	11		
Sub-Total Fixtures (Water Closets and Urinals)		17		
Deduct one fixture for Unisex Toilet		1	90	90
Total Fixtures (Water Closets and Urinals)		16		
SF Calculation		16	45	720
	Lavatories	7		
	<b>Women</b>	<b>Required</b>		
	Water Closets	32		
Deduct one fixture for Unisex Toilet		0	90	0
Total Fixtures (Water Closets)		32		
SF Calculation		32	50	1600
	Lavatories	9		
			<b>Total SF</b>	<b>2410</b>

Concession Counter Analysis	Length	45	Depth in Feet	SF Needed
Concession counter is calculated using total seating capacity divided by 250 and multiplied by 4.50'				
Concession area is calculated using counter length X 20 Feet Minimum Depth				
		45	20	900

Wheelchair Seating Positions Analysis	Required	Feet per Patron w/ Companion	LN. Feet
	26	4.5	117

# Texas A&M University

## Indoor Practice Facility

### Grandstand - Toilets / Concessions / Wheelchair Tabulation

Existing Lower Level Seating Sections 150 - 157 4,000

Men	50%	2,000
Women	50%	2,000

Plumbing Fixture Analysis		Men	Required	SF/Fixture	SF Needed
Calculated Criteria Based on IPC 2003 Edition					
	Water Closets		9		
	Urinals		16		
Sub-Total Fixtures (Water Closets and Urinals)			25		
Deduct one fixture for Unisex Toilet			1	90	90
Total Fixtures (Water Closets and Urinals)			24		
SF Calculation			24	45	1080
	Lavatories		10		
		Women	Required		
	Water Closets		47		
Deduct one fixture for Unisex Toilet			0	90	0
Total Fixtures (Water Closets)			47		
SF Calculation			47	50	2350
	Lavatories		14		
				<b>Total SF</b>	<b>3520</b>

Concession Counter Analysis	Length	72	Depth in Feet	SF Needed
Concession counter is calculated using total seating capacity divided by 250 and multiplied by 4.50'				
Concession area is calculated using counter length X 20 Feet Minimum Depth		72	20	1440

Wheelchair Seating Positions Analysis	Required	Feet per Patron w/ Companion	LN. Feet
	41	4.5	184.5