UNIVERSITY of HOUSTON

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New Football Stadium Site Plan
February 2012

11/15/2011
FCMP – C-4

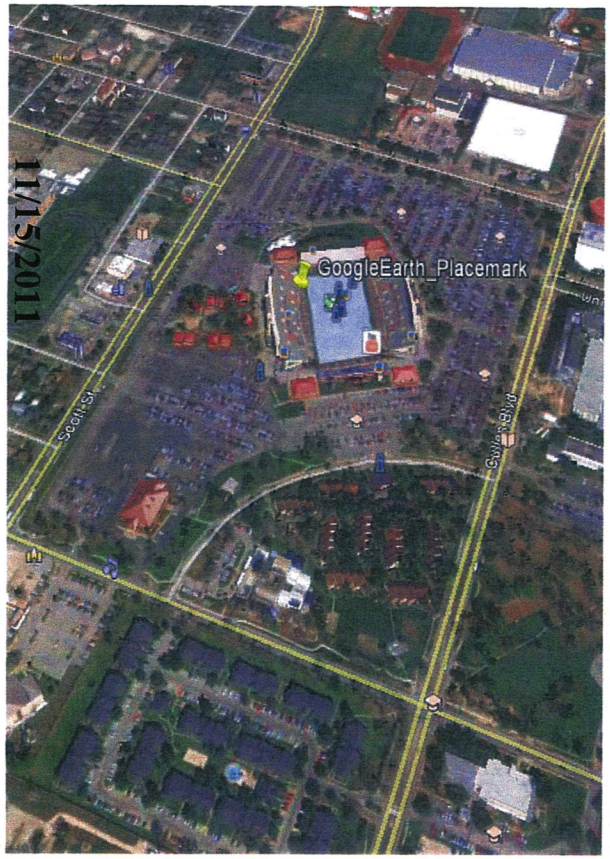


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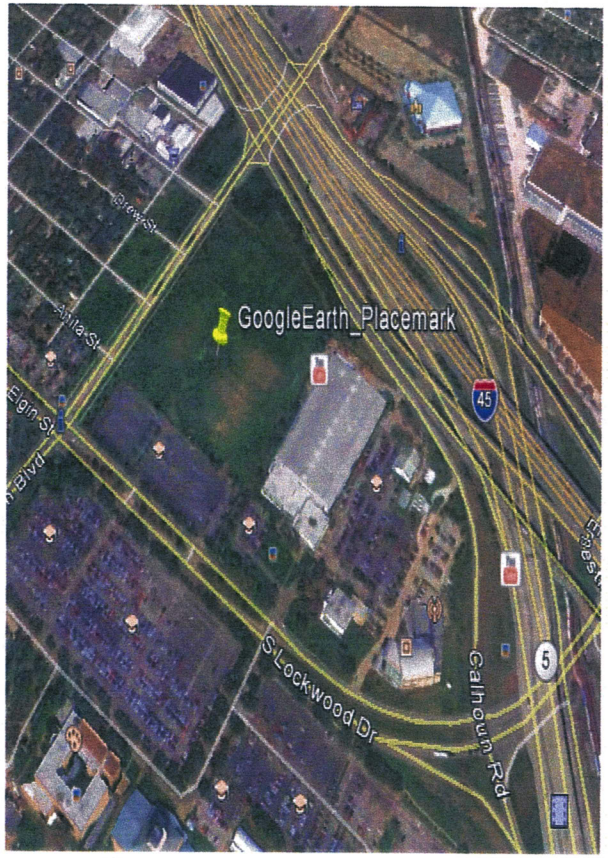
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Site Proposal

Existing Site



Intramural Site



MacGregor Site



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Comparison Analysis

	Existing Site	Intramural Site	MacGregor Park Site
Site - Cost, Size and Orientation:			
1. Premium (above Existing site)	$ -	$ 42,000,000.00	$ 51,000,000.00
2. Size	Adequate	Limited - Very Constricted	Adequate
3. Field Orientation	Very Good - unobstructed view of Downtown Houston	Difficult - meets sun requirement with shift of stadium - unobstructed view of Downtown Houston	Good
Traffic and Parking:			
1. Traffic - Access and Flow	Good Access and Flow	Limited Access and Flow on Game Day - very constricted and must re-route traffic due to proximity of I-45 exit ramp	Limited Access and Flow
2. Parking	Good - 5,900 (with new garage)	Limited - could move new garage location; must purchase (land) surface lots	None - must purchase surface and garage
Construction:			
1. Demolition	Demolition of Existing Stadium	Demolition of GSB; Emergency Facilities; and Intramural Fields	Demolition of Forest (must add storm retention as well)
2. Construction Phasing	May require one season off campus	Must relocate GSB and Intramural Fields immediately	None
3. Utilities			
a. Availability	Good	Limited	None - must also add CUP
b. Premium (above Existing Site)	$ -	$ 3,000,000.00	$ 12,000,000.00
Campus Location:			
1. Game Day Experience	Very Good - adjacent to Cougar Walk and large tailgate areas	Potential for Very Good - must close Cullen St. on game day and develop tailgating on inner campus	None - must be developed
2. Athletic Facilities Proximity	Very Good - near A/A Center and current practice fields	Good - near A/A Center	Poor - remote from current Athletic Operations
3. Campus/Residence Hall Proximity	Very Good	Adequate	Poor
4. Stadium Academic Space Proximity	Very Good	Very Good	Poor
Other:			
1. Mass Transit Access	Very Good - Bus and SE Lines	Good - Bus Line	Good - SE Line Station
2. Security	Very Good - adjacent to police station	Good - near police	Poor - perception issues

Program

To meet NCAA Football Bowl Subdivision expectations, UH recruitment needs and amenities to improve the fan experience:

- Total approximate GSF is 450,000 (including field, seating bowl and concourses)
- 32,000 seat base program (Phase 1)
  - Optional Seating expandable to 40,000 as an alternate or future phase (Phase 2)
  - Optional Seating expandable from 40,000 to 50,000 in future phase (Phase 3)
  - Options for premium seating may include: enhanced donor seating , club seats suites and loge box seats
- Vertical transportation including passenger elevators and service elevator
- Central commissary and concession
- Locker facilities for teams, visitors and officials
- Ticket sales facility
- Artificial turf playing field
- HVAC facilities shall be supplied from air cooled chillers to be located within the site perimeter as part of this project.

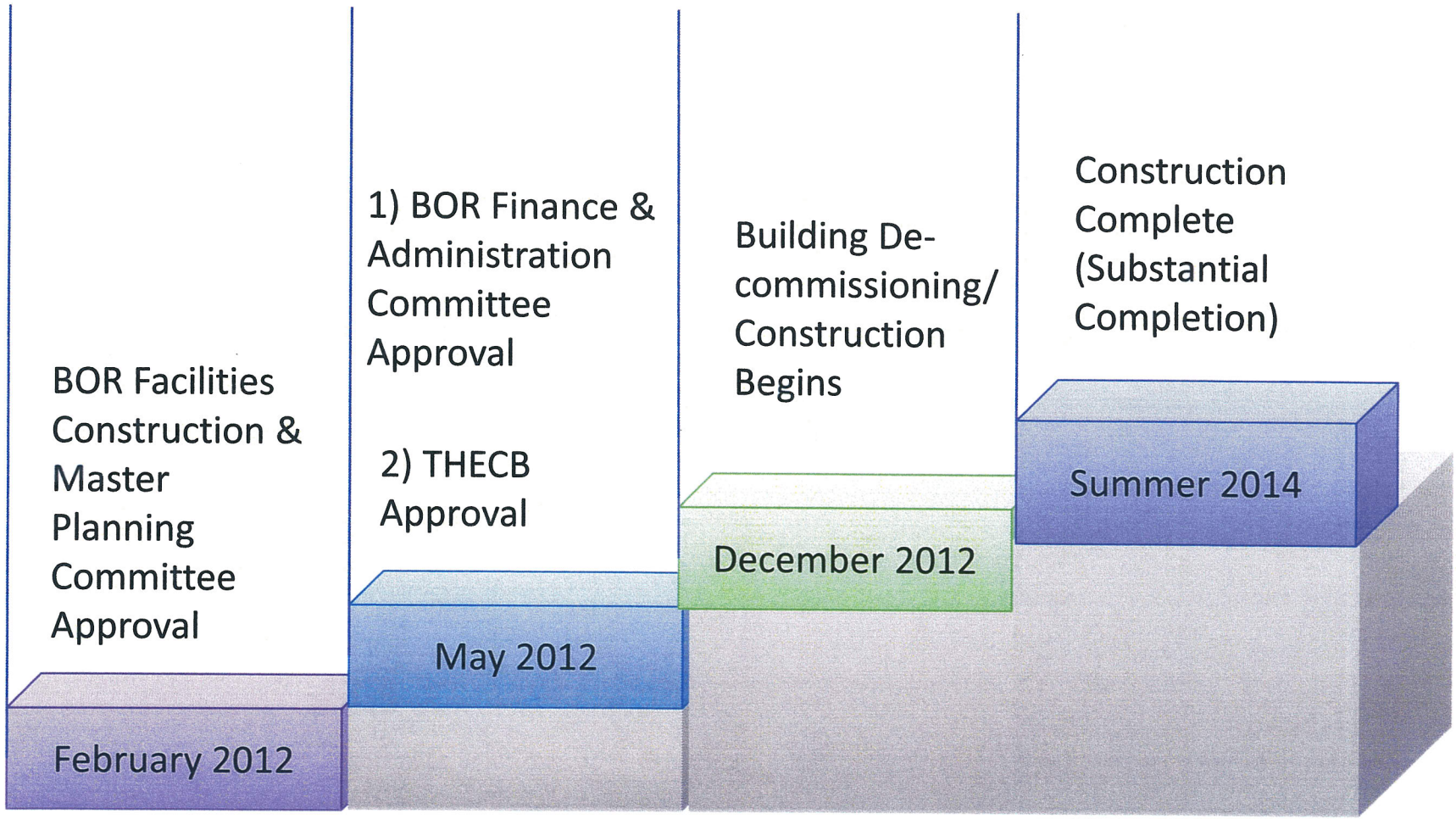
Procurement Method

- Construction Manager at Risk
  - Contractor and a/e independent but collaborate
  - Independent a/e input, validated by contractor.
  - Who uses this method?
    - Texas Christian University, University of North Texas, Texas Tech University, University of Texas, Texas A&M University
- Requirements for a HUB plan and a preference for vendors with a significant local presence;
- A tight timeline for both design and construction;
- And selection criteria heavily weighting college stadium experience.
- Diverse selection committee composed of UH faculty and staff.

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New Stadium Proposed Construction Schedule



11/15/2011
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