UNIVERSITY OF HOUSTON SYSTEM
BOARD OF REGENTS AGENDA

COMMITTEE: Facilities, Construction and Master Planning

ITEM: Approval of site and program for the design and construction of a new University of Houston football stadium.

DATE PREVIOUSLY SUBMITTED:

SUMMARY:
Approval is requested for site and program for a new football stadium and associated facilities capable of seating approximately 40,000 spectators with an opportunity for phased expansion to a total of 60,000 seats. The project will include the complete demolition and removal of the existing football complex scheduled to begin immediately following the completion of the 2012 football season.

SUPPORTING DOCUMENTATION: Football Stadium Site Plan

FISCAL NOTE: Financing will be presented to the F&A Committee at a later date.

RECOMMENDATION/ ACTION REQUESTED: Administration recommends approval of this item

COMPONENT: University of Houston

Renu Khator **PRESIDENT**	Renu Khator	1/31/12 **DATE**
EXECUTIVE VICE CHANCELLOR	Carl Carlucci	1/27/2012 **DATE**
Renu Khator **CHANCELLOR**	Renu Khator	1/31/12 **DATE**

UNIVERSITY OF HOUSTON
NEW FOOTBALL STADIUM
PROJECT JUSTIFICATION AND PROGRAM ELEMENTS

Justification:

The existing 32,000-seat Robertson Stadium complex was originally constructed in 1941 as a joint project of the Houston Independent School District (HISD) and the Works Progress Administration (WPA) as a high school stadium. In the late 1990's several renovations increased seating capacity and improved the functionality of public spaces.

Recognizing the poor condition of the aging facility and the growing need for modernization, in 2010 a feasibility study was accomplished to evaluate the available options for renovation and/or new construction on the current site as well as two additional sites. In consideration of the study results, the existing site was determined to be the most feasible of the three options. Further, a new stadium complex was determined to be the most desirable option for developing a facility to a standard that is commonplace with other football facilities in the NCAA Football Bowl Subdivision. Critical goals to be considered in the development of a new football facility are as follows:

- Improve both the perception and reality regarding the quality of UH facilities.
- Improve recruiting strength by enhancing the student athlete experience.
- Develop a facility which will drive demand, fit a Houston niche, and improve the fan experience.
- Create a facility and amenities that are attractive and desirable for the UH community and businesses.
- Increase the current level of revenue generating amenities.
- Provide a top tier sports facility for the football program and University of Houston.

Program Elements:

The Project will include the complete demolition and removal of the existing football complex (pavilions, locker rooms, concession buildings, field, seating, etc.), scheduled to begin immediately following the completion of the 2012/13 football season. The existing football complex will be replaced by a new stadium and associated facilities capable of seating 40,000 spectators with an opportunity for phased expansion to a total of 60,000 seats. The new football complex will be delivered for use by the Owner before the start of the 2014/15 season (

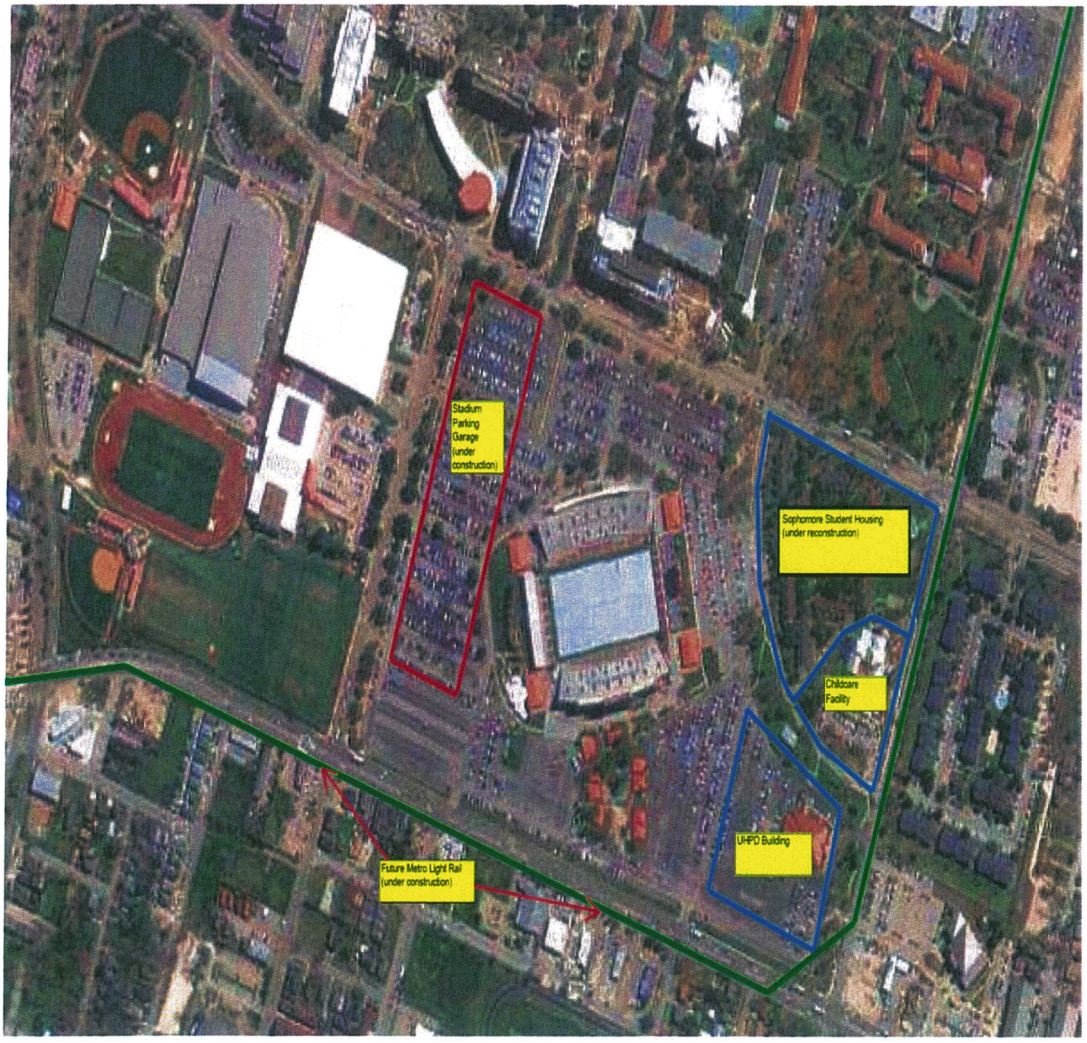
The new football complex will incorporate reserved donor seating options for season ticket holders as well as club facilities, suites and complete press box facilities incorporated into a west tower, new locker room facilities, meeting rooms, concessions, central commissary, restrooms, ticketing facilities and an approximate 20,000 GSF, one-story academic services building. Additionally, the Project should also include new scoreboards and sports lighting package. The Project design will continue to preserve the unique downtown Houston skyline views. Other assumptions include the following:

- 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.

Schedule assumes start of demo immediately following 2012/2013 football season and Owner Occupancy prior to the 2014/2015 season (approx. 20 month construction schedule including commissioning and contract required 10% schedule float).

Site Plan



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New Football Stadium Site Plan
February 2012



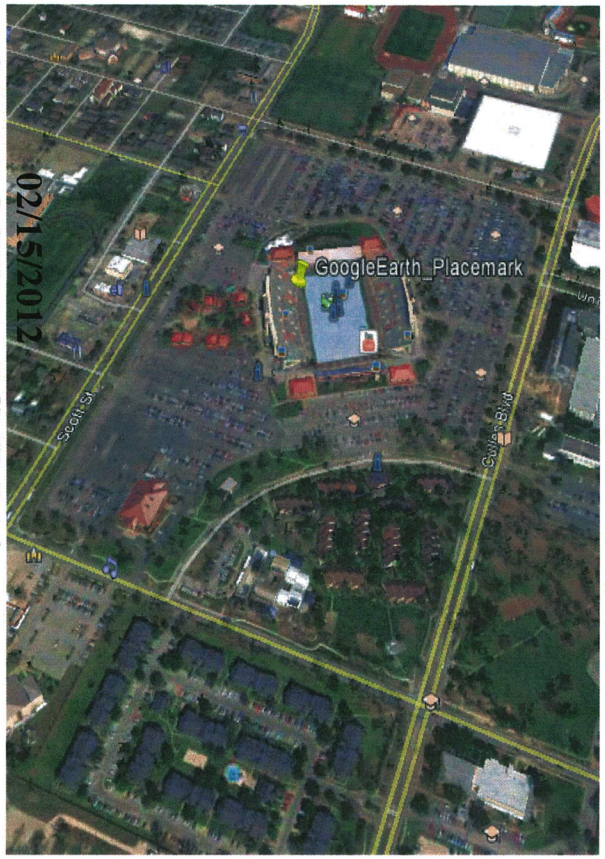
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CONSENT DOCKET – FCMP-D15

UNIVERSITY of HOUSTON

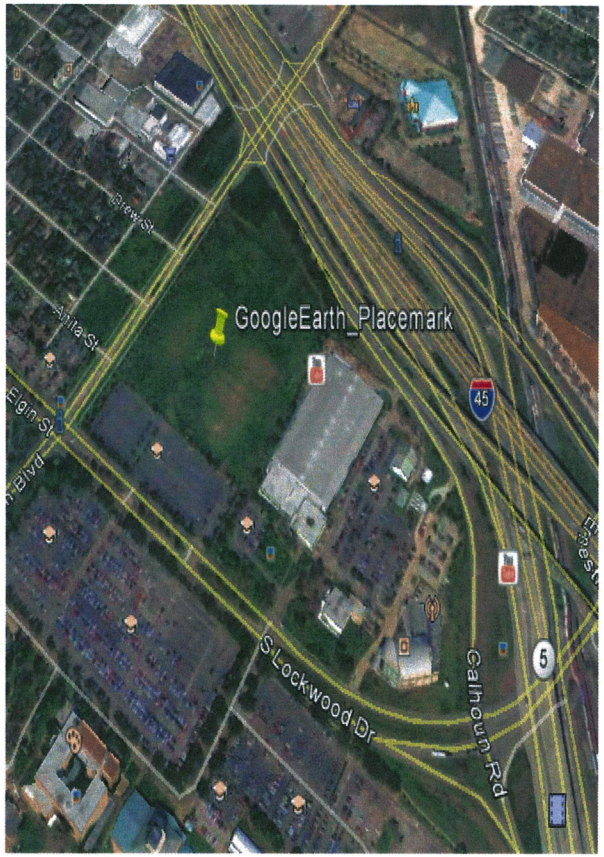
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Site Proposal

Existing Site



Intramural Site



MacGregor Site



CONSENT DOCKET – FCMP-D16
02/15/2012

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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

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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)
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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

