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

PRESIDENT Renu Khator 1/31/12

EXECUTIVE VICE CHANCELLOR Carl Carlucci 1/27/2012

CHANCELLOR Renu Khator 1/31/12

02/15/2012
CONSENT DOCKET – FCMP-D12
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)

02/15/2012
CONSENT DOCKET – FCMP-D13
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
New Football Stadium Site Plan
February 2012
Site Proposal
(not to scale)
Existing Site
Intramural Site
MacGregor Site
Feasibility Study – Spring 2010

- Services performed by AECOM (formerly Ellerbe Beckett) with support from Bovay Engineering, Hunt Construction (costing), Walter P. Moore (traffic) and Brailsford & Dunleavy (market research)
- Studied three site options and estimated premiums
- Analyzed traffic conditions with considerations of parking and campus interests
- Conducted market research to determine quantities and prices for premium seating as well as expenses for operation
- Recommended existing site with “rough order-of-magnitude” construction cost estimations
## Comparison Analysis

<table>
<thead>
<tr>
<th>Site - Cost, Size and Orientation:</th>
<th>Existing Site</th>
<th>Intramural Site</th>
<th>MacGregor Park Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Premium (above Existing site)</td>
<td>$</td>
<td>$ 42,000,000.00</td>
<td>$ 51,000,000.00</td>
</tr>
<tr>
<td>2. Size</td>
<td>Adequate</td>
<td>Limited - Very Constricted</td>
<td>Adequate</td>
</tr>
<tr>
<td>3. Field Orientation</td>
<td>Very Good - unobstructed view of Downtown Houston</td>
<td>Difficult - meets sun requirement with shift of stadium - unobstructed view of Downtown Houston</td>
<td>Good</td>
</tr>
</tbody>
</table>

### Traffic and Parking:

<table>
<thead>
<tr>
<th>Traffic and Parking:</th>
<th>Existing Site</th>
<th>Intramural Site</th>
<th>MacGregor Park Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. Parking</td>
<td>Good - 5,900 (with new garage)</td>
<td>Limited - could move new garage location; must purchase (land) surface lots</td>
<td>None - must purchase surface and garage</td>
</tr>
</tbody>
</table>

### Construction:

<table>
<thead>
<tr>
<th>Construction:</th>
<th>Existing Site</th>
<th>Intramural Site</th>
<th>MacGregor Park Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Demolition</td>
<td>Demolition of Existing Stadium</td>
<td>Demolition of GSB; Emergency Facilities; and Intramural Fields</td>
<td>Demolition of Forest (must add storm retention as well)</td>
</tr>
<tr>
<td>2. Construction Phasing</td>
<td>May require one season off campus</td>
<td>Must relocate GSB and Intramural Fields immediately</td>
<td>None</td>
</tr>
<tr>
<td>3. Utilities</td>
<td>Good</td>
<td>Limited</td>
<td>None - must also add CUP</td>
</tr>
<tr>
<td>a. Availability</td>
<td>Good</td>
<td>Limited</td>
<td>None - must also add CUP</td>
</tr>
<tr>
<td>b. Premium (above Existing Site)</td>
<td>$</td>
<td>$ 3,000,000.00</td>
<td>$ 12,000,000.00</td>
</tr>
</tbody>
</table>

### Campus Location:

<table>
<thead>
<tr>
<th>Campus Location:</th>
<th>Existing Site</th>
<th>Intramural Site</th>
<th>MacGregor Park Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Game Day Experience</td>
<td>Very Good - adjacent to Cougar Walk and large tailgate areas</td>
<td>Potential for Very Good - must close Cullen St. on game day and develop tailgating on inner campus</td>
<td>None - must be developed</td>
</tr>
<tr>
<td>2. Athletic Facilities Proximity</td>
<td>Very Good - near A/A Center and current practice fields</td>
<td>Good - near A/A Center</td>
<td>Poor - remote from current Athletic Operations</td>
</tr>
<tr>
<td>3. Campus/Residence Hall Proximity</td>
<td>Very Good</td>
<td>Adequate</td>
<td>Poor</td>
</tr>
<tr>
<td>4. Stadium Academic Space Proximity</td>
<td>Very Good</td>
<td>Very Good</td>
<td>Poor</td>
</tr>
</tbody>
</table>

### Other:

<table>
<thead>
<tr>
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<th>Existing Site</th>
<th>Intramural Site</th>
<th>MacGregor Park Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Mass Transit Access</td>
<td>Very Good - Bus and SE Lines</td>
<td>Good - Bus Line</td>
<td>Good - SE Line Station</td>
</tr>
<tr>
<td>2. Security</td>
<td>Very Good - adjacent to police station</td>
<td>Good - near police</td>
<td>Poor - perception issues</td>
</tr>
</tbody>
</table>
Program

Core, Shell and Funded Buildouts

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)
- 40,000 seat base program (Phase 1)
  - Optional Seating expandable from 40,000 to 50,000 in future phase (Phase 2)
  - 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
- Playing surface to be determined
- HVAC facilities shall be supplied from air cooled chillers to be located within the site perimeter as part of this project.
- Band Facility
Program Adds – Optional Buildouts
(based on availability of funding/favorable pricing)

4,000 Total Premium Seating Opportunities

- Premium Luxury Seating Quantities
  - 25 Suites (16 seats/suite for total 400)
  - 40 Loge Boxes (4 seats/loge for total of 160)
  - Club Seats (800 total)

- Premium Bowl Seating Quantities
  2,640 seats in proximity to 50 yard line with preferred access and upscale amenities
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.
New Stadium Proposed Construction Schedule

1) BOR Finance & Administration Committee Approval
   - May 2012
   - Design begins April 2012

2) THECB Approval
   - December 2012

Building Decommissioning and Construction Begins
   - Fall 2013

Football Season 2013 at Reliant Stadium

Construction Complete (Substantial Completion)
   - Summer 2014

Football Season 2014 Starts September 2014