



Session: 100301

Date: Wednesday, October 3, 2012

Time: 1:00 pm – 3:00 pm

Redeveloping Kyle Field for the Next 100 Years

Presented by:

▪ **Russ Wallace,**

*Executive Director Facilities Planning & Construction,
Texas A&M University System*

▪ **Gary Hall,**

Kyle Field Program Director, PCRK

▪ **Craig Kaufman,**

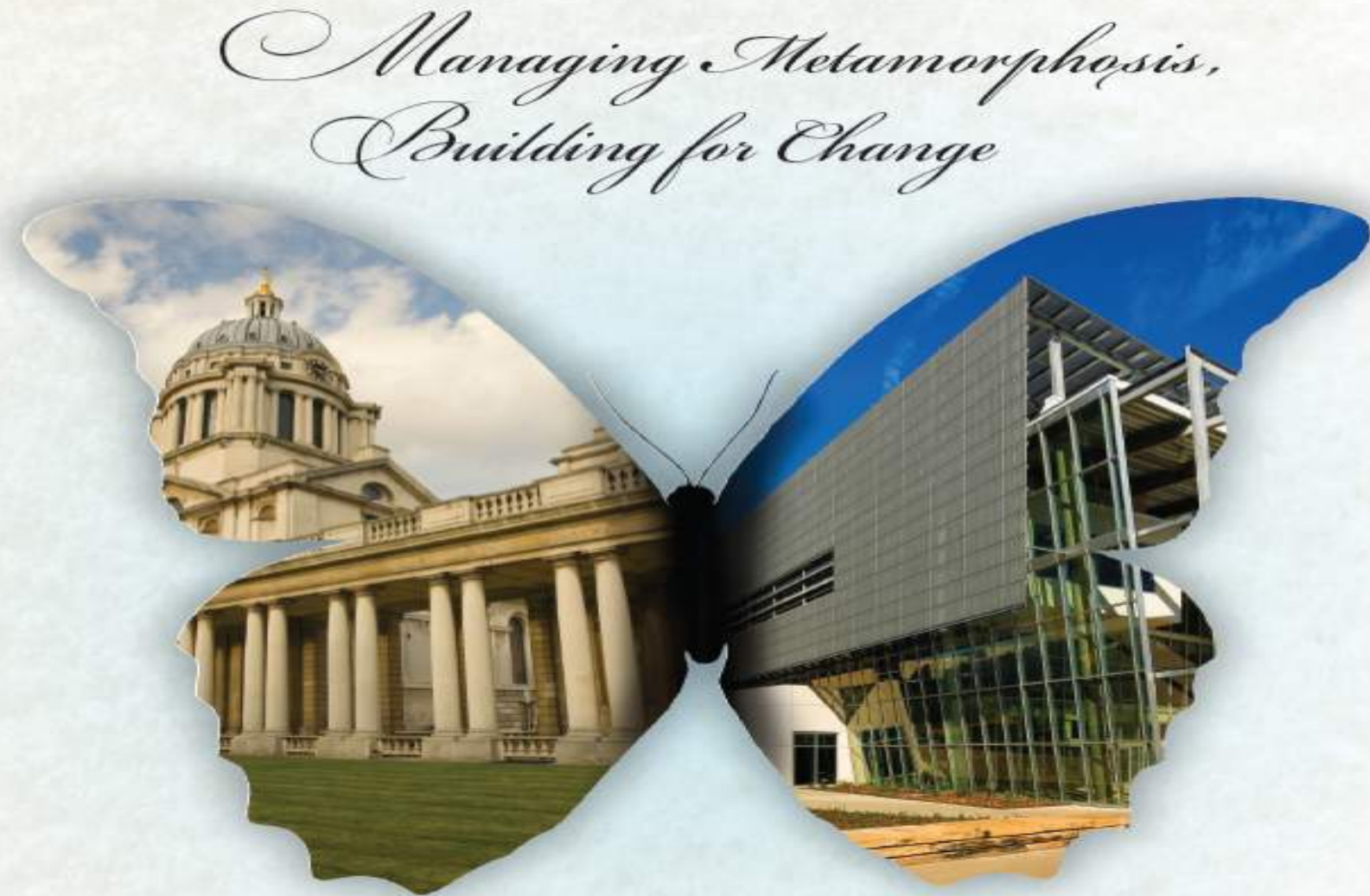
Project Architect, Populous

▪ **Paul Hawryluk,**

Sr. Program Manager, PCRK

▪ **Greg McClure,**

Construction Project Director, Manhattan-Vaughn



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The
REDEVELOPMENT
of
KYLE FIELD

FOR THE NEXT
100 YEARS



H I S T O R Y



Russ Wallace

Executive Director Facilities Planning & Construction
Texas A&M University System



H I S T O R Y

WHAT DO THE WORDS:

100

YEAR DECISION

MEAN?



HISTORY

THE LAST

100
years



HISTORY

THE LAST

100

years

CAPTURE THE
INFLUENCE OF:

HISTORY

TRADITION

CHARACTER



HISTORY

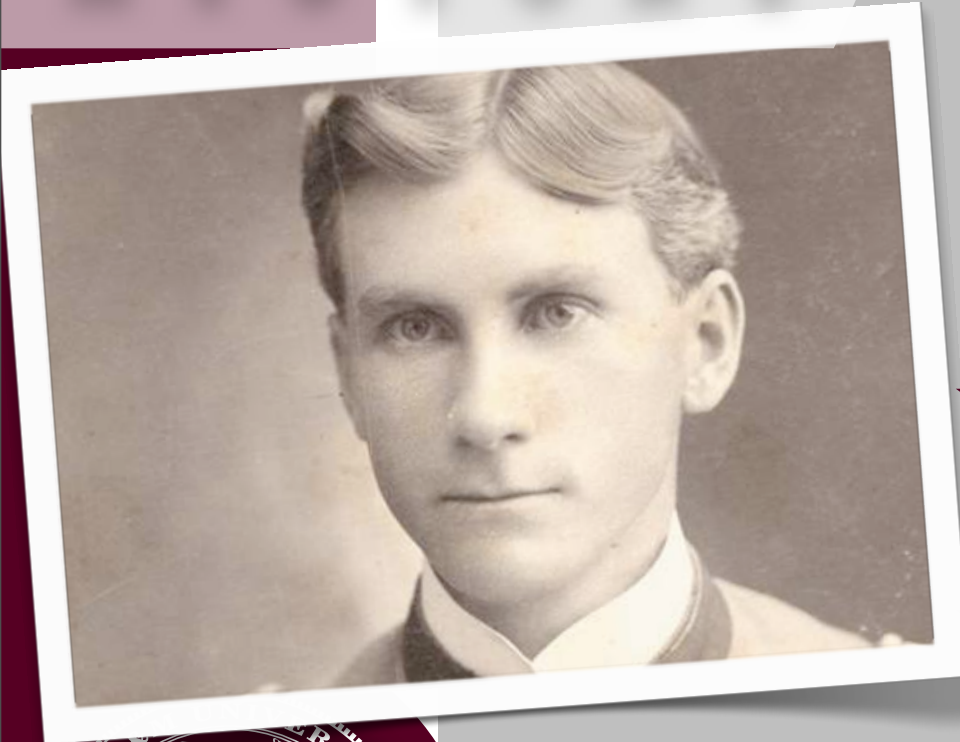


EDWIN JACKSON KYLE

.....



HISTORY

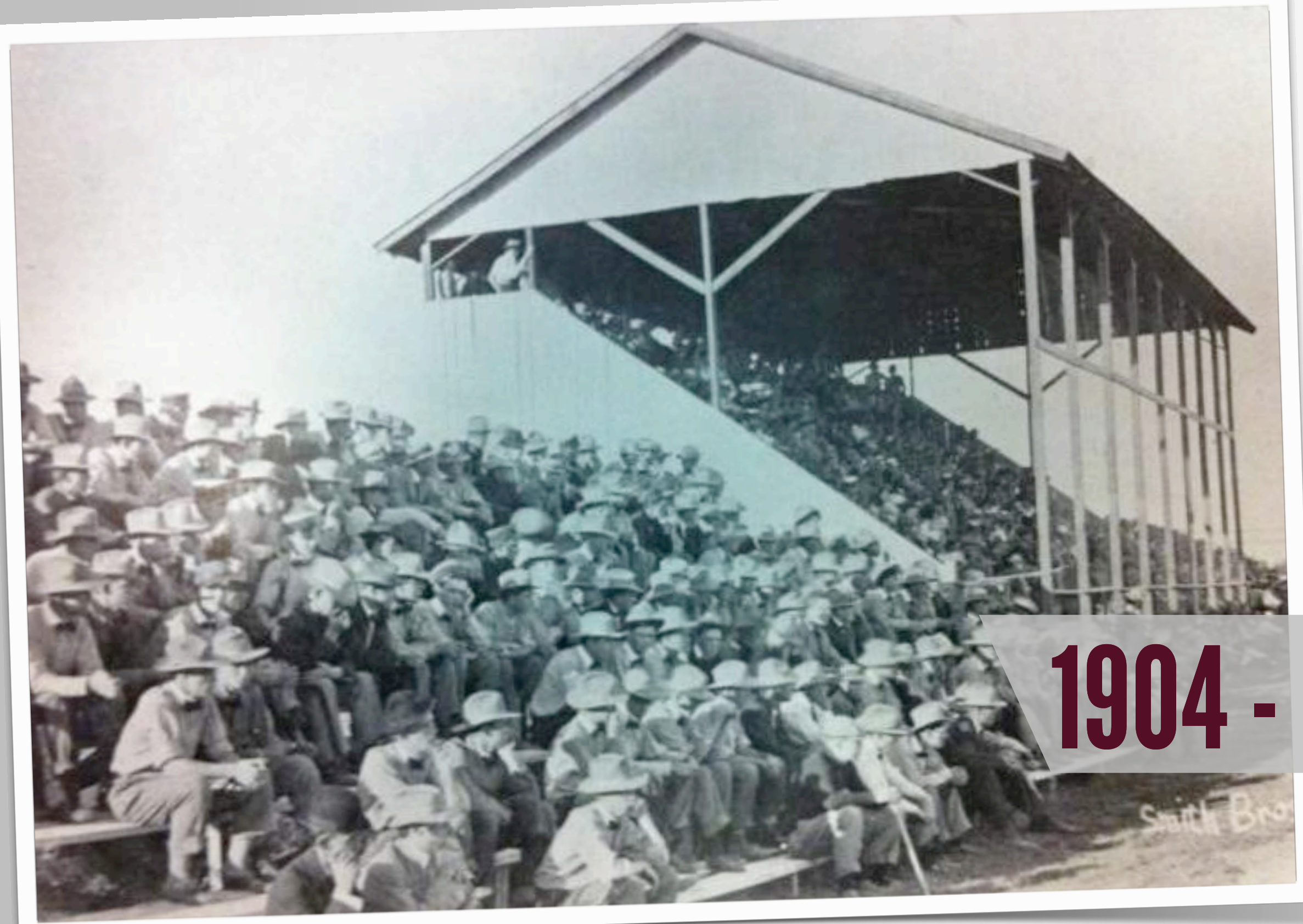
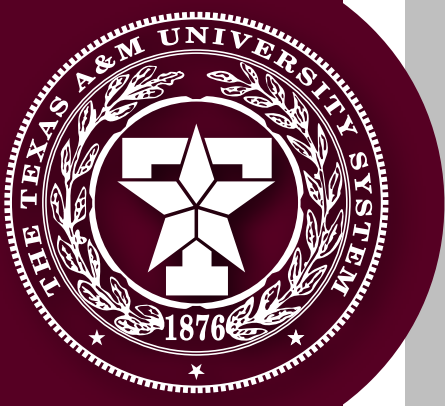


-
- ★ **TAMU GRADUATE**
 - ★ **TAMU HORTICULTURE PROFESSOR**
 - ★ **CHAIRMAN OF THE ATHLETIC COUNCIL**
 - ★ **CONTRIBUTIONS TO ATHLETICS**
-

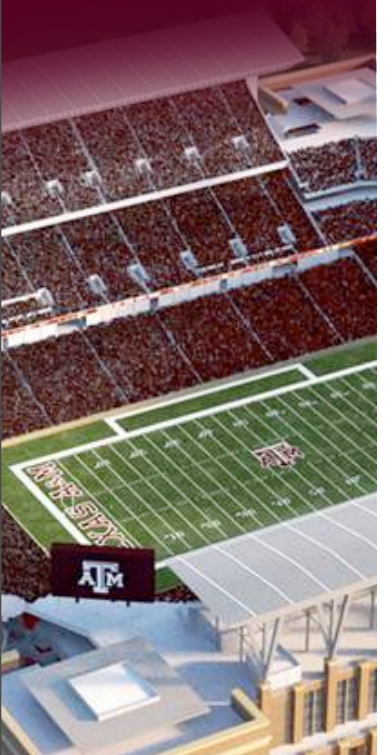
HISTORY

KYLE FIELD

Stages of Development



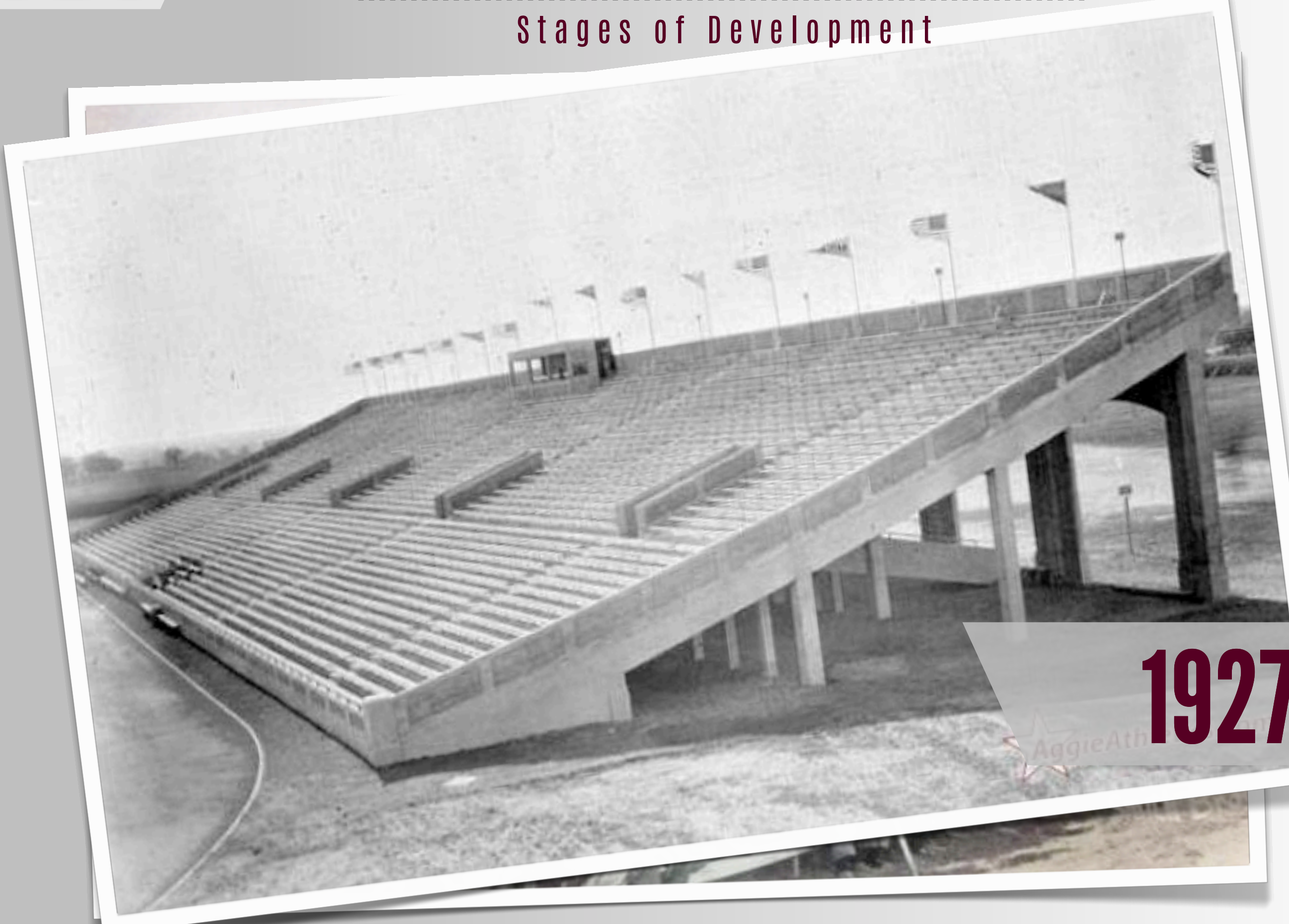
1904 - 1907



HISTORY

KYLE FIELD

Stages of Development



1927



HISTORY

KYLE FIELD

Stages of Development



1929

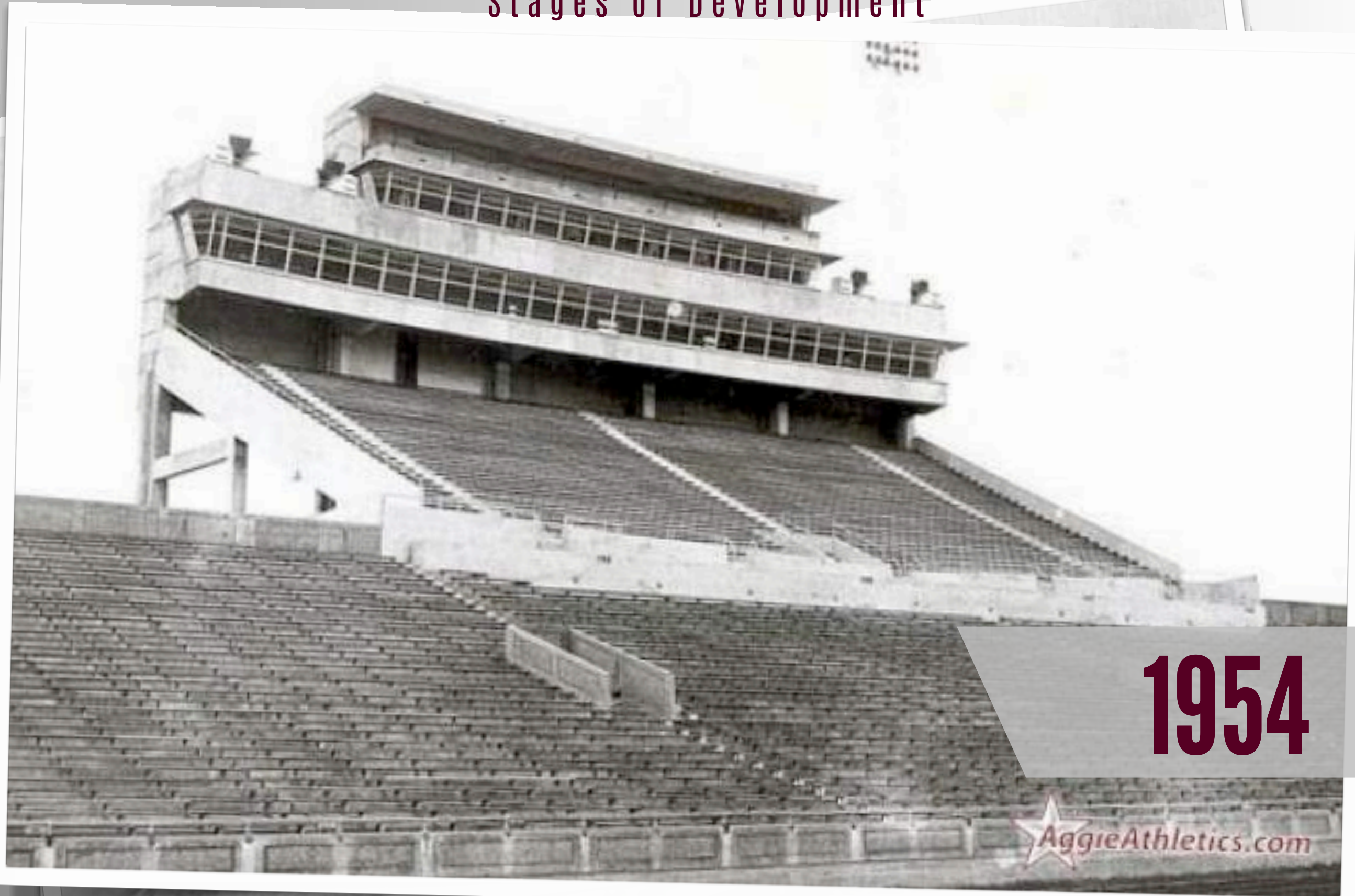
AggieAthletics.com



HISTORY

KYLE FIELD

Stages of Development



1954

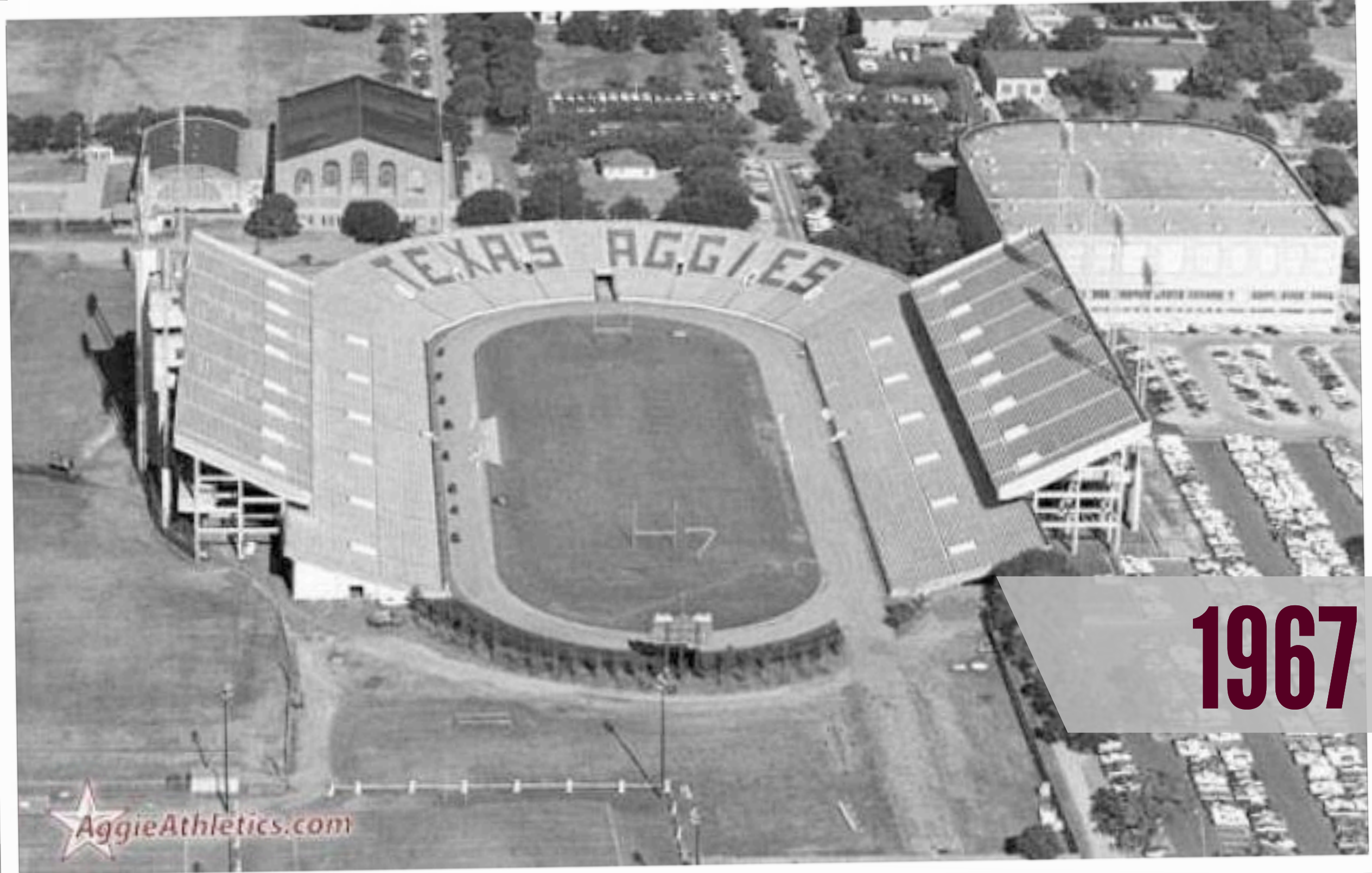
AggieAthletics.com



HISTORY

KYLE FIELD

Stages of Development



1967



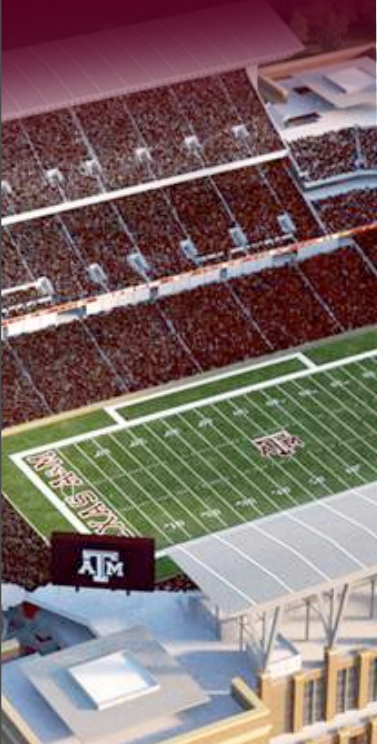
HISTORY

KYLE FIELD

Stages of Development



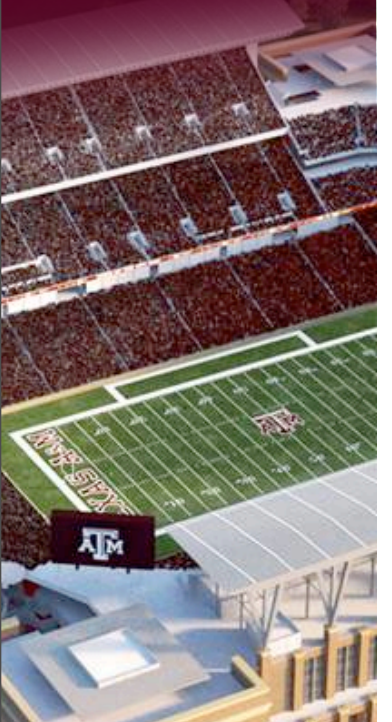
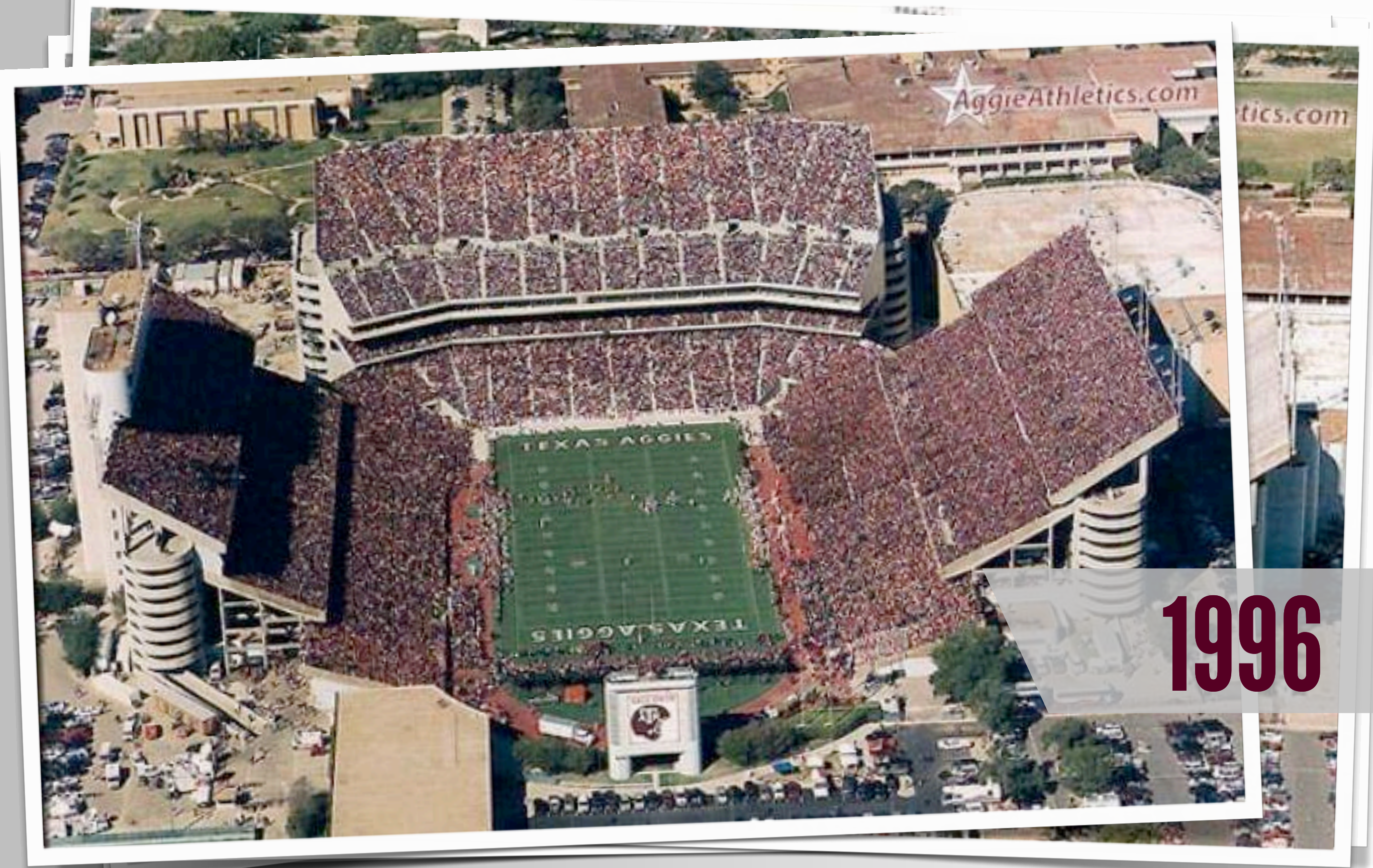
1979



HISTORY

KYLE FIELD

Stages of Development



HISTORY

THE 2010 FEASIBILITY STUDY

.....

MEMBER:



seating capacity:

82,500

82,500



2001-2010 Attendance:

80,487

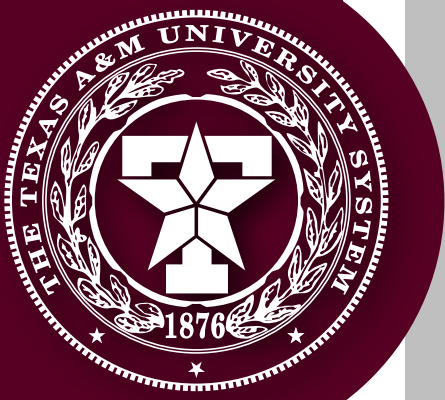


- ★ **PREMIUM amenities**
- ★ **IMPROVED venue OPERATIONS**
- ★ **IMPROVED STUDENT
ATHLETE amenities**
- ★ **IMPROVED Fan amenities**



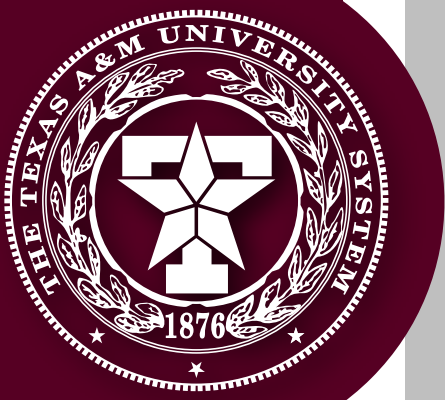
PHase I:

**REBUILD THE
LOWER WEST
STANDS**



PHase I:

**REBUILD THE
LOWER WEST
STANDS**



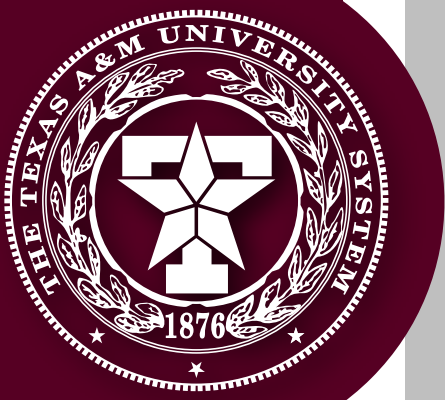
PHase II:

**EXPAND THE
SOUTH BOWL**



ASSUMPTIONS:

**REUSE NORTH
ZONE, 2ND &
3RD LEVEL east
& WEST
STRUCTURE**



HISTORY

THE 2012 PLAN

2012, JOIN:

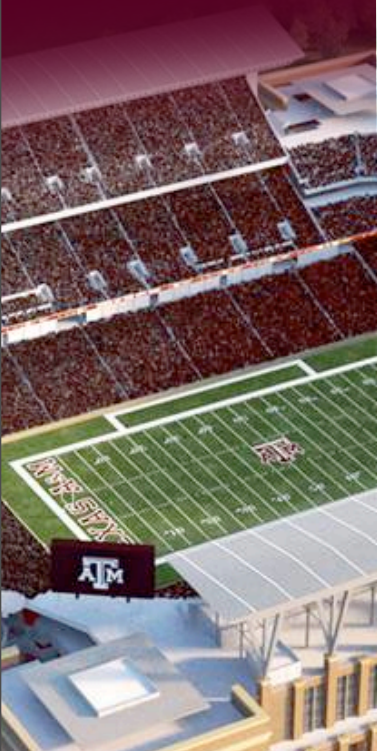


TM



2011-2012 ATTENDANCE:

87,098



HISTORY

THE 2012 PLAN

EVERY HOME GAME:

SOLD OUT



- ★ **COMPREHENSIVE REDEVELOPMENT** in a SINGLE, 2-PHASE PROJECT
- ★ **PREMIUM amenities**
- ★ **IMPROVED venue OPERATIONS**
- ★ **IMPROVED STUDENT ATHLETE amenities**
- ★ **IMPROVED Fan amenities**



PHASE I: REDEVELOP EAST SIDE

- ★ **RENOVATE 2ND AND 3RD DECKS/CONCOURSES**
- ★ **EXPAND SOUTH BOWL**
- ★ **BEGIN CONTINUOUS CONCOURSES AT 300 AND 600 LEVELS**



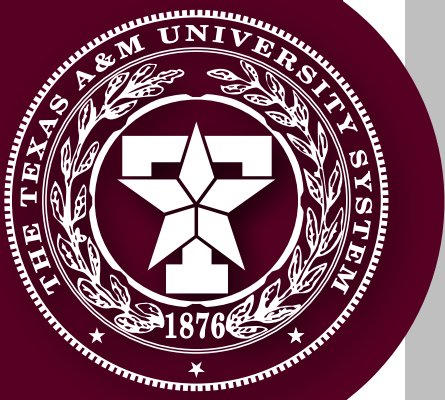
PHASE I: REDEVELOP EAST SIDE

- ★ **BEGIN COMPLETION OF new
Façade; DEVELOP THE east
and NORTH EXTERIOR PLAZAS**
- ★ **IMPROVE VERTICAL
CIRCULATION at 3
activation TOWERS**



PHASE II: REDEVELOP WEST SIDE

- ★ **REDEVELOP WEST SIDE
WITH AN EMPHASIS ON
PREMIUM SEATING**
- ★ **COMPLETE CONTINUOUS
CONCOURSES AT 300 AND
600 LEVELS**
- ★ **COMPLETE NEW FAÇADE AND
DEVELOP WEST SIDE PLAZA**
- ★ **COMPLETE VERTICAL
CIRCULATION WITH 4TH
ACTIVATION TOWER**





P L A N N I N G



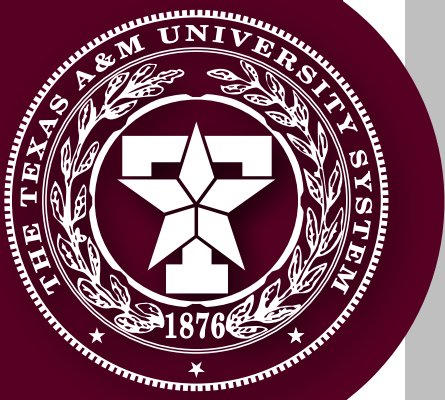
Gary Hall

Kyle Field Program Director

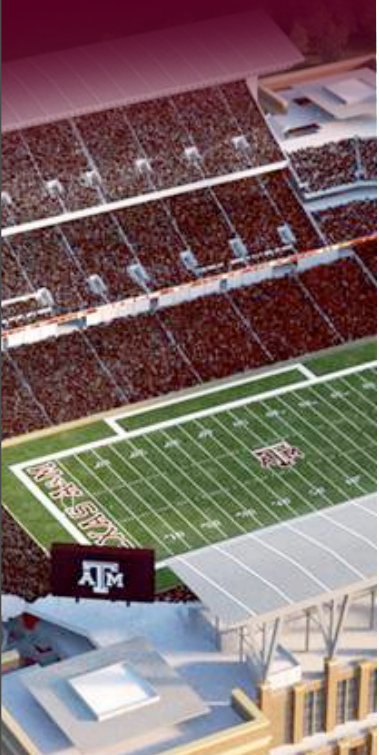
PCRK



- ★ **AMPLIFY A&M BRAND**
- ★ **Make FACILITY sustainable
FOR 50 years**
- ★ **ALIGN WITH SEC SCHOOLS**
- ★ **UPDATE and AMPLIFY
FANS' EXPERIENCE**
- ★ **IMPROVE ACCESS AND
LIFE SAFETY**



- ★ **MAINTAIN STUDENT SEATING CAPACITY**
- ★ **MAKE FAN FRIENDLY**
- ★ **MAKE STADIUM MORE INTIMIDATING**
- ★ **CREATE A STRONGER AGGIE COMMUNITY**
- ★ **ADA COMPLIANT**



- ★ **INCREASE CAPACITY**
- ★ **INCREASE REVENUES**
- ★ **EXCELLENCE IN EVERY ASPECT OF THE STADIUM**



PLANNING

SITE OPTIONS NEW STADIUM



PLANNING

1. STOTZER PARKWAY SITE
2. WHITE CREEK SITE
3. INTRAMURAL FIELD SITE
4. TRACK SITE



Raymond Stotzer

Parkway

Wellborn Road

Texas Ave.

8

7

5

6

1

2

3

4

5. KYLE FIELD SITE
6. SPENCE PARK SITE
7. GOLF COURSE SITE
8. MEMORIAL SITE

- ★ **VEHICULAR and
PEDESTRIAN ACCESS**
- ★ **CRITICAL PROXIMITIES**
- ★ **PHYSICAL SITE
CHARACTERISTICS**
- ★ **REQUIRED ROADWAY,
BUILDING, AND UTILITY
RELOCATION**
- ★ **EXISTING UTILITIES
(PROXIMITIES and SIZE)**



DRAFT

NEW STADIUM ANALYSIS

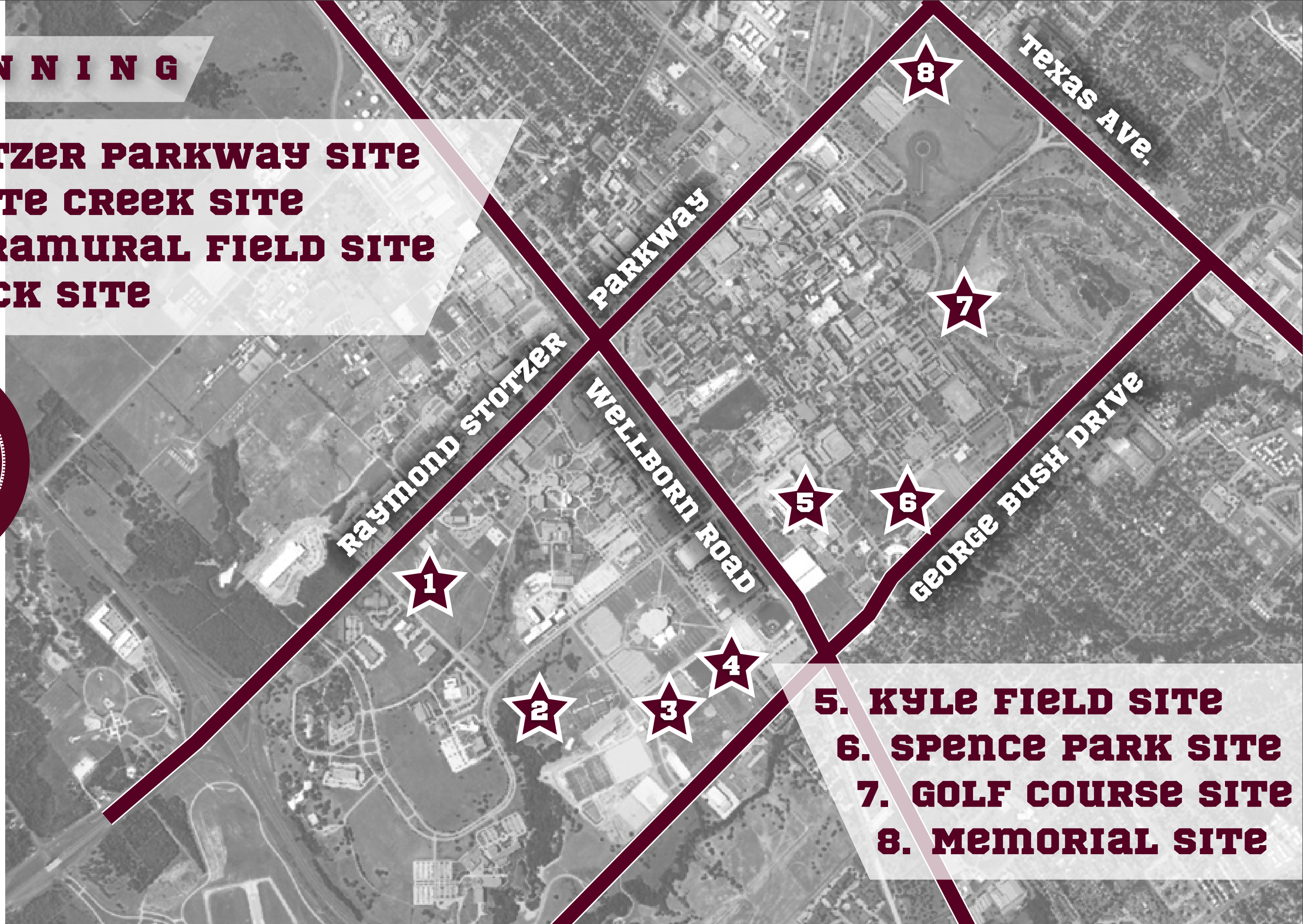
Site Evaluation Criteria

	Stotzer Parkway Site	White Creek Site	Intramural Field Site	Track Site	Kyle Field Site	Spence Park Site	Golf Course Site	Memorial Site
Vehicular and Pedestrian Access								
Existing Roadway System – Ability to accommodate gameday requirements								
Proximity to Existing Athletics Parking Inventory (1/2 Mile or Less)								
Proximity to Existing Public Parking Inventory (1 Mile or Less)								
Proximity to Existing RV Parking (1 Mile or Less)								
Ability to Accommodate 1,400 VIP Parking Spaces adjacent to Stadium (1/8 Mile)								
Ability to Accommodate New Parking (As required based on proximity of Existing Parking)								
Critical Proximities								
To Student Housing (1/2 Mile or Less)								
To Existing Training Facilities (1/8 Mile or Less)								
To Existing Entertainment Districts (3/4 Mile or Less)								
Physical Site Characteristics								
Ability to Accommodate Building Footprint (850' x 1,060')								
Ability of Site to Accommodate Acceptable/Preferred Building Orientation								
Ability of the Site to Accommodate Future Expansion								
Required Roadway, Building and Utility Relocation								
Cost								
Schedule								
Topography								
Groundwater								
Floodplain								
Environmental								
Potential conflict with Easterwood Field flight path								
Existing Utilities (Proximity and Size)								
Storm Sewer								
Sanitary Sewer								
Electrical								
Domestic Water								
Gas								



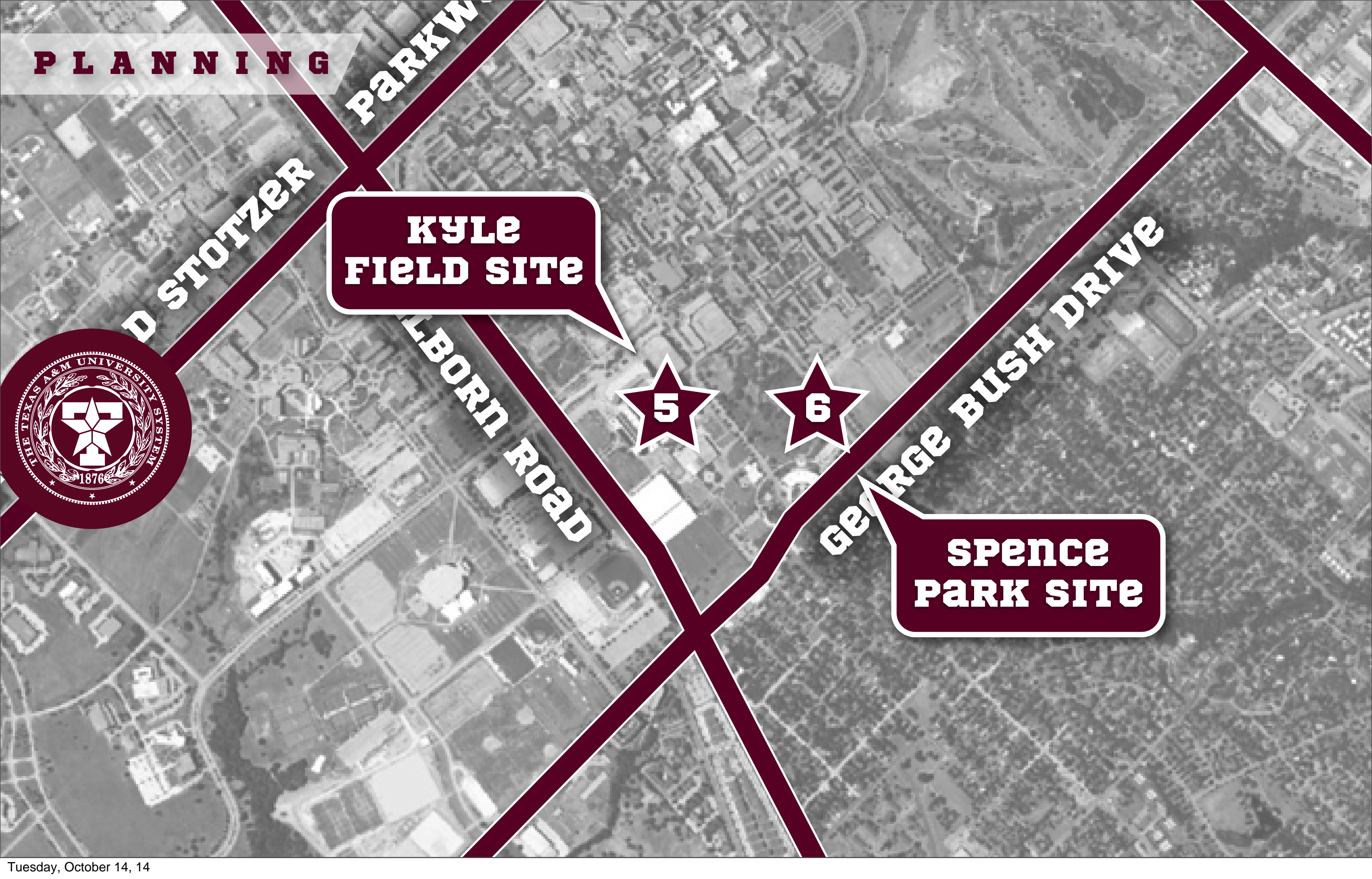
PLANNING

1. STOTZER PARKWAY SITE
2. WHITE CREEK SITE
3. INTRAMURAL FIELD SITE
4. TRACK SITE



5. KYLE FIELD SITE
6. SPENCE PARK SITE
7. GOLF COURSE SITE
8. MEMORIAL SITE

P L A N N I N G



D STOTZER

**KYLE
FIELD SITE**

ELBORN ROAD



GEORGE BUSH DRIVE

**SPENCE
PARK SITE**

PLANNING



FISH POND

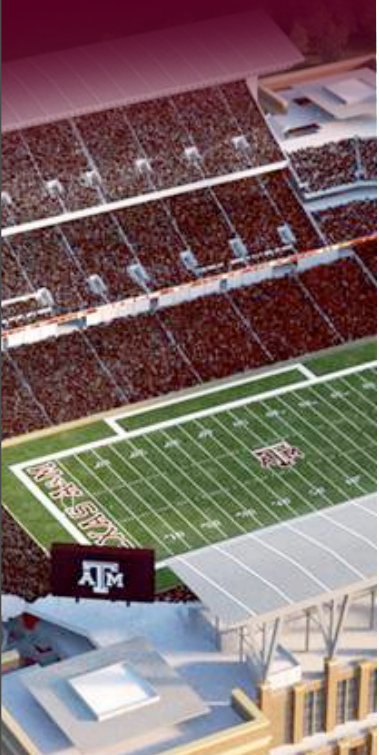
MARCH in

**MIDNIGHT
YELL**

SPIRIT Walk

cannon

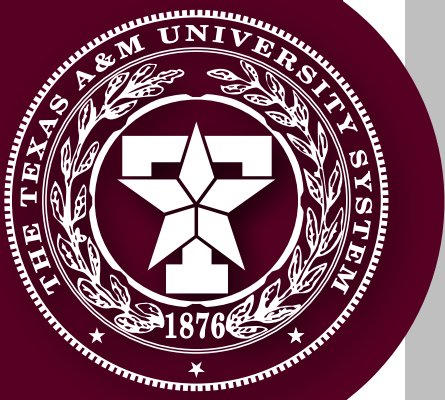
- ★ **STUDENTS and Fans FIRST**
- ★ **INTIMIDATION**
- ★ **BEST Premium Fan
experience IN THE COUNTRY**
- ★ **LOWER FIELD**
- ★ **connect main
and CLUB DECKS**



- ★ **CONNECT STUDENT CONCOURSES**
- ★ **SHADE**
- ★ **CREATE GATHERING PLACES, TOWERS, PLAZAS**



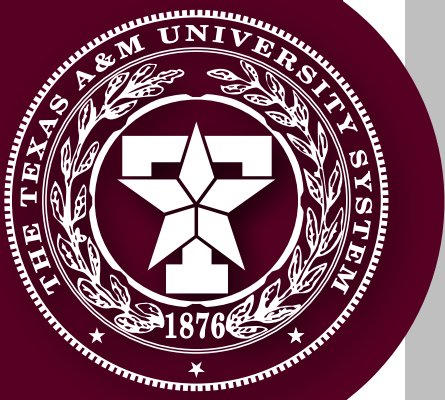
- ★ **JANUARY 17: DESIGN CONTRACT**
- ★ **JAN. 21, 2013: CONCEPT DESIGN**
- ★ **APR. 12, 2013 SCHEMATIC DESIGN**
- ★ **JUNE 28, 2013: IGMP
ENABLING DOCUMENTS**
- ★ **JUNE 28, 2013: STRUCTURAL
GMP DOCUMENTS**



- ★ **JULY 15, 2013: IGMP DOCUMENTS**
- ★ **NOV. 15, 2013: GMP DOCUMENTS**
- ★ **MAR. 17, 2014: FINAL GMP DOCUMENTS ISSUED FOR CONSTRUCTION**



- ★ **APR. 25, 2014: PRE CONSTRUCTION CONTRACT/CONSTRUCTION CONTRACT SIGNED**
- ★ **FEB. 21, 2013: PRICING OF CONCEPT PACKAGE**
- ★ **APR. 29, 2013: PRICING OF SCHEMATIC DESIGN PACKAGE**
- ★ **AUG. 12, 2013: PRICING OF ENABLING PACKAGE**



- ★ **SEPT. 1, 2013: PRICING OF IGMP DOCUMENTS**
- ★ **JAN. 15, 2014: PRICING OF GMP PACKAGE**
- ★ **MAY 1, 2014: PRICING OF FGMP PACKAGE**



PLANNING

FUNDING/FINANCING

\$18,840,000

City/County Hotel/Motel Tax Revenue

\$4,000,000

Gifts

\$75,000,000

Student Fees/Student
Ticket Revenue

\$121,000,000

Gifts

\$231,160,000

Seat License Revenues
and Ticket Sales

TOTAL:

\$450,000,000





DESIGN / VISION



Craig Kaufman

Project Architect

Populous



DESIGN/VISION

CAPTURE HISTORY, TRADITIONS



**CORPS
MARCH IN**





CORPS BAND



DESIGN/VISION

**CAPTURE HISTORY,
TRADITIONS**



YELL LEADERS



DESIGN/VISION

**CAPTURE HISTORY,
TRADITIONS**



12TH Man



DESIGN/VISION

**CAPTURE HISTORY,
TRADITIONS**

.....



MIDNIGHT YELL

DESIGN/VISION

IMPROVED CIRCULATION



TOWERS



DESIGN/VISION

**IMPROVED
CIRCULATION**



ESCALATORS





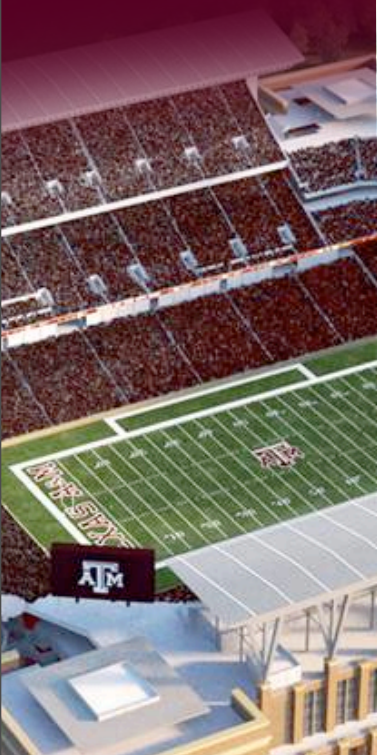
ESCALATORS



IMPROVED CIRCULATION



Elevators





Fan PLazas

VARIETY OF SPACES FOR FANS

.....



Fan PLAZAS

VARIETY OF SPACES FOR FANS



Fan PLAZAS





Fan PLAZAS





statues

E King Gill



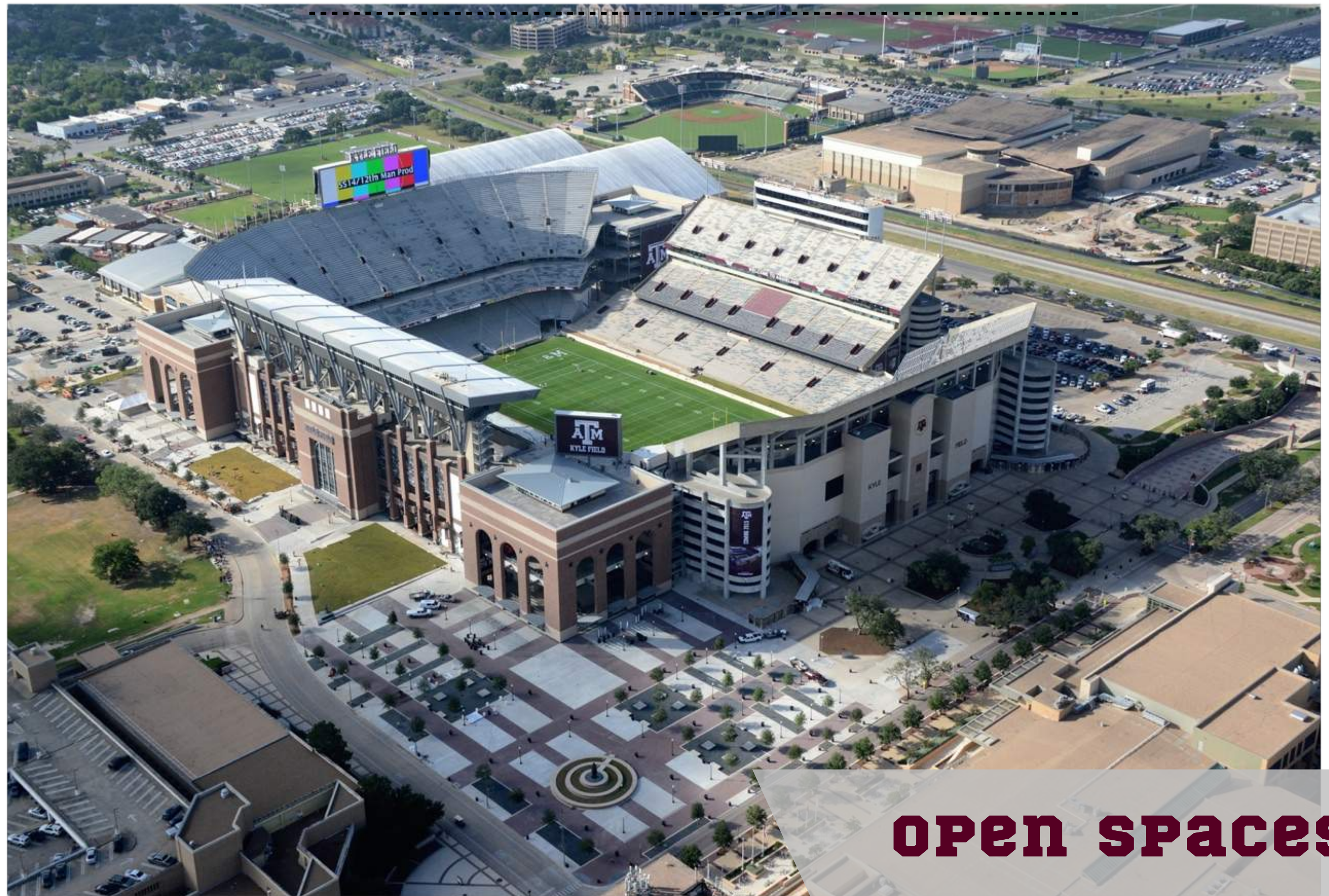
statues

War Hymn Monument



DESIGN/VISION

VARIETY OF SPACES FOR FANS



open spaces





**HALL OF
CHAMPIONS**

DESIGN/VISION

VARIETY OF SPACES FOR FANS

.....



NEW CLUBS



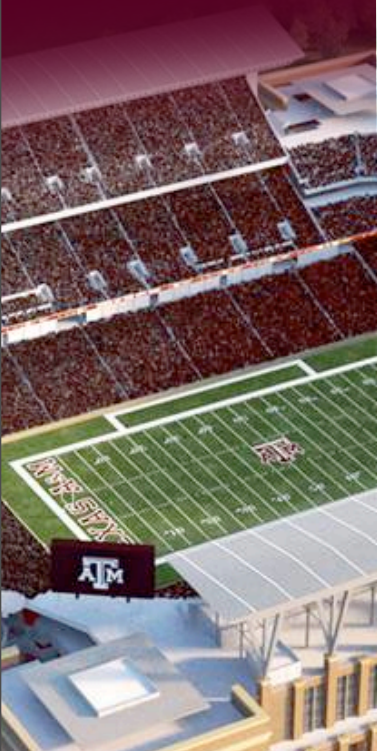
DESIGN/VISION

VARIETY OF SPACES FOR FANS

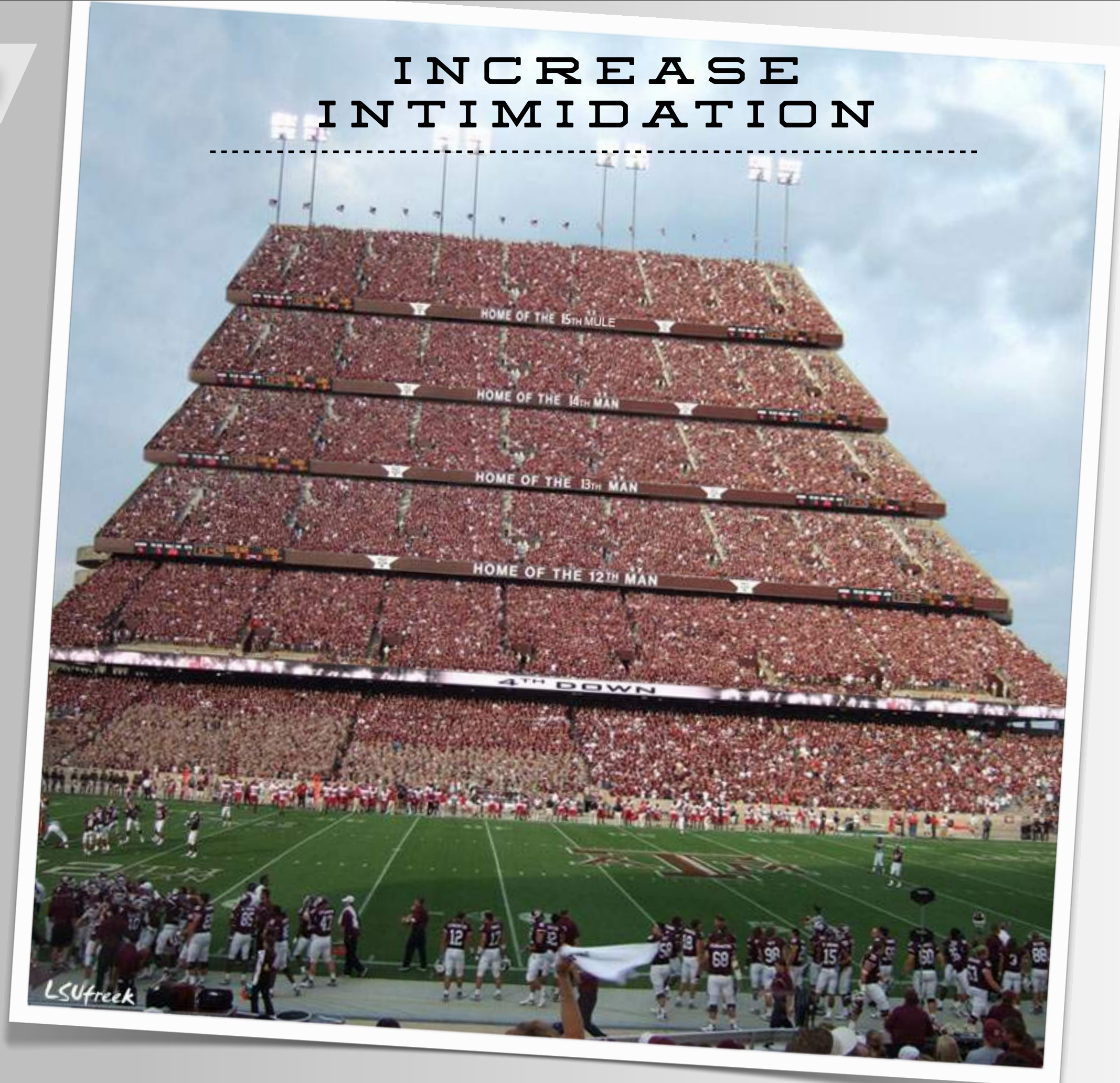
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NEW CLUBS



DESIGN/VISION



DESIGN/VISION

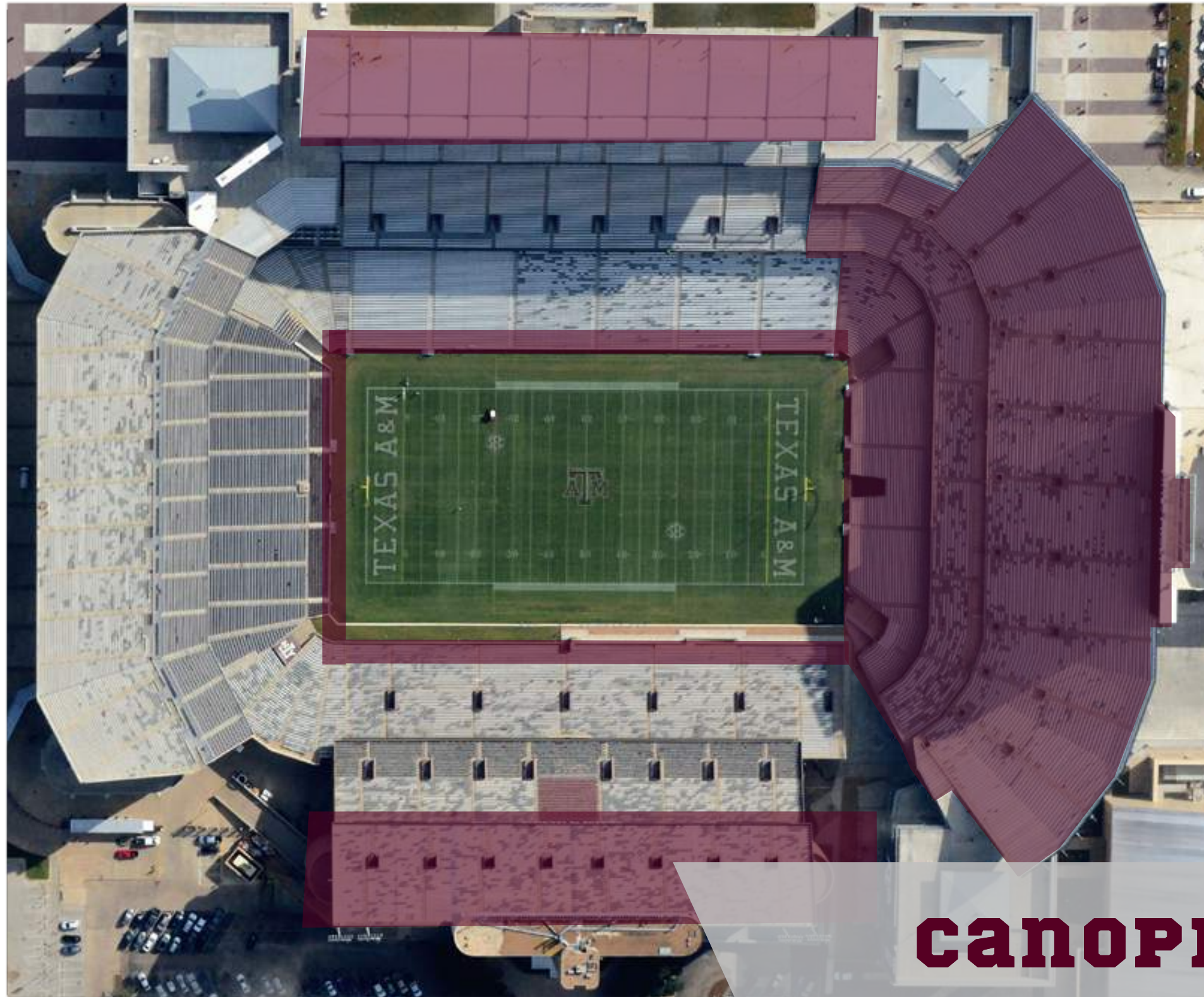


INCREASE INTIMIDATION



DESIGN/VISION

**INCREASE
INTIMIDATION**

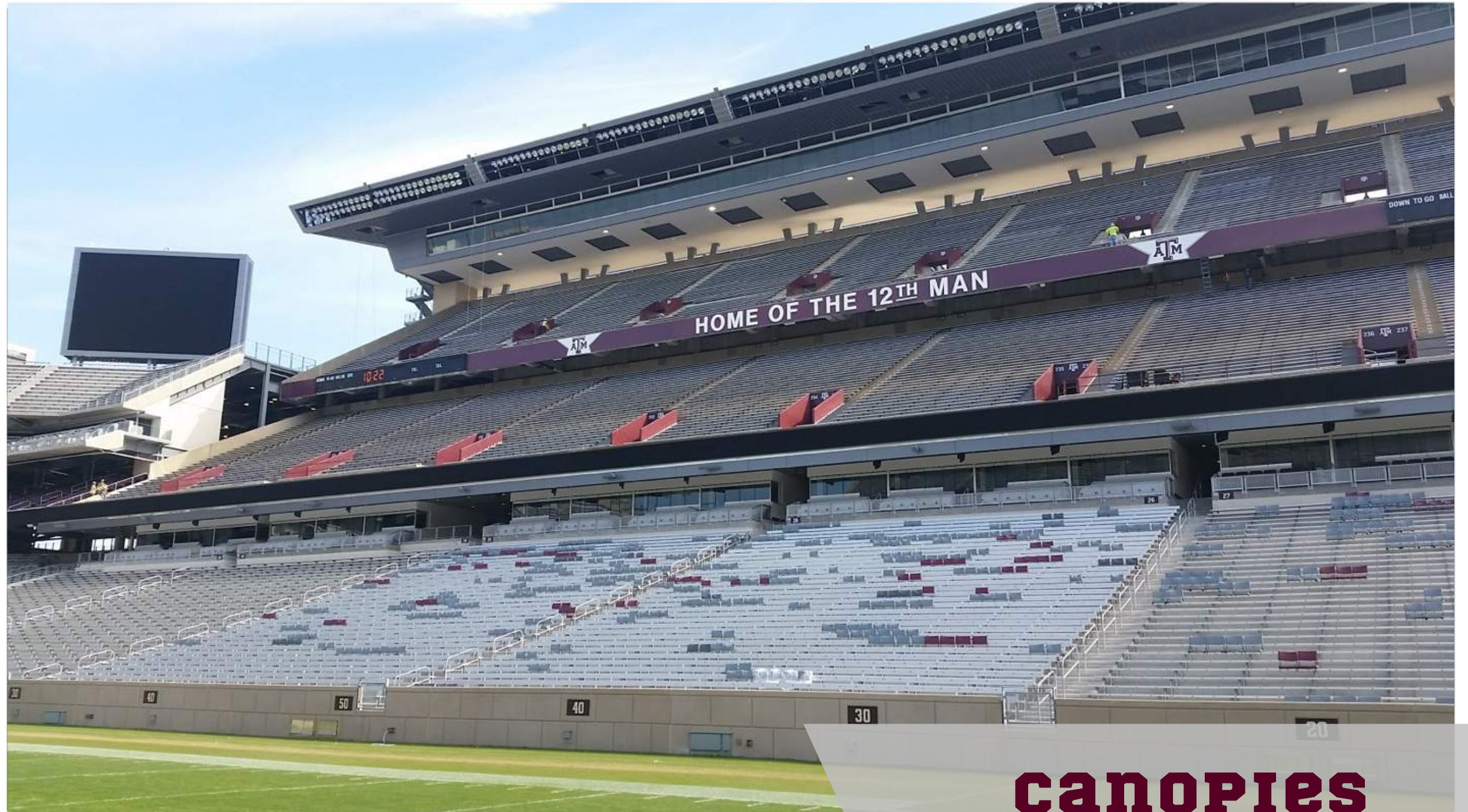


canopies

DESIGN/VISION

**INCREASE
INTIMIDATION**

.....



canopies

DESIGN/VISION

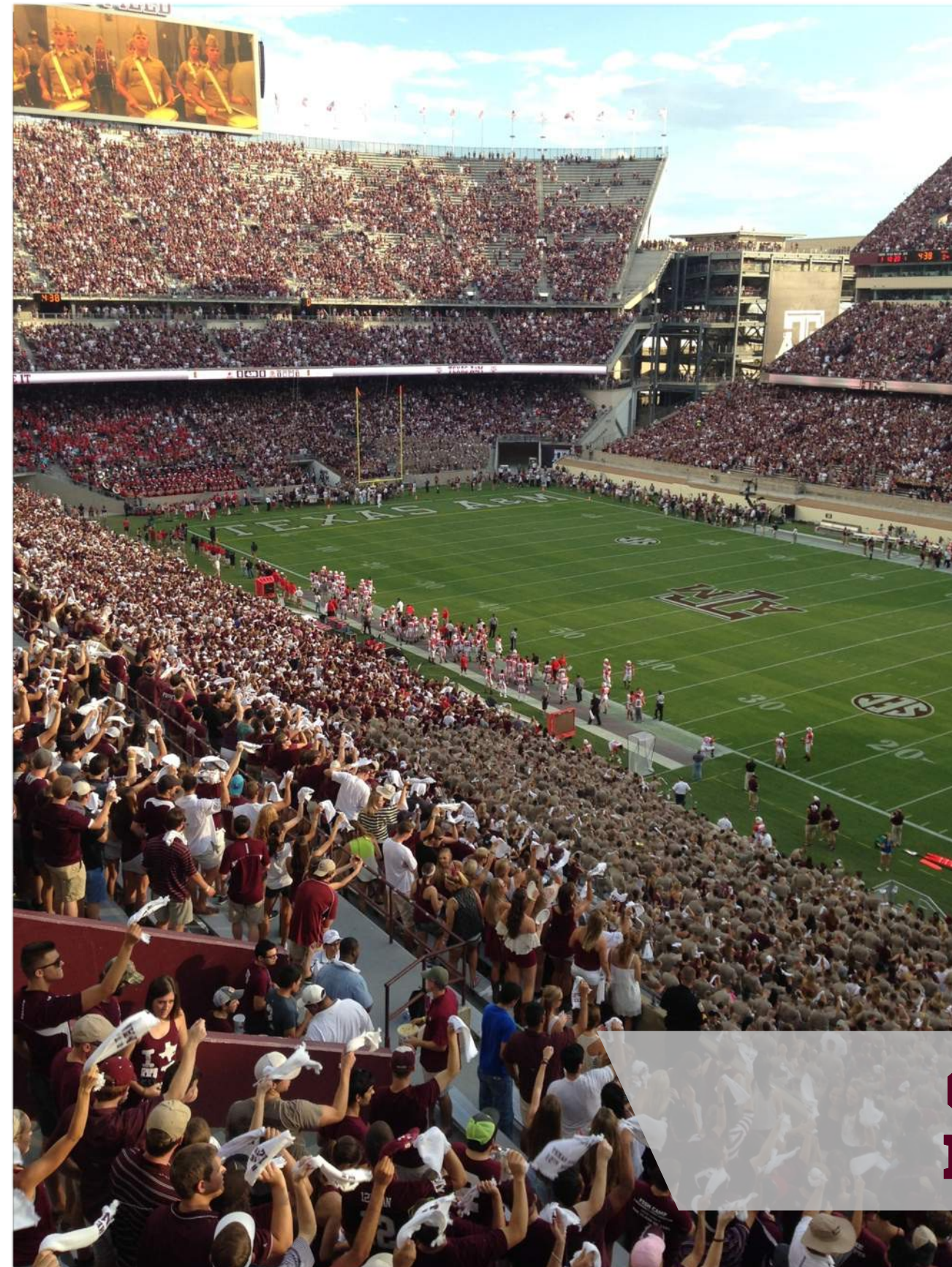
**CREATE DIFFERENT
EXPERIENCES**



**STUDENT
seating**

DESIGN/VISION

**CREATE DIFFERENT
EXPERIENCES**



**General
PATRONS**

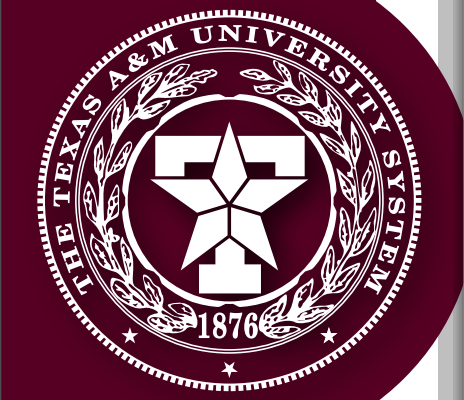
DESIGN/VISION

**CREATE DIFFERENT
EXPERIENCES**

.....



LOGE

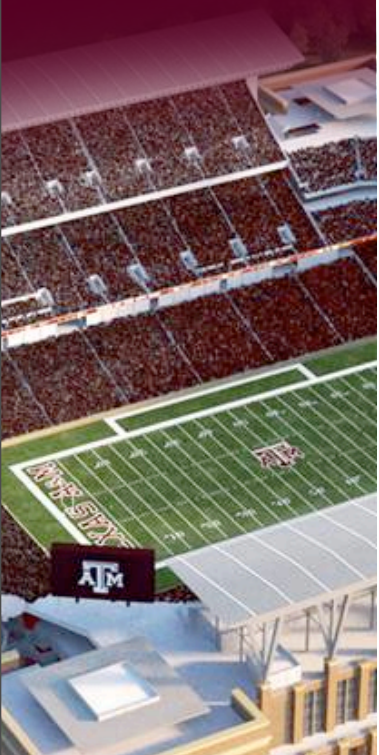


DESIGN/VISION

**CREATE DIFFERENT
EXPERIENCES**



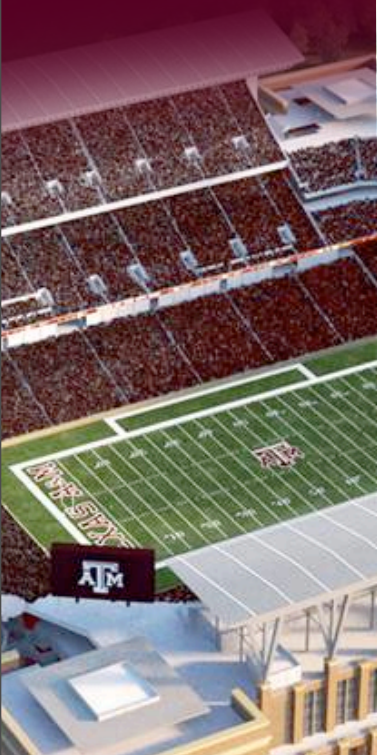
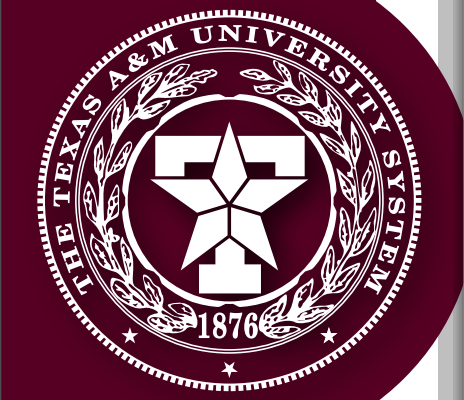
LOGE



EAST SUITES



EAST SUITES



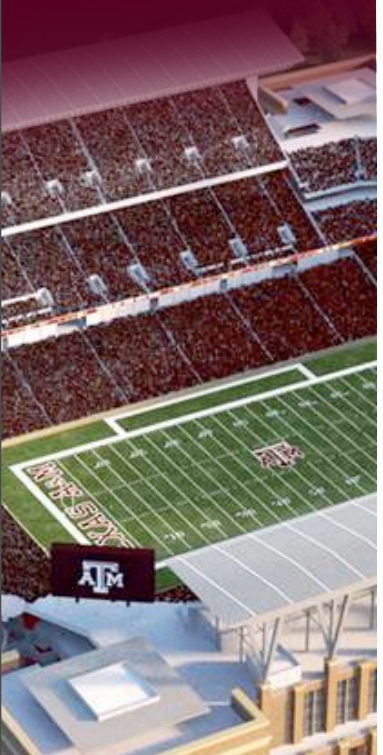
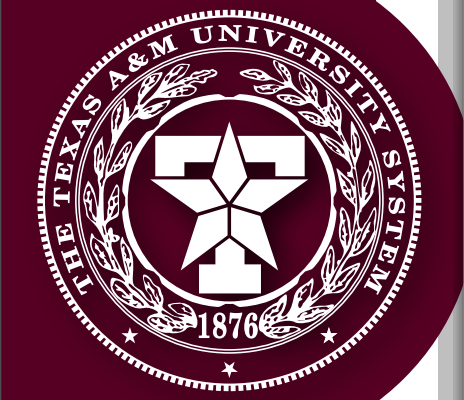
DESIGN/VISION

**CREATE DIFFERENT
EXPERIENCES**

.....



**West Suite
Levels**



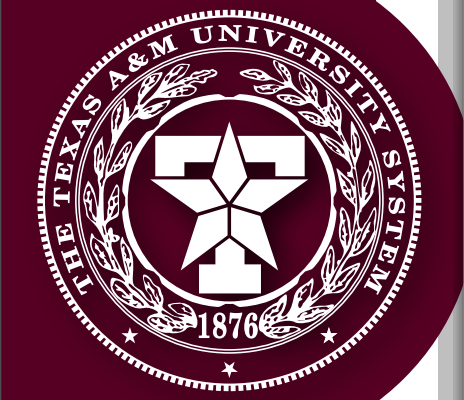
DESIGN/VISION

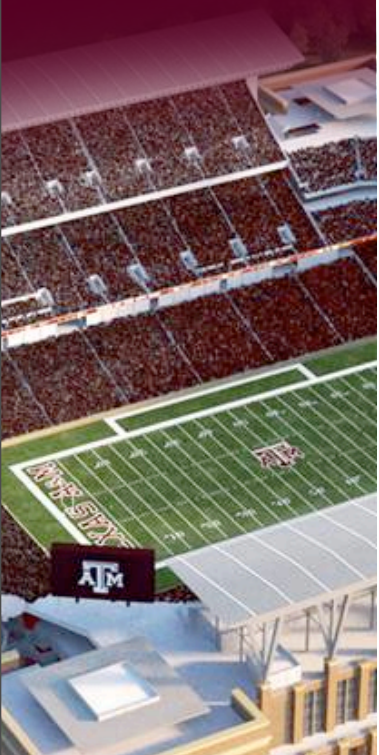
**CREATE DIFFERENT
EXPERIENCES**

.....



**West Suite
Levels**





**West Suite
Levels**



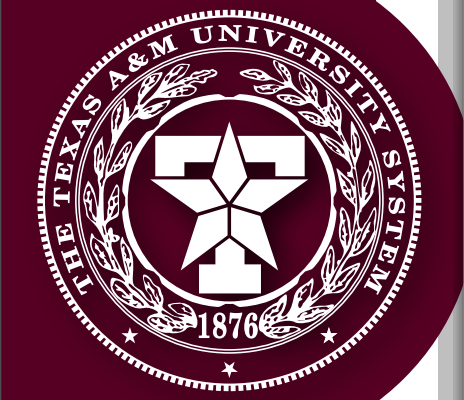
**West Suite
Levels**

DESIGN/VISION

CREATE DIFFERENT EXPERIENCES



CLUB SEATING

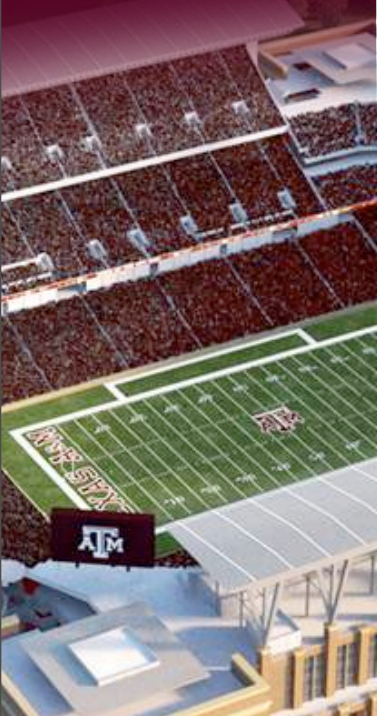


DESIGN/VISION

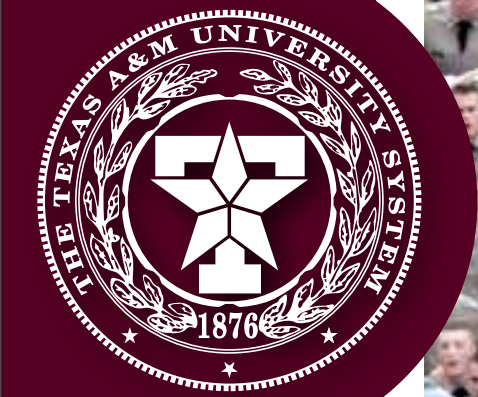
**CREATE DIFFERENT
EXPERIENCES**



**SRO & GROUP
SEATING**



DESIGN/VISION

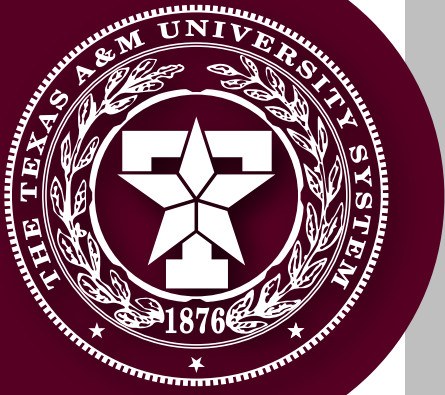


UNIFIED EXPERIENCES



TOILETS





BEFORE



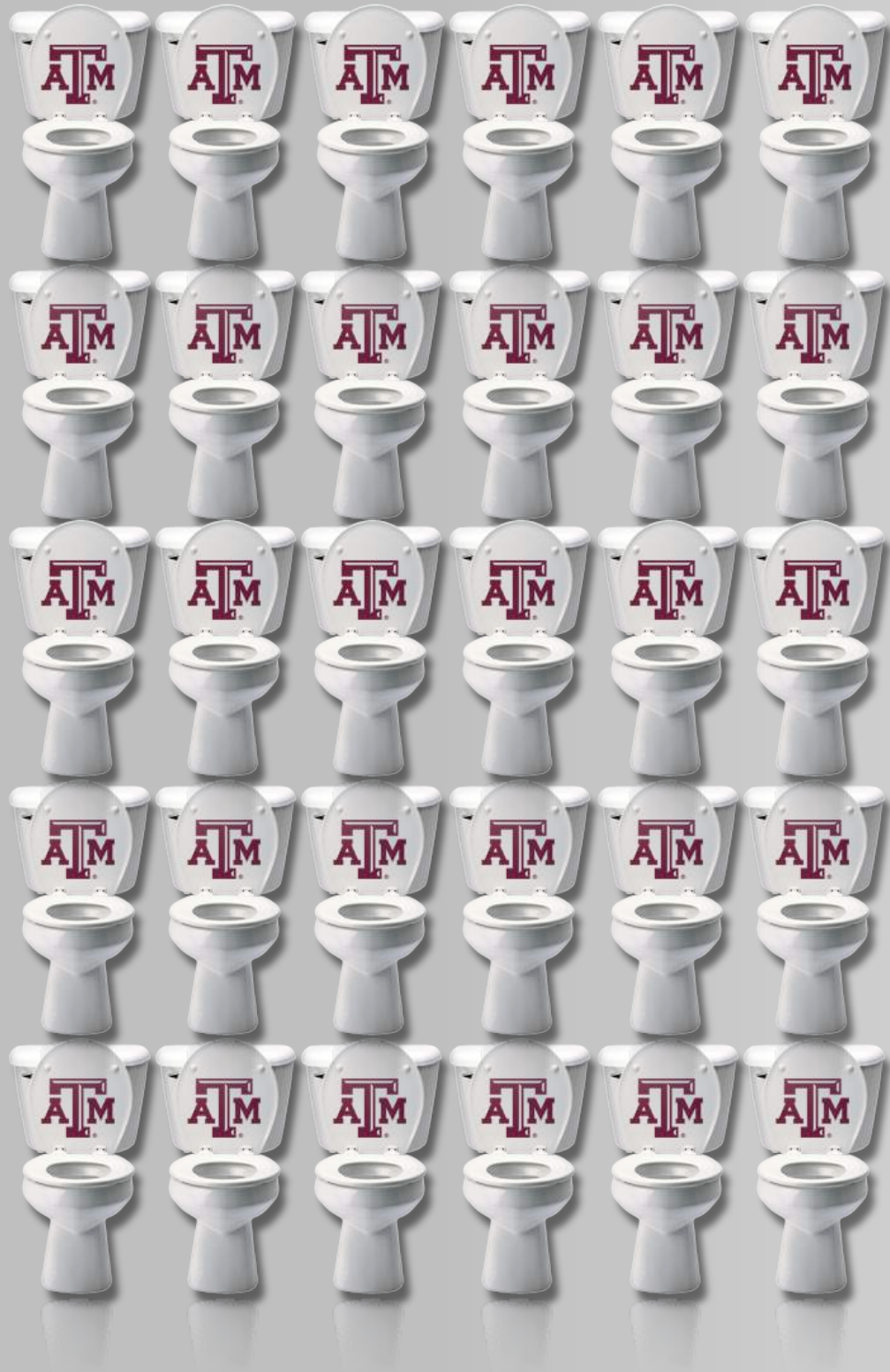
AFTER

ADDED

5x

THE NUMBER OF
men's and
women's TOILET
FIXTURES

TOILETS



ADDED OVER

30

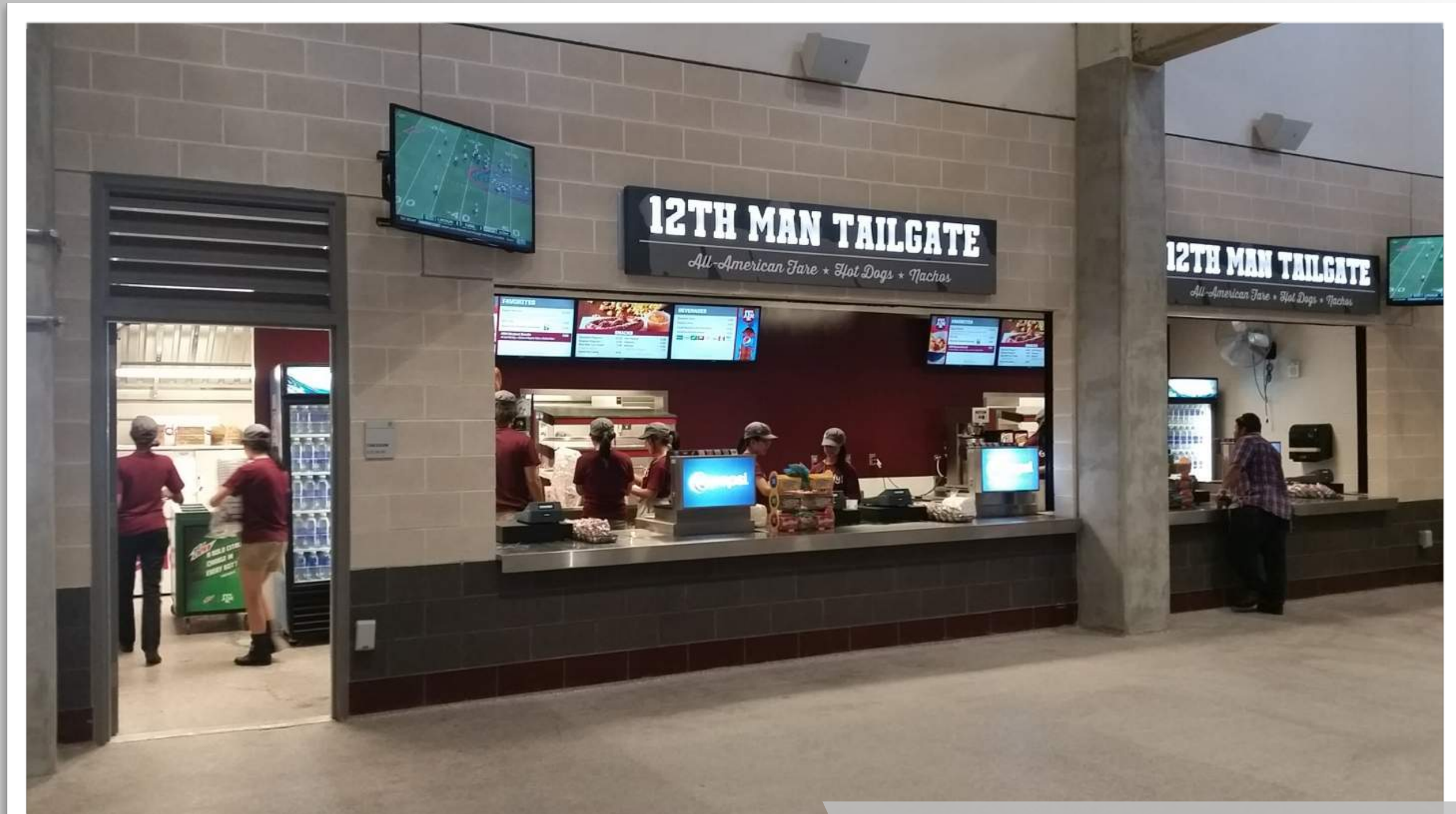
**FAMILY OR
SINGLE USE
TOILETS**

TOILETS



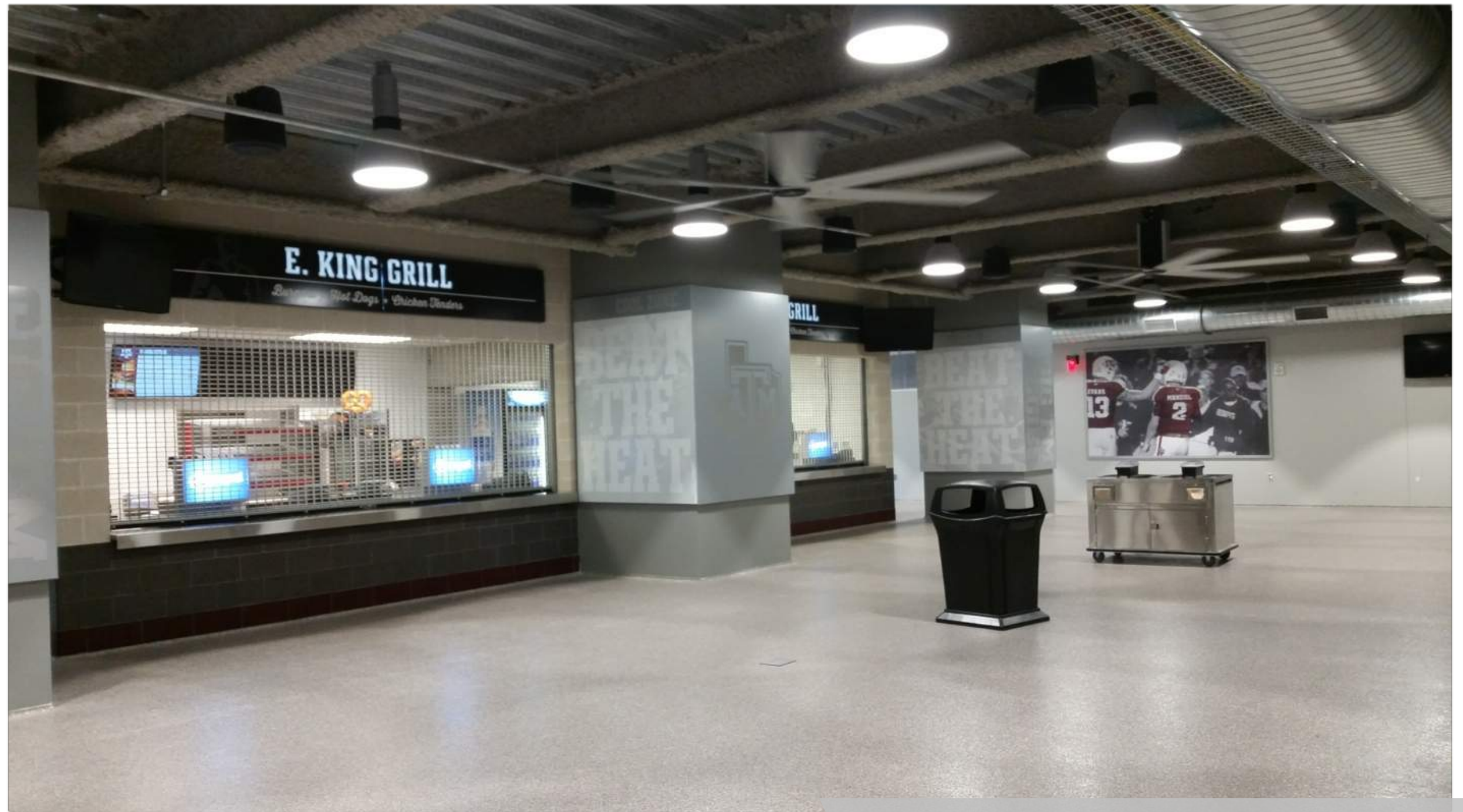
DESIGN/VISION

IMPROVED FACILITIES



concessions





COOL ZONES





VIDEO BOARDS

DESIGN/VISION

HI TECH IMPROVEMENTS



**DISTRIBUTED
SOUND**



VIDEO BOARDS

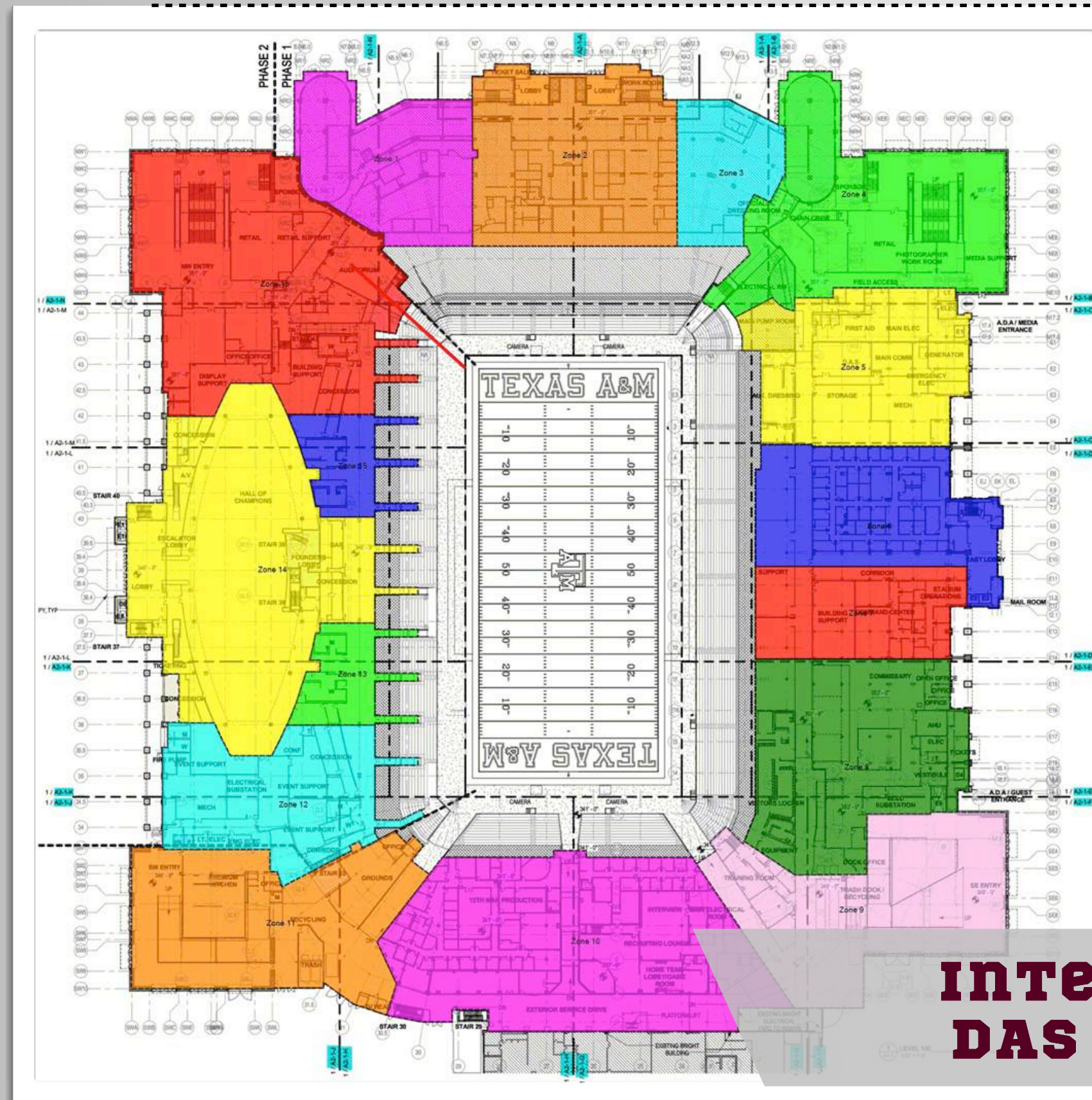




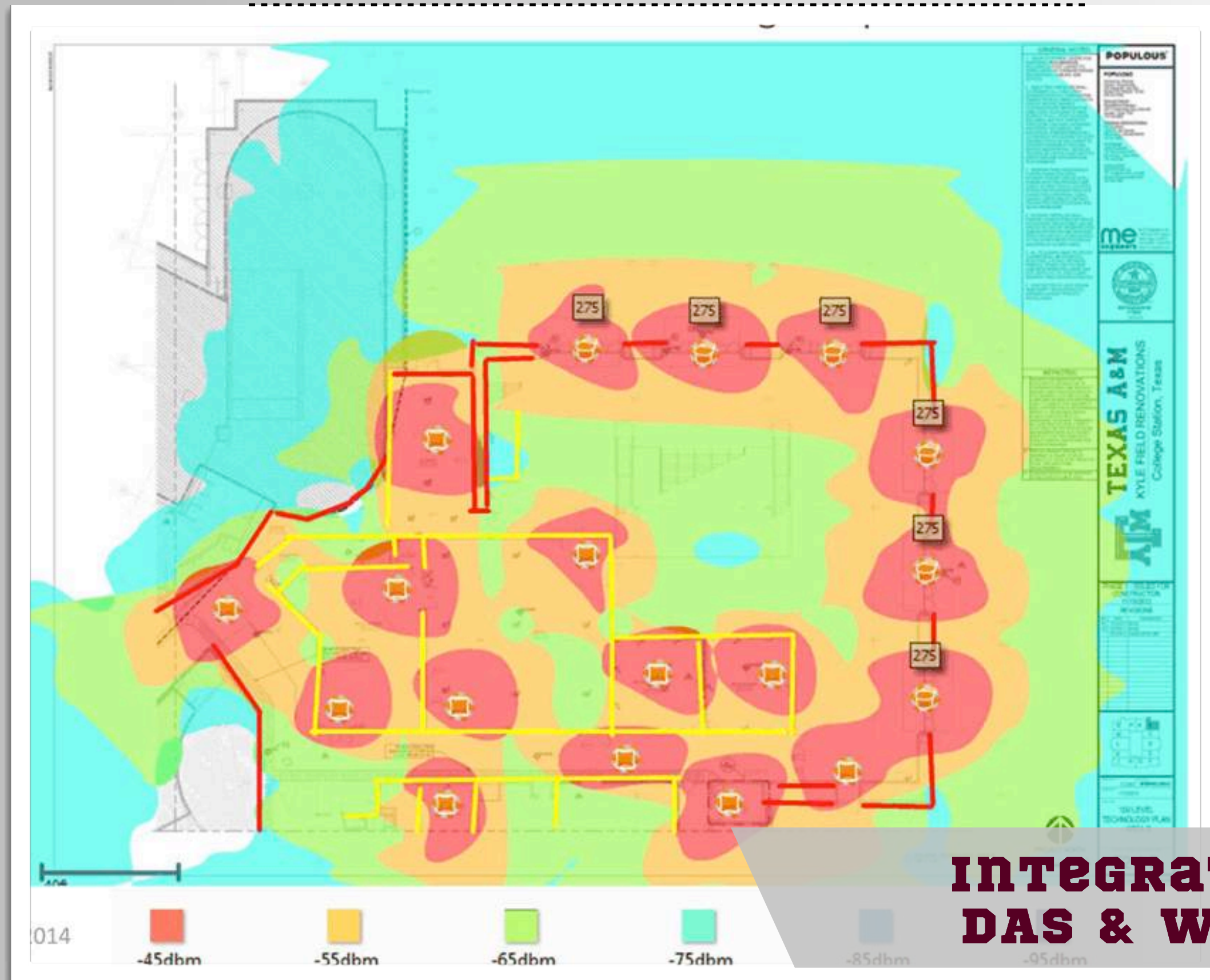
**TVS & DIGITAL
MENU BOARDS**



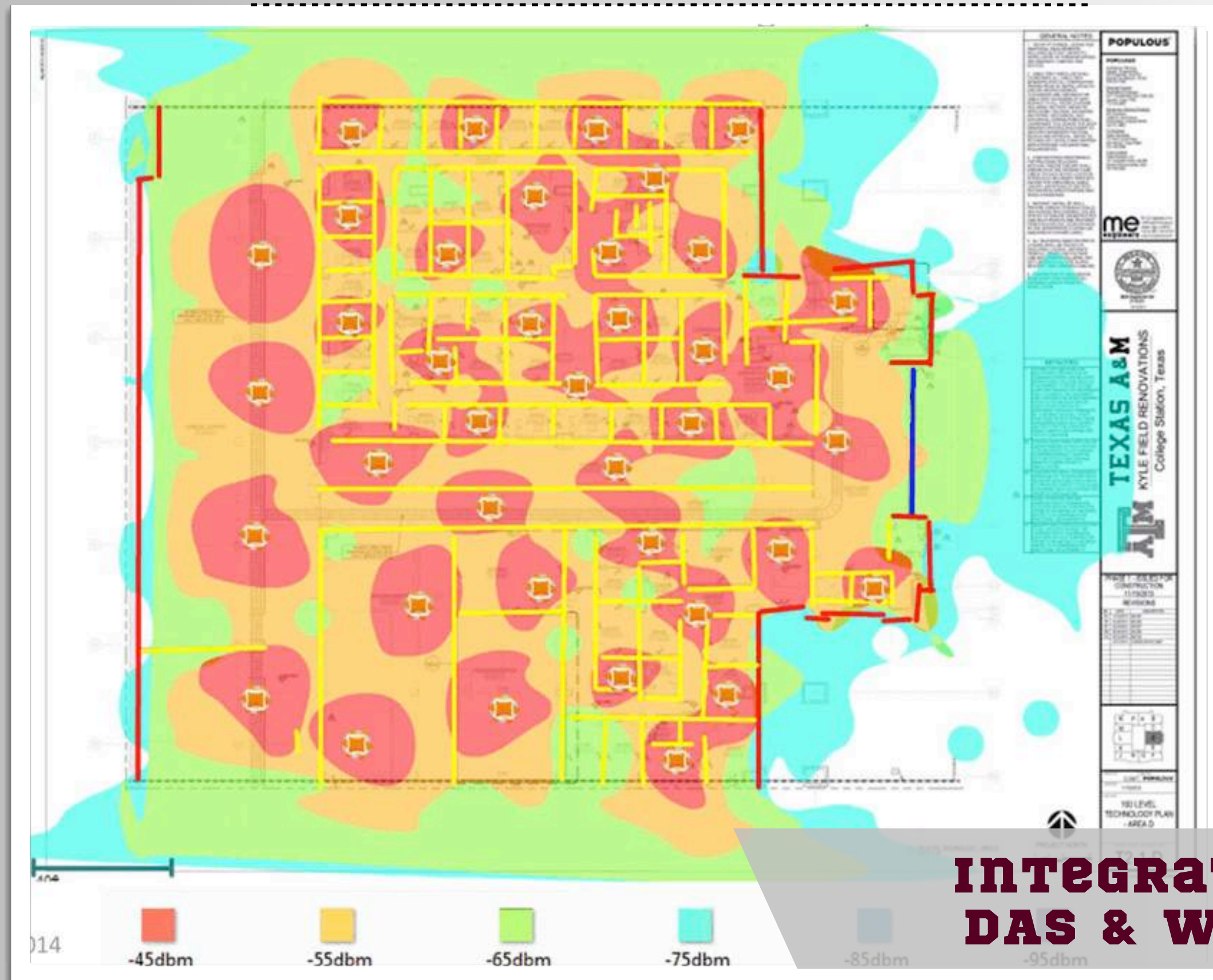
HI TECH IMPROVEMENTS



**Integrated
DAS & WIFI**



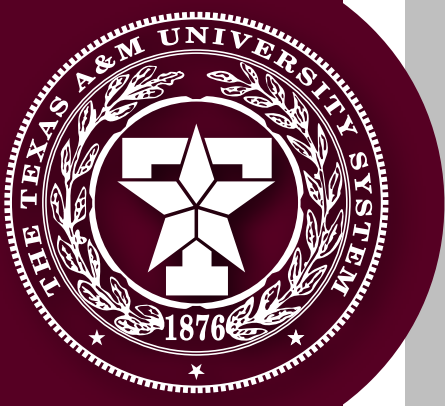
**INTEGRATED
DAS & WIFI**



**INTEGRATED
DAS & WIFI**

CREATE THE MOST
FORWARD-LOOKING
ITERATION OF

COLLEGE
FOOTBALL





PROJECT INTEGRATION



Paul Hawryluk

Sr. Program Manager

PCRK



CHALLENGES: FROM \$50M TO \$450M

- ★ **UNDERSTANDING SCOPE
and DURATION**
- ★ **UNDERSTANDING LIMITS
OF FP&C**
 - **Man Power**
 - **Building Type**
 - **Response Time**
- ★ **OPERATIONS and usage**



★ UNDERSTANDING STAKEHOLDERS and MANAGEMENT OF EXPECTATIONS

- Communication of Complete Scope
- Time for Inputs and Approvals
- Documentation and Sign Off



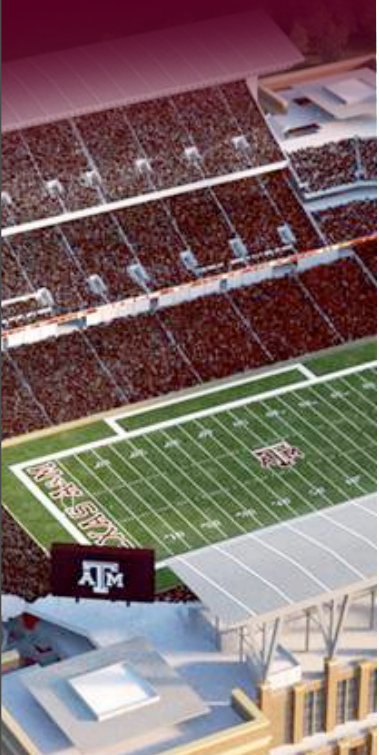
INTEGRATION: OUTSIDE PROJECT TEAM

- ★ **WORK as an extension of FP&C**
- ★ **SKILL SETS and SERVICES needed**
 - Stadium Design Review/Understanding
 - Large Venue Cost Analysis
 - Inspections and Acceptance
 - Construction Auditing
 - Technology Integration
 - Procurement
- ★ **TURN – KEY SOLUTION THAT MUST UNDERSTAND TAMUS MANAGEMENT PROCESS**



QUALITY ASSURANCE APPROACH

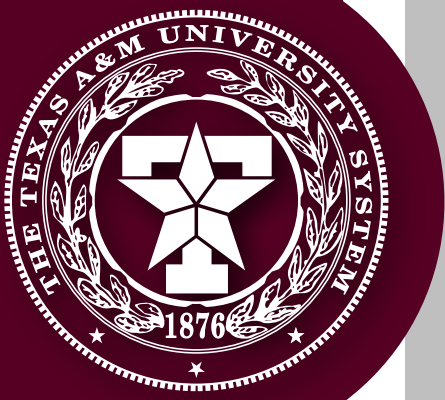
- ★ **UNDERSTAND HOW THE PROJECT WILL BE BUILT**
- ★ **UNDERSTAND THE STATE OF CONSTRUCTION DOCUMENTS**
- ★ **communicate and manage DIRECTION, WORKING PARAMETERS, and DETAILS**
- ★ **TRUST BUT VERIFY mentality**



- ★ **PEER REVIEW and CONSULTING**
- ★ **INSPECTION, TESTING, and ACCEPTANCE**

- Mechanical Review
- Structural Review
- Geotechnical Review
- Building Envelope Review
- Operational Consulting

- ★ **PROVING CONCEPTS and MOCKUPS**



★ FAST TRACK and STATE PROCUREMENT

- Testing Firms
- Food Service
- Furniture, Fixtures, and Equipment
- Technology

★ COORDINATION/ INTEGRATION OF VENDORS

- Just in time mentality



CONSTRUCTION LOGISTICS



Greg McClure

Construction Project Director
Manhattan-Vaughn



- ★ **TEXAS EDUCATION CODE
CHAPTER 51**
- ★ **COMPLETE BID PACKAGES**
- ★ **FILL IN THE BLANKS –
FINAL INTENT**
- ★ **PREBIDS/MIXERS**
- ★ **TEAM INTERVIEW PROCESS**



- ★ **BEGIN enrollment**
- ★ **FULL OCIP Manual ISSUED**
- ★ **ADMINISTER PLAN**
- ★ **SUBCONTRACTORS
INSURANCE CERTIFICATES**



LESSONS LEARNED





Q & A





THANK
YOU!
(AND GIG 'EM!)



Seminar Evaluation

We hope you enjoyed this session...

Please take a moment to complete the evaluation form. Thank you!

