UALBANY ATHLETICS AND RECREATION MASTER PLAN

November, 2004

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The purpose of the UAlbany Athletics and Recreation Master Plan is to provide a design and planning framework for the University to implement the Department of Athletics and Recreation's mission over the next 10 years. The Master Plan defines site and building improvements and identifies new athletic and recreation facilities within the existing campus fabric. It also outlines phasing and identifies costs associated with the Athletics and Recreation Master Plan.

The planning process for the Master Plan began in January of 2004 with the Department of Athletics and Recreation and the Office of Facilities Management. Over a ten month period the Master Plan was developed, approved and presented to the University's campus administration in October of 2004.

Master Plan Study Area (Highlighted, 2000)

Existing PE and RACC Buildings Looking North to Podium (Pre Science Library, 1990's)

"The University at Albany Department of Athletics and Recreation will provide a NCAA Division I intercollegiate athletics program for men and women committed to support the educational mission of the University. The department will strive to achieve excellence within intercollegiate competition at the highest level with deference to a continued commitment to fairness and integrity."

UAlbany Athletics and Recreation Mission Statement

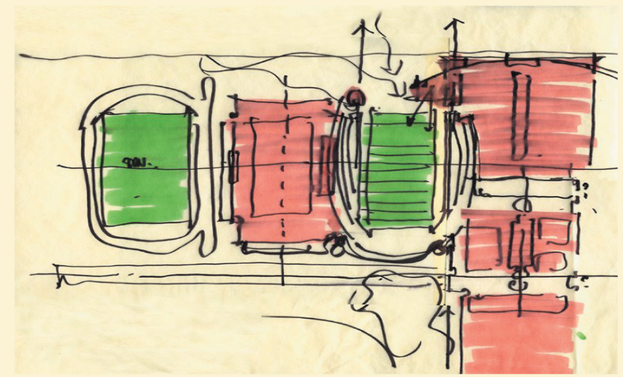
The role of athletics and recreation at UAlbany is evolving in new directions as participation in NCAA Division I programs continues to evolve and grow in status and reputation on and off the field. Today, with changing demands in athletics and recreation the existing needs and future needs of the University cannot be adequately met in the University's existing Physical Education (PE) building, Recreation and Convocation Center (RACC), stadium, and several natural turf fields as they are now configured. The present shortfall in adequate space can only worsen as the University attempts to meet its projected enrollment growth and program improvements at the Division I level over the next 10 years. The Athletics and Recreation Master Plan is the first step in meeting the challenges before the Department of Athletics and Recreation.

The Design Team, in conjunction with members of the Department of Athletics and Recreation and the Office of Facilities Management developed the following goals and objectives for the Athletics and Recreation Master Plan. These goals and objectives were used as key decision making criteria to determine the final Master Plan recommendations.

Strengthen the Campus
The Athletics and Recreation Master Plan should integrate future growth plans of the University. "Design Principles" established in the University's 1998 Campus Master Plan should be used as starting points to guide the design development of the proposed Master Plan and strengthen the overall campus framework originally established in 1964.

Enhance the Collegiate, Regional and Community Experience
The Master Plan must interpret the University's academic, athletic and social vision, and develop athletics and recreation facilities that are functional and aesthetically consistent with other university facilities. The athletic and recreational facilities must be safe and comfortable for student-athlete participants, improve the spectator experience, and strengthen the ties between campus and community.

Improve Athletics and Recreational Programs
The Master Plan should address and meet the future programmatic needs of the Department of Athletics and Recreation which is competitive with peer institutions, strengthens the recruitment and retention of student athletes, expands and improves the quality of student recreational programs and can be phased and implemented over time.



Summary Description

Planning and Design Recommendations

Phasing

Building Layout

Summary Description

In the future, UAlbany's campus will be distinguished by a greatly improved and well defined athletics and recreation sports complex. It will be located directly south of the existing Podium and extend to Western Avenue. The athletics and recreation sports complex will play a prominent role within the existing campus fabric, contribute to its overall campus image and strengthen its relationship to the surrounding Albany, New York community.

The central organizing idea of the UAlbany Athletics and Recreation Master Plan is the arrangement of pedestrian circulation, which links all of the major building and site program components. The new buildings and fields, set in strategic locations, provide significant architectural and campus open space opportunities. Access to these athletics and recreational venues is provided by a strong pedestrian walk network, carefully positioned vehicular access, drop-off and strategic parking locations.

The UAlbany's Athletics and Recreation Master Plan key components are illustrated (opposite) and summarized as follows:

1. **Stadium -** The stadium will provide a seating capacity for 14,000 spectators with expansion capability of up to 24,000 seats. Football, lacrosse and soccer events will be accommodated on the field. The field will also be covered with an air-supported structure during the winter months. The air structure would be removed during the regular game season. The stadium will include a press and coach platform, private boxes and a reception room. Concessions and toilet facilities will be integrated into the seating on both sides of the field.

2. **Track -** The nine-lane, 400-meter outdoor track will accommodate a total of 3,500 seats as well as a press box and storage facilities. The natural turf soccer field inside the track will host track and field events with practice javelin, discus, hammer and shot put areas adjacent to the track.

3. **Synthetic Turf Fields -** The fields will consist of a competition NCAA lacrosse field and a synthetic turf field for field hockey. Lacrosse events will accommodate 2,000 spectators while field hockey will have a 500 seat capacity. A press box, concession and field maintenance facilities will be shared by each venue.

4. **Tennis Courts -** Fourteen paired courts will serve athletic and recreational use. Temporary and informal seating located on the west side of the courts will be integrated with the Indian Quad pedestrian promenade, which will link the Podium to the PE and RACC buildings.

5. **Multi-Purpose Student Recreational Facility -** This new facility will house a 200-meter banked track with an internal link to the existing PE building. The Multi-Purpose Student Recreation Facility will house uses such as fitness, basketball and volleyball. In addition, a climbing wall will be located in this facility.

6. **Multi-Use Practice Facility -** A new indoor facility will house a 120 x 75 yard practice field with athletic and recreational support facilities.

7. **Turf Field Stadium -** The Natural Turf Field Stadium will consist of an NCAA competition soccer field. There will be 2,500 spectator seats located on the east side of the field. A dedicated press box and concession area is integrated into the spectator seating. Field management facilities will be shared with the adjacent baseball field.

8. **Practice Fields -** The outdoor practice fields will consist of football, soccer and lacrosse. An additional remote practice field will be located east of University Drive East.

9. **Baseball -** The baseball venue will provide seating for approximately 2,500. This venue will also include concessions and toilet facilities integrated into the seating area. The dedicated press box behind home plate will connect the Indian Lake overlook/amphitheater to the baseball spectator seating.

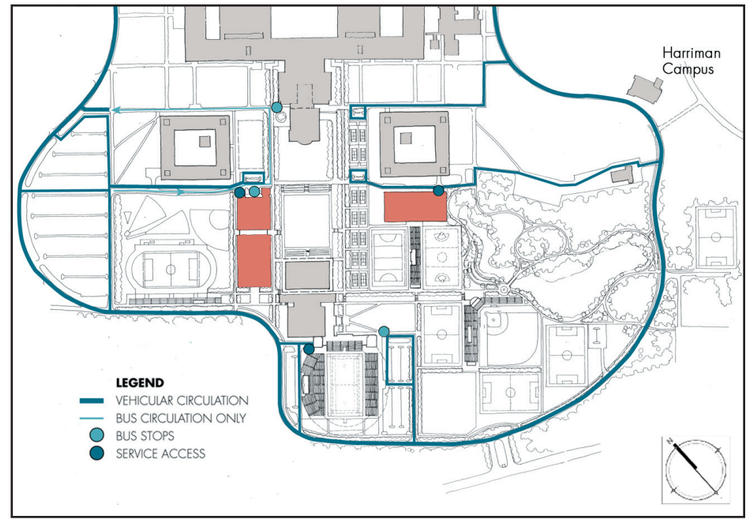
10. **UAlbany Bowl and Cross Country Trails -** Landscape improvements north of the PE building will transform this area into the UAlbany Bowl, serving recreational and campus open space uses. A turf embankment and stepped seating will surround the 300' x 300' sunken lawn, and will be framed by the Dutch and Indian pedestrian promenade walkways. The cross country trails surrounding Indian Lake will be upgraded with a crushed stone surface and extend by way of a new pedestrian bridge. This bridge will allow pedestrian connection east to the remote practice field and future connector road to the Harriman Campus.

11. **PE Building -** The Physical Education Building will undergo renovations to existing spaces including new lockers, academic classrooms, training rooms and office spaces. It will also be linked to the Multi-Purpose Student Recreational Facility.

12. **RACC Building -** Approximately 160,000 SF will be included for new and renovated spaces at the Recreational and Convocation Center building, including new weights/fitness areas, locker rooms, sports medicine and athletic offices. This expansion will phsically link the RACC to the Stadium facilities.


PODIUM
LIFE SCIENCE
CAMPUS CENTER
SCULPTURE STUDIO
DUTCH QUAD
SCIENCE LIBRARY
INDIAN QUAD
CAMPUS LOOP ROAD
UPD
PHYS. ED.
R.A.C.C.
2-UP
E. PARKWOOD STREET
WESTERN AVENUE
1.
2.
3.
4.
5.
6.
7.
8.
9.
10.
11.
12.
EXISTING BUILDINGS
PROPOSED BUILDINGS
0' 50' 100' 200' 400'

As part of UAlbany's Athletics and Recreation Master Plan, the following planning and design recommendations support its overall goals and objectives. These planning and design recommendations establish broad criteria for development and implementation of the Master Plan. The recommendations do not dictate specific design elements, but rather highlight a set of conditions that respond to the existing campus context and future goals of UAlbany's Department of Athletics and Recreation.

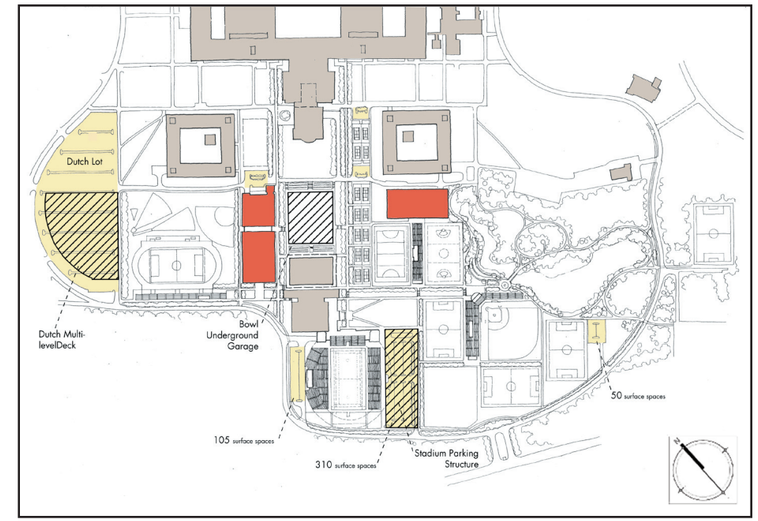


Vehicular Circulation

The existing University Drive will be maintained as the primary vehicular circulation surrounding the UAlbany Athletics and Recreation sports complex. Future improvements to the Western Avenue campus entry, Fuller Road approach and future connector road to Harriman Campus will facilitate vehicular access to the complex. Vehicular drop-off will be accommodated at designated points within the complex including the west and east sides of the stadium, the north side of the Multi-Purpose Student Recreation Facility, and the tennis courts.

A one-way campus loop road for bus traffic is recommended originating from the existing Dutch parking lot to the north side of the Multi-Purpose Student Recreation Facility. The dedicated bus lane would extend to the west side of the campus center and out to University Drive West. This one-way loop road will accommodate bus drop-off and designated vehicular traffic and service directly to the facilities.

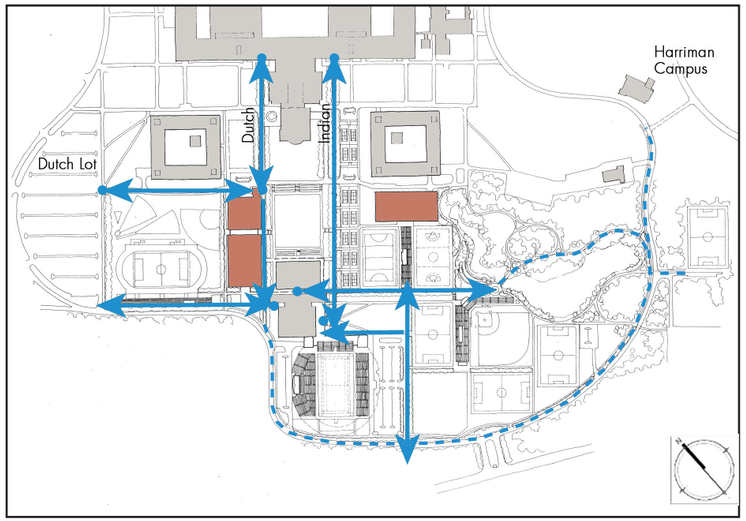
As indicated, the RACC service access road has been relocated on the south side of the building and will also serve the new stadium. Service access to the Multi-Purpose Student Recreation Facility and Multi-Use Practice facility is accommodated off of existing roads on the north side of each building.



Parking Strategies

The UAlbany Master Plan includes a series of surface parking lots to accommodate various athletics and recreational venues throughout the complex. There will be 310 surface spaces located directly east of the stadium with a bus drop-off area directly adjacent to the stadium. On the west side an additional 105 parking spaces accommodate direct access to the press box and designated spectator stadium seating. Another 50 surface parking spaces are located east of the baseball field accommodating campus/community field events and summer camp activities. A small surface lot is also located north of the Multi-Purpose Student Recreation Facility for direct access to the building. Other small parking lots located near the tennis courts will provide convenient access to these areas.

The Master Plan explores various options for structured parking including a stadium parking structure, an underground garage at the UAlbany Bowl and a multi-level deck located in the existing Dutch parking lot. The Dutch multi-level deck could accommodate an additional 1,000 parking spaces, concurrent with the UAlbany Athletics and Recreation Master Plan parking study for the entire campus. This overall campus parking study specifically evaluated existing parking locations, occupancy, planned changes and possible garage locations throughout the campus.

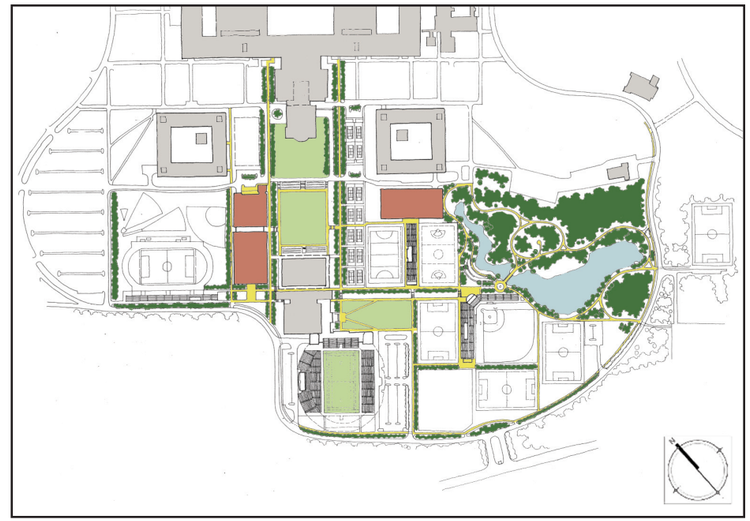


Pedestrian Circulation

An important component of the Master Plan is to integrate pedestrian circulation as a primary organizing element in the final plan. It is intended to connect to the existing north campus by providing direct pedestrian movement to and from building entry points and parking areas. It also allows dramatic approaches and visual access to the entire athletics and recreational complex.

Specifically, the north/south pedestrian routes have been identified as the Dutch and Indian pedestrian promenades. As such, the pedestrian promenades should be implemented with a consistent palette of site materials, including paving, seating, lighting and planting to strengthen the character in this area of campus and to be compatible with the north campus. The east/west walkway connecting the Dutch parking lot to the RACC and PE buildings should also be strengthened, and extend to the proposed Indian Lake pedestrian bridge. All the promenades and walks should be designed to accommodate service and emergency access to all venues.

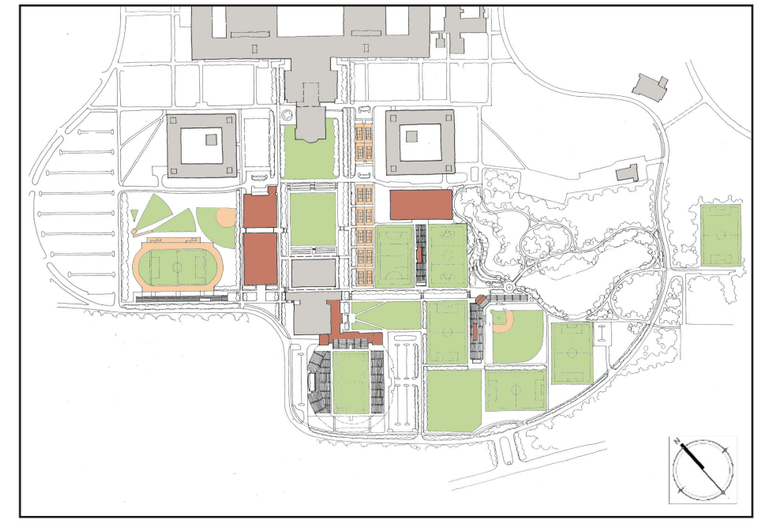
The Master Plan envisions the accommodation of safe, direct and pleasant pedestrian movement from the Podium, residential quads, campus center and other more remote locations (i.e. Harriman Campus) during athletic and everyday campus events.



Landscape Framework

The landscape should be integral with the phasing and implementation of the Master Plan. Aspects of tree size and plant beds should be carefully considered with respect to proportional relationships to the athletic and recreation buildings, roads, pedestrian promenades, topography, and environmental conditions. Given the mass and scale of the large footprint campus buildings and the expansive open spaces between them, the use of tall trees in rows and large clumps is recommended. The existing tree plantings on the north side of the campus are visually strong and provide a memorable and unified campus setting. This same treatment should be integrated when implementing the walks and landscape improvements throughout the athletics and recreational complex.

Implementation of the UAlbany Athletics and Recreation Master Plan should carefully consider topographic conditions in establishing both building and field elevations. The existing change of grade from the Podium to Western Avenue offers opportunities for sensitive building massing, floor to field connections, field protection from prevailing winds, and terracing for overlooks and spectator seating.

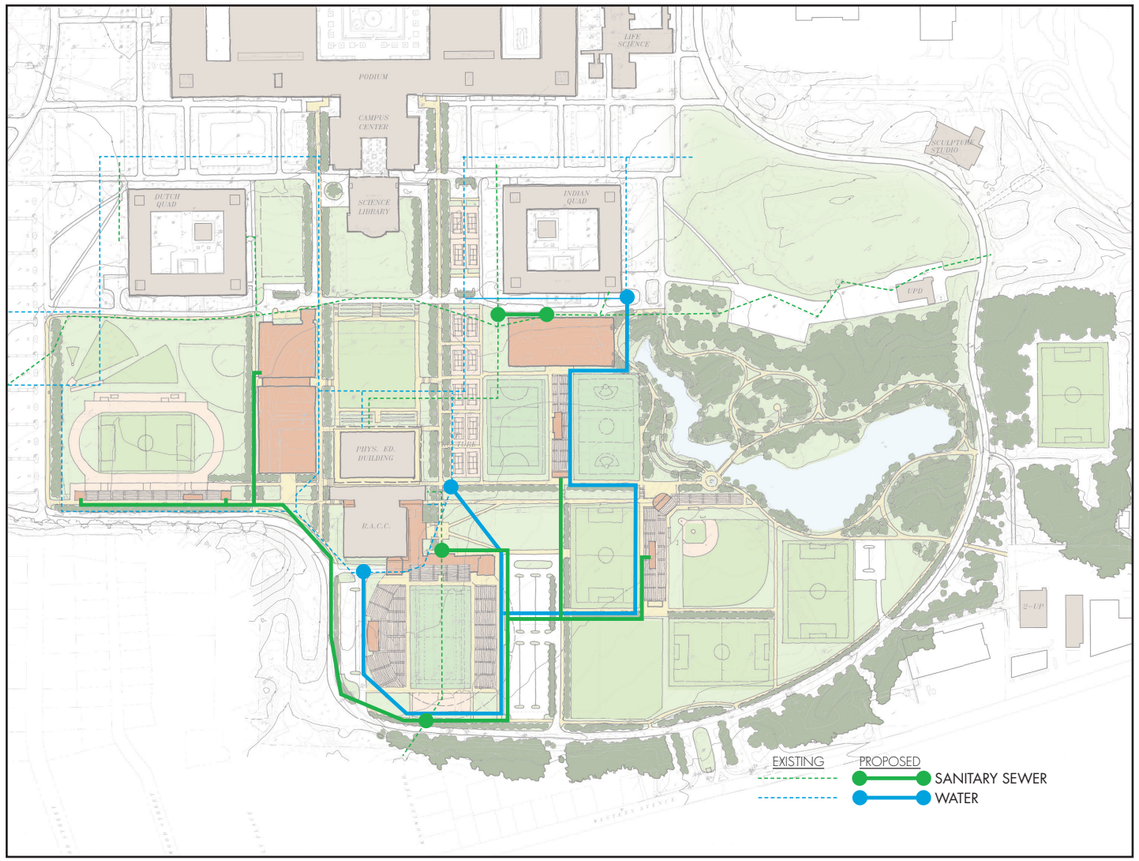


Buildings, Fields and Campus Open Spaces

Another key component of the Master Plan is siting of new buildings on the campus. Combined with program, functional relationships of new buildings to existing, and the siting of each building determine the spatial framework for the entire complex. Future building placement should consider the following recommendations including strengthening existing campus open space and framing new open space, improving campus edges and connections and adequately providing space for future programs and appropriate adjacencies (such as the Multi-Purpose Student Recreation Facility indoor track with the outdoor track). Mitigation of NW winds was also considered with the placement of new buildings and fields on south and east facing sides.

The Master Plan strives to organize fields and campus open space by transforming the existing bowl and connecting it to new outdoor fields and site amenities (such as Indian Lake overlook plaza and amphitheater). Framed by the Dutch and Indian promenades the UAlbany Bowl is intended to be a new important central open space accommodating recreational uses as well as large campus gatherings. The open lawn area east of the RACC also supports formal and informal gatherings welcoming visitors and spectators for activities such as tailgating and picnicking, etc. The fields are predominately oriented north/south for optimum solar orientation for field users and spectators.

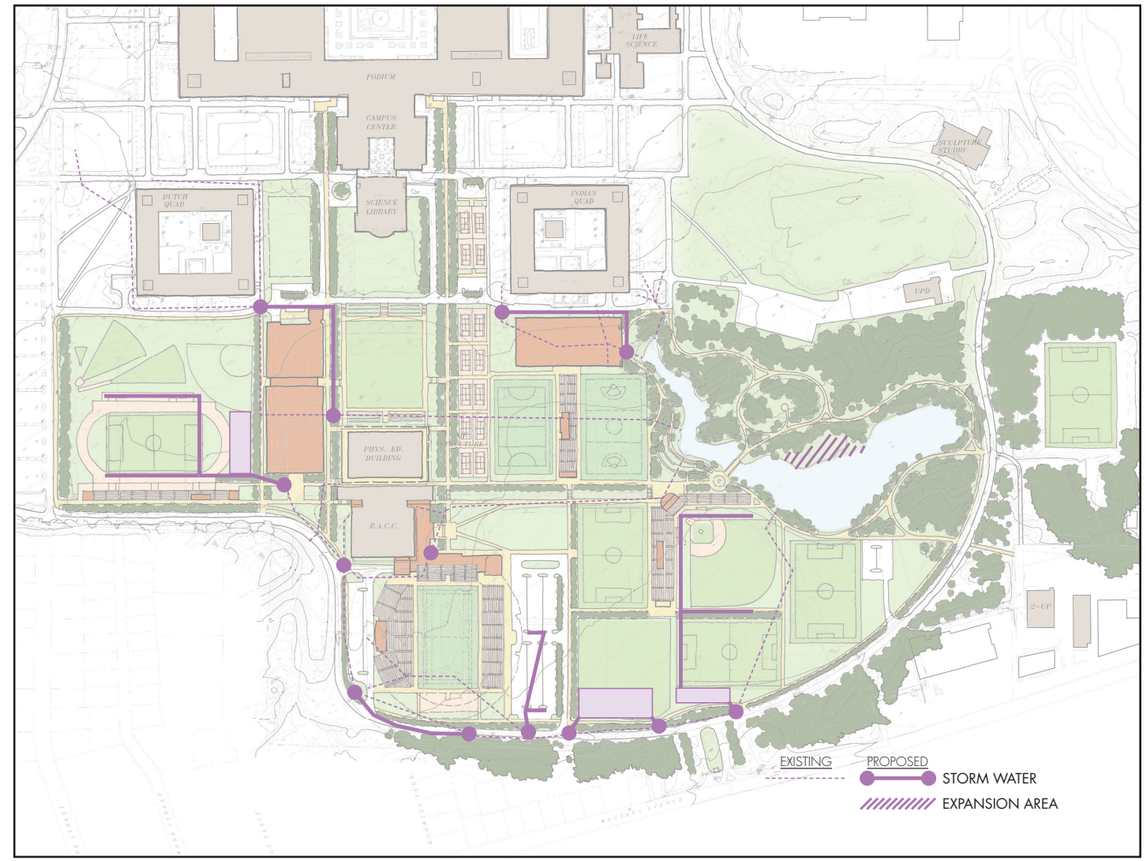
Together the interconnected athletic and recreation buildings, fields, and campus open spaces are intended to unite the entire campus, providing the students, faculty, staff and local community an attractive atmosphere in which to compete, recreate, relax, interact and engage in campus life activities.



Water and Sanitary Sewer

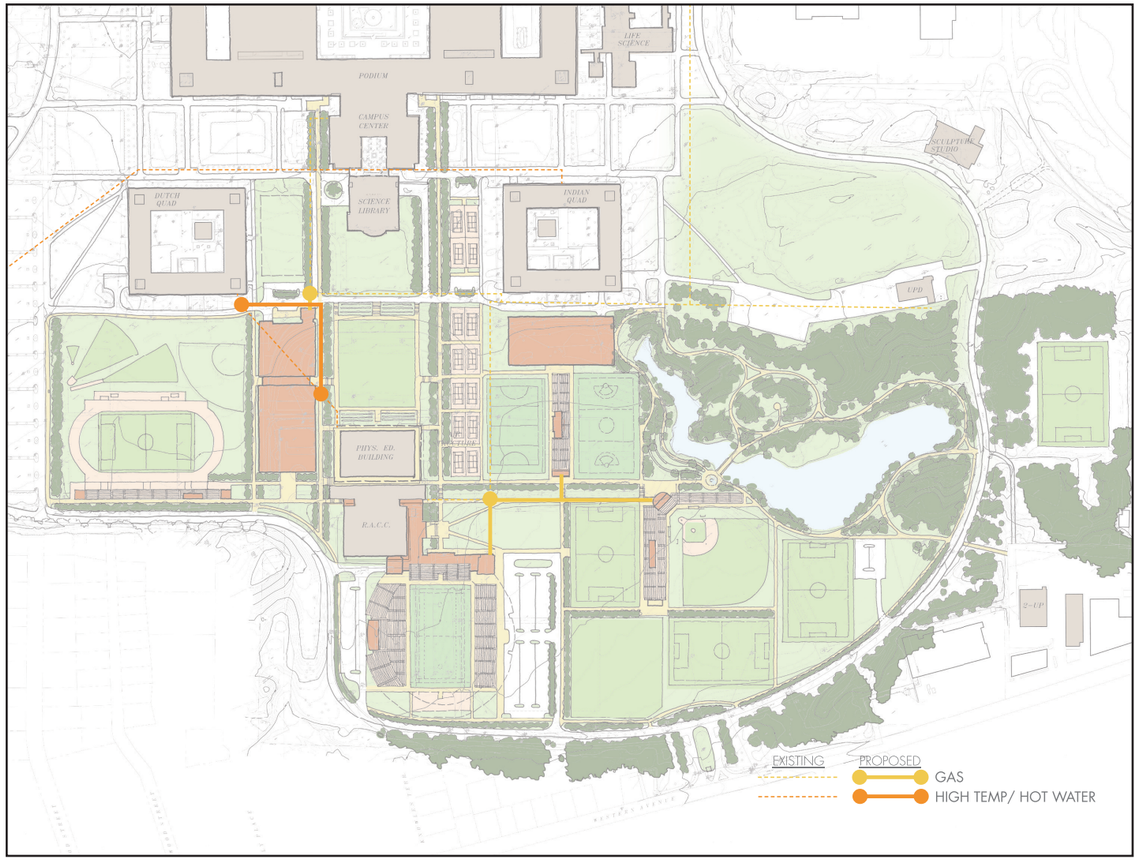
The existing water main that runs along the south and the east sides of the RACC conflicts with the core venue associated with the stadium. That line's alignment is proposed to be routed around the south end of the stadium, thereby allowing service to both the east and west sides of the stadium, additionally facilitating the extensions to venues east of the stadium. Extensions of the service for the baseball field and the synthetic turf fields are expected to be extensions from the relocated loop at the stadium, running to the east and turning to the north serving each site and ultimately looping back to an existing line near the southeast corner of Indian Quad.

The sewer collection system relocations will include a portion of the east/west aligned trunk on the south side of the Indian Quad needed due to the conflict with the location of the Mulit-use Practice Facility, and the relocation of the service line to the RACC, which is located in conflict with the stadium field. Extensions of service are all extensions to the local sewer district service area and extend from the perimeter road south of the stadium. From that location the service will extend to the west serving the west side of the stadium and continuing generally along University Drive to serve the Multi-Purpose Student Recreational Facility and continuing along the road alignment to serve the track venue. Additionally, service will extend to the east and north providing service for the baseball and the synthetic turf field's toilets and concessions.



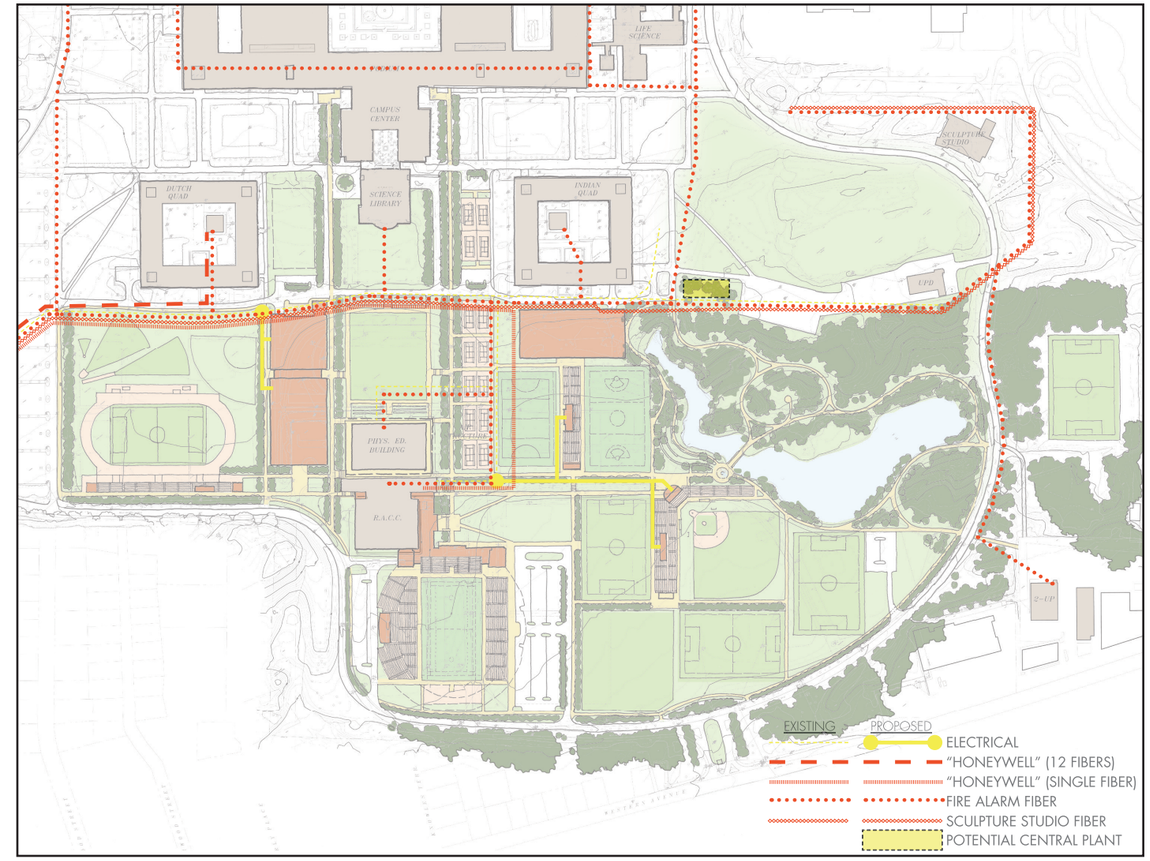
Storm Water

As a result of the changes to the sports field surfaces and the addition of impermeable roofs and parking areas, modifications to the storm water collection and management systems will be necessary. For those drainage network areas served by Indian Lake, it is expected that additional management capacity would be added by grading adjustments on the north side of Indian Lake. Such grading would allow for an increase in the Lake's capacity without raising the flood elevation of the Lake. For the remaining programmatic additions of the Master Plan it is expected that subsurface detention and infiltration systems will be built as part of the construction in field areas and adjacent to buildings. The areas for this increase in detention and infiltration are two areas on the south (down gradient) side of the Outdoor Practice Fields, and on the east end of the track venue on the west side of the Multi-Purpose student Recreational Facility.



Gas and High Temp/Hot Water

Gas service is anticipated to be extended to serve the stadium, core venue, synthetic turf fields, and the baseball field from the service lines located on the east side of the RACC and PE Building. Gas service to the Multi-use Practice Facility and the Indoor Multi-Purpose Student Recreational Facility will be from existing service lines on the north side of those buildings. The central plant high temperature hot water distribution line will need relocation to accommodate the Multi-Purpose Facility.



Electricity and Telecommunications

Both the electrical distribution and the campus telecommunications systems will require extensions to the new and reconstructed buildings and facilities. New building locations are not in conflict with major telecommunication trunk lines. Certain outdoor fields are overlapping with telecommunications lines, and the requirements for relocation will evolve as part of the Master Plan implementation. The two areas where the extent of relocations are unknown are in the areas of the Field Hockey synthetic turf field where the Honeywell fiber line appears to run in the area of the proposed field, and in the area of the tennis courts where the fire alarm fiber line appears it may be within the tennis courts limits along the east side.

Projected Utility Loads

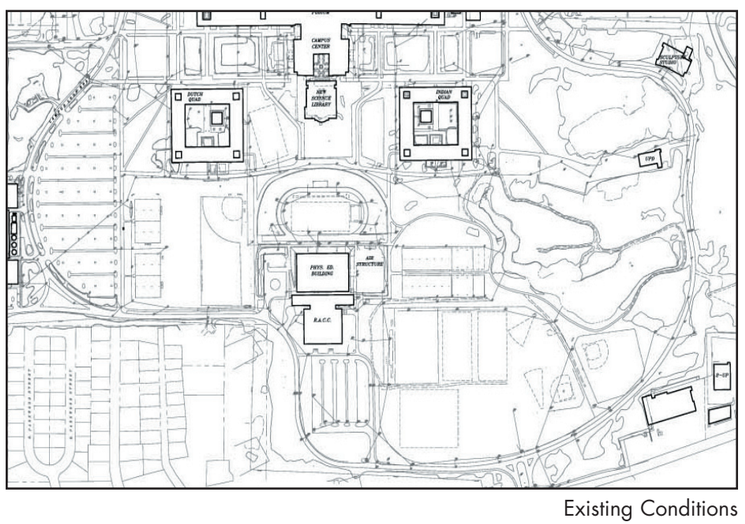
As part of the UAlbany Athletic and Recreational Master Plan study, projected utility loads have been estimated based on the proposed program and typical load factors for such buildings and uses. This study did not investigate the existing campus utility plant infrastructure beyond that described above. The intended use of this information is to provide an initial estimate of possible added loads to the campus in determining if existing utility plant infrastructure will meet the needs of the proposed program. Should the loads anticipated by the Master Plan require an additional central plant, it is anticipated that the site for such a facility would be located inside University Drive and at the northwest end of the Indian Lake. Refer to the projected utility loads worksheet in the Appendix.

Master Plan Phasing

The UAlbany Athletics and Recreation Master Plan is a long term strategy for the University's athletics and recreation programs with an understanding that implementation of the various components will likely occur over a period of 10 years. The timing and schedule for the design and construction of specific work is beyond the scope of this report, however, strategies for phasing the various work have been studied and recommendations have been outlined within this report.

The phasing effort took many issues into consideration, such as current campus conditions and future growth of a number of athletic programs. The University prefers that a minimal number of disruptions occur to athletic and recreational programs during construction, and minimal rebuilding (lost costs) be associated for future phases. After Phase Three, implementation of the remaining phases are interchangable. Phase Four, Five and Six do not displace major existing venues and offer flexible strategies in implementing the overall UAlbany and Recreation Master Plan.

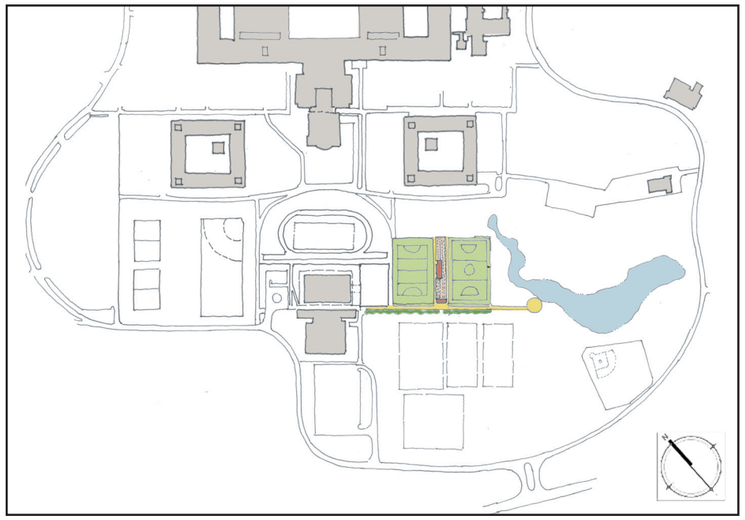
The program has been identified by venue, per phase. This is reflected in the following overall concept phasing plan and summary program table. The specifics for each phase are further illustrated and described for each of the six phases.



Existing Conditions

PHASE		NSF	GSF	Estimated Construction Cost (in 2004 $)	Project Cost (ECC x 1.3)
ONE	**Synthetic Turf Fields - 2,500 seats**	7,280	11,211	$6,027,240	$7,835,412
	soccer and lacrosse				
	field hockey				
	E/W promenade (from RACC to lake overlook)			$605,000	$786,500
	total Phase 1	7,280	11,211	$6,632,240	$8,621,912
TWO A	**Stadium initial phase - 14,000 seats**	36,975	56,942	$42,415,363	$55,139,971
	football and lacrosse				
	Stadium full build phase - add 10,000 seats			$0	$0
	total Phase 2A	36,975	56,942	$42,415,363	$55,139,971
B	**Support Program Addition**	36,975	56,942	$9,964,763	$12,954,191
	RACC/Stadium connector	6,500	10,000	$2,250,000	$2,925,000
	RACC interior renovations		43,703	$5,462,875	$7,101,738
	total Phase 2B	43,475	110,645	$17,677,638	$22,980,929
THREE	**Track - 3,500 seats**	7,250	11,165	$5,340,000	$6,942,000
	soccer, field events (competition)				
	Tennis Courts	0	0	$965,000	$1,254,500
	Site Improvements			$5,093,000	$6,620,900
	UAlbany Bowl				
	Dutch N/S promenade				
	Indian N/S promenade				
	demo of existing bowl stands				
	demo existing track				
	total Phase 3	7,250	11,165	$11,398,000	$14,817,400
FOUR	**Turf Field/Stadium - 2,000 - 2,500 seats**	0	0	$1,245,000	$1,618,500
	soccer				
	Practice Fields	0	0	$1,062,500	$1,381,250
	football, soccer, lacrosse				
	Baseball - 2,500 seats	9,530	14,676	$4,927,240	$6,405,412
	total Phase 4	9,530	14,676	$7,234,740	$9,405,162
FIVE	**Multi-Purpose Student Recreational Facility**	156,944	196,180	$40,172,630	$52,224,419
	PE/Indoor track connector	6,500	10,000		
	PE Building Renovations		55,804	$6,975,572	$9,068,244
	total Phase 5	163,444	261,984	$47,148,202	$61,292,663
SIX	**Multi-Use - Practice Facility**	95,650	112,867	$16,139,981	$20,981,975
	Parking Structure (Dutch Lot)		325,000	$15,900,000	$20,670,000
	soccer - remote field			$175,000	$227,500
	cross country trails			$400,000	$520,000
	total Phase 6	95,650	437,867	$32,614,981	$42,399,475
	TOTAL ALL PHASES	363,604	904,489	165,121,163	214,657,512

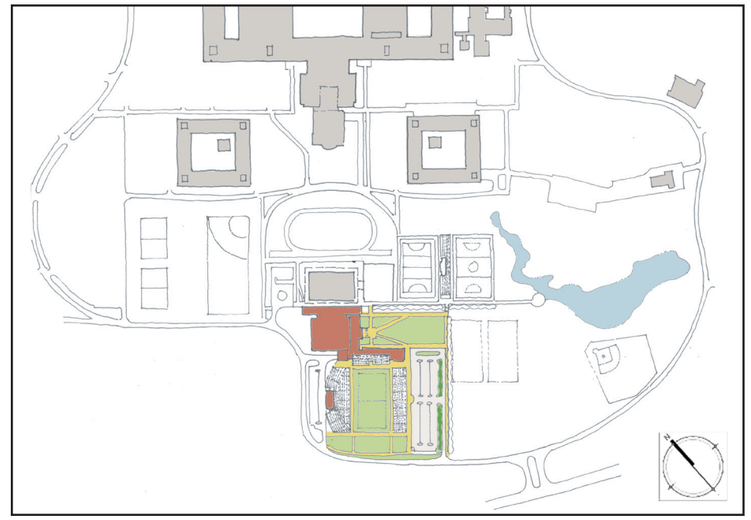

PHASE
THREE
PHASE
SIX
PHASE
THREE
PHASE
FIVE
PHASE
ONE
PHASE
SIX
PHASE
FOUR
PHASE
TWO



PHASE ONE: Synthetic Turf Fields

Phase One includes two synthetic turf fields. These fields will be located south of the Indian Quad residences and west of Indian Lake. One field will be designated for lacrosse and the other for field hockey, with spectator seating for each field. These fields have been determined as the first Master Plan implementation priority to address the lack of synthetic turf fields on campus. It will meet the demand not only for the varsity teams but also for recreational and intramural uses. Additionally, landscape improvements include an east/west pedestrian promenade from the RACC, east to Indian Lake.

By locating the proposed fields on the existing abandoned tennis courts, it allows the first phase to be completed without disruption to existing athletic programs and allows for subsequent phases, such as the stadium, to be located on the current site of the soccer/lacrosse fields.



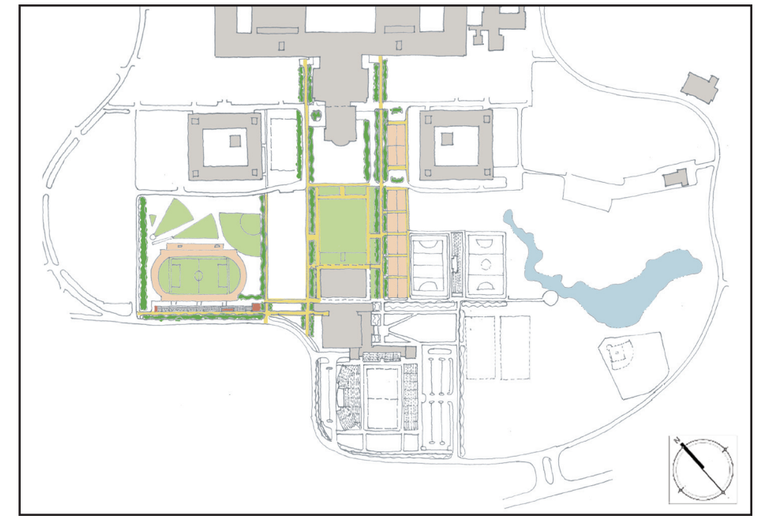
PHASE TWO: Stadium and RACC Improvements

This phase includes two sub phases: A) a stadium for football and lacrosse; and B) expansion and improvements to the current Recreation and Convocation Center (RACC).

Phase 2A includes a new 14,000 seat stadium accommodating a synthetic football and lacrosse field with a seating capacity for 24,000 seats. The stadium will be located south of the RACC displacing approximately 400 cars. Approximately 310 parking spaces will be relocated east of the stadium, and another 105 spaces on the west side of the stadium. The seating will be a bowl shape configuration enclosing the field and on two levels with a circulation/support concourse at mid level. The concourse will include concessions and toilets. An air-supported structure will cover the field during winter months and be taken down and stored during the regular game season.

Phase 2B includes renovations to the RACC and additions to the east and south sides of the building. The stadium will be connected to the RACC with a link between the two facilities and a new east facing facade and entrance. Varsity support programs will be enhanced with renovations to the RACC including weights/fitness areas, locker rooms, sports medicine, athletic department offices, and academic support spaces. Approximately 150,000 SF is included for new and renovated spaces substantially increasing the UAlbany athletics facilities and programs.

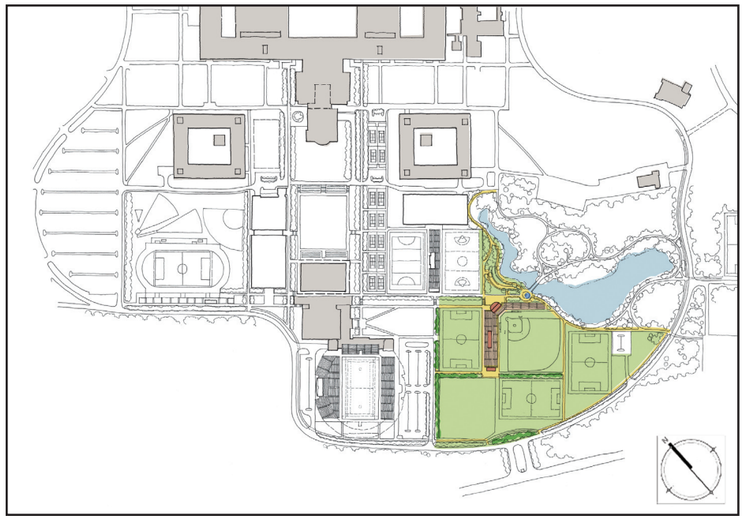
Improvements in this phase are planned to accommodate the current needs of varsity athletics. Completion of this phase will also help meet the University's goals for hosting NCAA events and tournaments, as well as regional and state high school athletic tournaments and championships.



PHASE THREE: Track

Phase Three involves development of the remaining program including the UAlbany Bowl site north of the existing PE Building, and the track facility. The track facility will be relocated west of the PE Building and south of the Dutch Quad residences. The facility will include a 400m track, a natural turf field within the track for hosting track and field events, and seating for approximately 3,500 spectators. Additionally, the tennis courts will be relocated west of Indian Quad. The softball field remains in its current location.

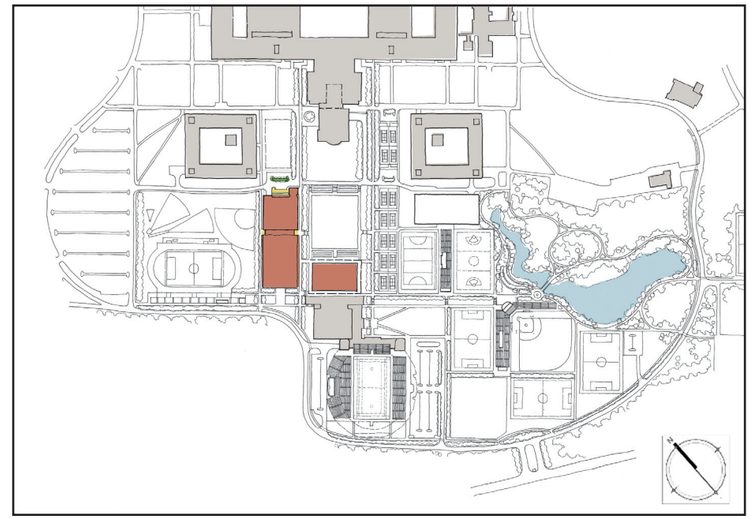
This phase also includes the demolition of the existing bowl stadium and track. New landscaped north/south pedestrian promenades connecting the Indian Quad and Dutch Quad residences to the athletic/recreation facilities will frame the sunken lawn with stepped seating. The relocation of the tennis courts will require the removal of the bubble east of the PE Building.



PHASE FOUR: Field Venues and Practice Facilities

Phase Four concentrates on the practice field area at the southeast portion of the site. It includes a natural turf field for soccer with 2,500 spectator seats, practice fields for football, soccer, and lacrosse. The baseball venue will be relocated to address deficiencies such as dimensional outfield requirements, spectator amenities, and poor field drainage. It will provide seating for approximately 2,500 spectators. The stadium seating will include toilets and concessions to this part of the athletic and recreational complex which is needed in order to accommodate spectators, athletes, and attendees of summer camp programs. A parking lot accomodating 50 cars is located east of the practice soccer field.

There are also landscape improvements included in this phase directly north and south of the east/west pedestrian promenade. They include an amphitheater-like seating area overlooking Indian Lake on the north side of the pedestrian promenade and a baseball entry plaza allowing direct access to the baseball press box and upper level seating.

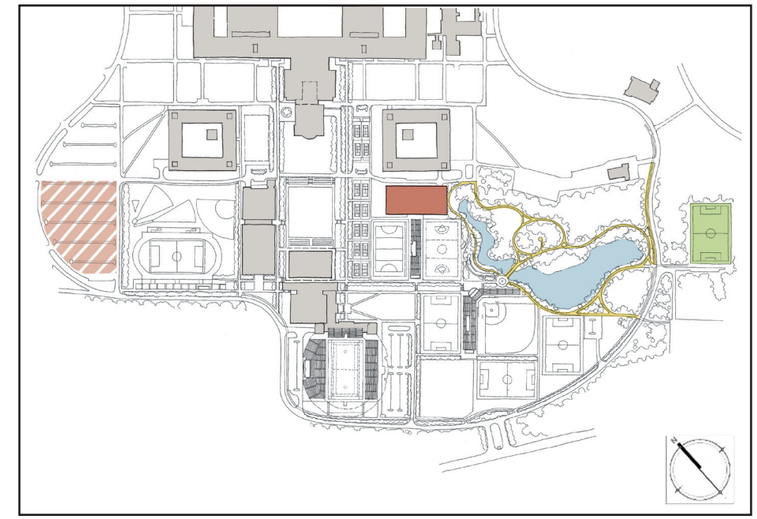


PHASE FIVE: Multi-Purpose Student Recreational Facility and PE Improvements

A new Multi-Purpose Student Recreational Facility and improvements to the existing Physical Education (PE) Building is planned for Phase Five. In addition to the increased demands of varsity athletics, the Master Plan study identified several deficiencies in accommodating program spaces for life fitness, wellness, student recreation, and intramurals. The Master Plan recommends a new multi-purpose facility and student recreation center to meet these demands.

The Multi-Purpose Student Recreation Facility will include a 200m banked track, four tennis courts, and space for indoor field events. The new facility and renovations to the PE Building will include a fitness center, climbing wall, multipurpose rooms, seven basketball courts and a renovated pool. It has been determined that with minor renovations and improvements, the pool will meet current and future recreational needs.

All of the program elements in this phase are physically connected to one another. Similar to the link planned for Phase Two, this phase will include a link from the PE Building to the Multi-Purpose Student Recreation Facility. Phase Five will connect all internal sports facilities on campus from the stadium/RACC to the PE/Multi-Purpose Student Recreation Facility.



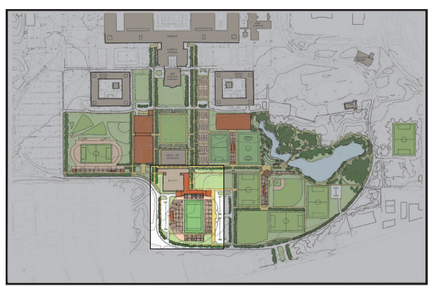
PHASE SIX: Multi-Use Practice Facility

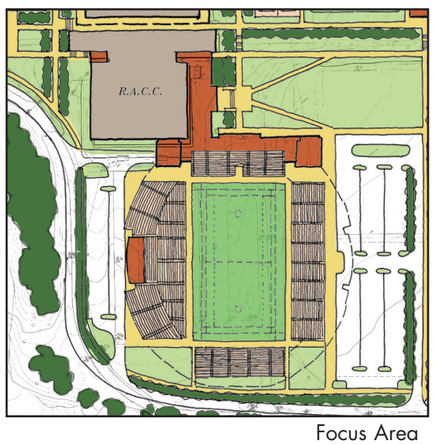
Phase Six includes a new Multi-Use Practice Facility located between the Indian Quad residences and synthetic fields. Sized to accommodate a regulation football field, this multi-use indoor facility will allow for the off season and inclement weather practice needs of athletic teams as well as student groups and other campus and community uses.

This phase also includes a remote practice field at the east side of University Drive East and site improvements to cross country trails around Indian Lake. Additionally, a new multi-level parking deck is planned at the current Dutch parking lot. This multi-level parking deck could accommodate an additional 1,000 cars.

The Master Plan includes improvements to both indoor and outdoor facilities at each phase. The majority of building improvements are centered around the existing RACC and PE Buildings with plans for renovation and expansion of both. The most substantial improvements for indoor programs will be (Phase Two), the stadium and RACC improvements and, the Multi-Purpose Student Recreational Facility and PE Building (Phase Five). When completed, these two phases will physically link the majority of indoor athletic and recreational programs. Realizing the inter-connectedness of these two phases, a concept strategy for possible building layout and organization has been developed for both. This section focuses on a conceptual building layout and organization for the stadium and RACC improvements project, Phase Two.

Phase Two has the potential to be subdivided into multiple phases - the stadium as one, and the RACC improvements/expansion as another. Additionally, the stadium component has been planned as an initial phase to meet immediate short-term needs while at the same time allowing for long-term expansion. The following building layout illustrates a single phase. Specific break points for phasing will require further study at the next level of planning and design.

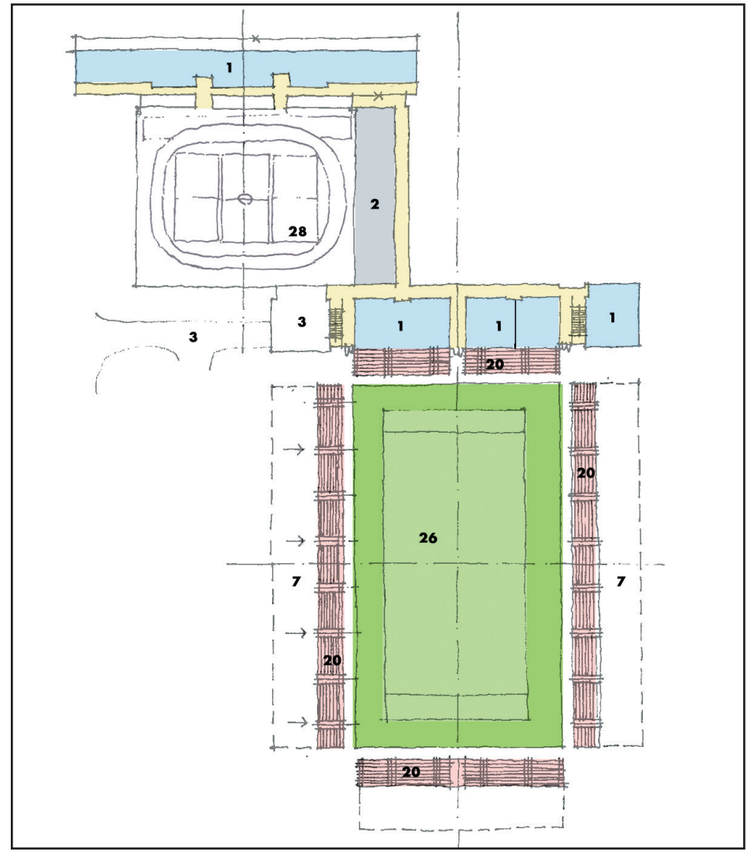




Focus Area

Legend

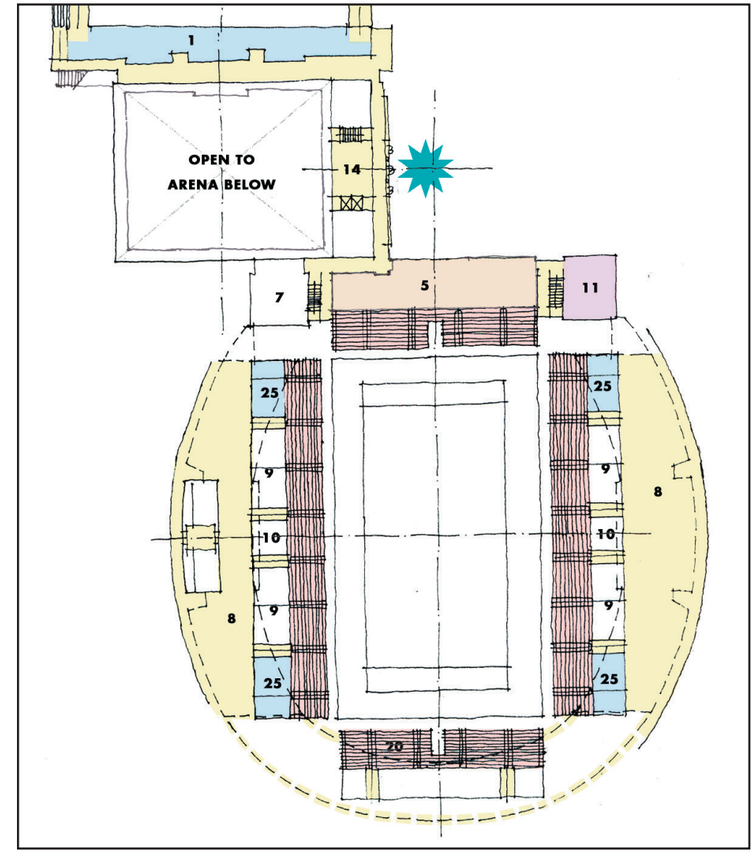
1. Locker Rooms
2. Training
3. Loading Dock
4. Pool
5. Varsity Weights
6. Academic Center
7. Mechanical
8. Concourse
9. Concessions
10. Storage
11. Tickets/Info/First Aid
12. Climbing Wall
13. Fitness Center
14. Entry Lobby
15. Control Desk
16. Basketball/Volleyball
17. Indoor Track
18. Hall of Fame
19. Sports Merchandise
20. Seating
21. Group Exercise
22. Offices/Meeting Rooms
23. Multi-purpose Room
24. Press Box/Suites
25. Rest rooms
26. Football/Lacrosse Field
27. Outdoor Terrace Concourse
28. Arena (RACC)



Arena and Field Level

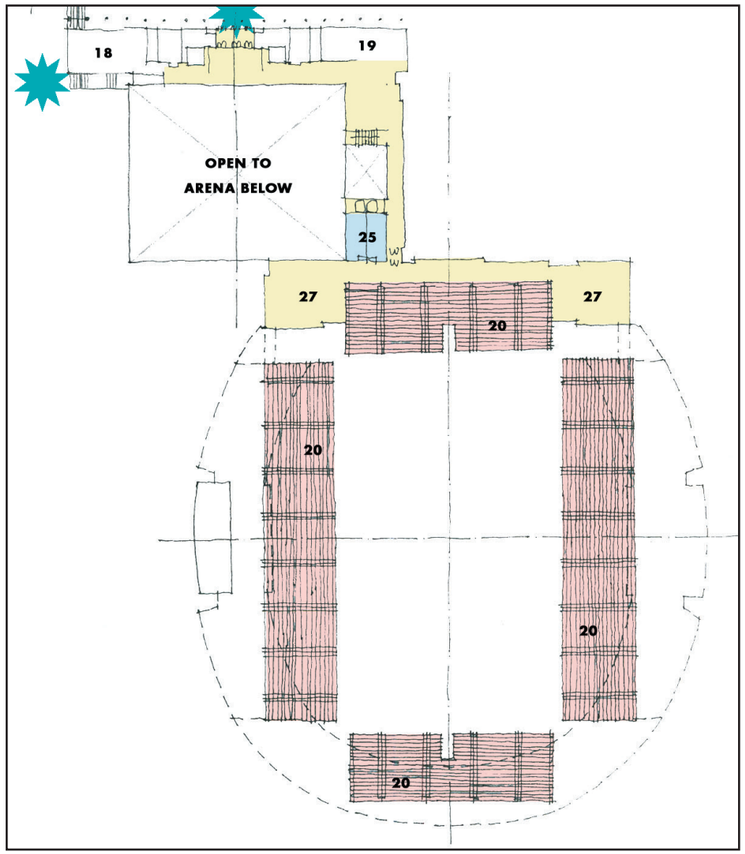
The football/lacrosse field is intended to be approximately the same elevation as the arena level in the RACC. The new addition at this level includes home and visitor lockers for football and lacrosse, as well as sports medicine. Creating a link at this level allows athletes access at field level and takes advantage of connections to other existing support facilities within the RACC. Portions of the RACC will likely be renovated at this level to achieve this connection.

A perimeter concrete curb surrounding the synthetic field will be included for attachment of the air supported structure (bubble). Storage and mechanical spaces will also be located at this level under the spectator seating.



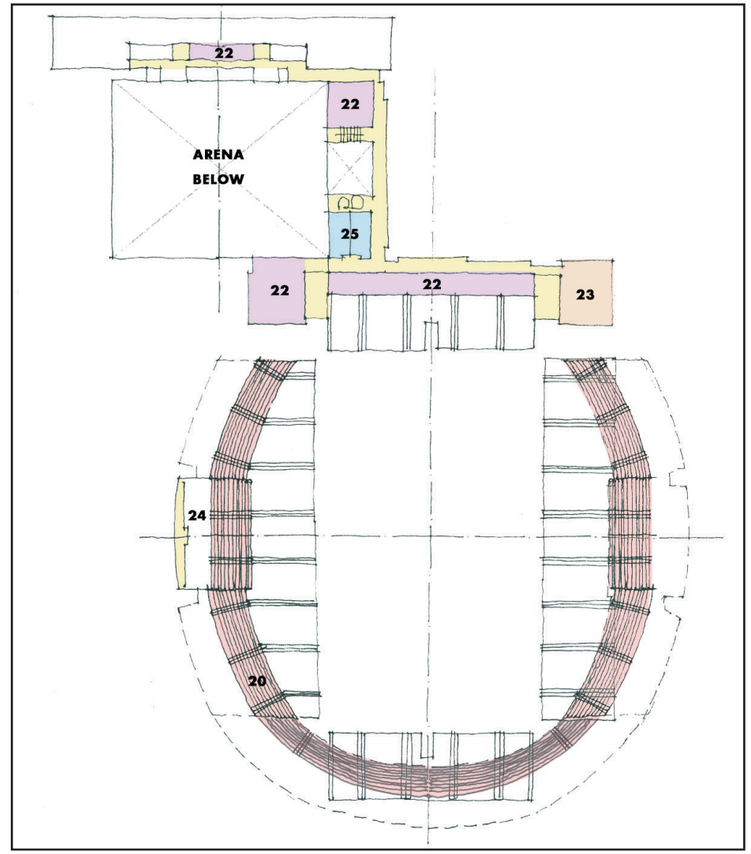
Concourse Level

The two main stadium concourses at the east and west sides will be at the concourse level and will match the mid-field level in the existing RACC building. The concourses will include toilets and concessions for stadium events. A new building entry is located on the east side of the RACC that not only provides a new front door, but also creates a new image for the athletics and recreational complex. At this level the stadium, RACC, and future (Phase Five) PE and track/multi-purpose facilities will become linked together as a contiguous facility. A new varsity weights center is located adjacent to both the stadium and RACC. Portions of the RACC will receive renovations associated with the connector entry link.



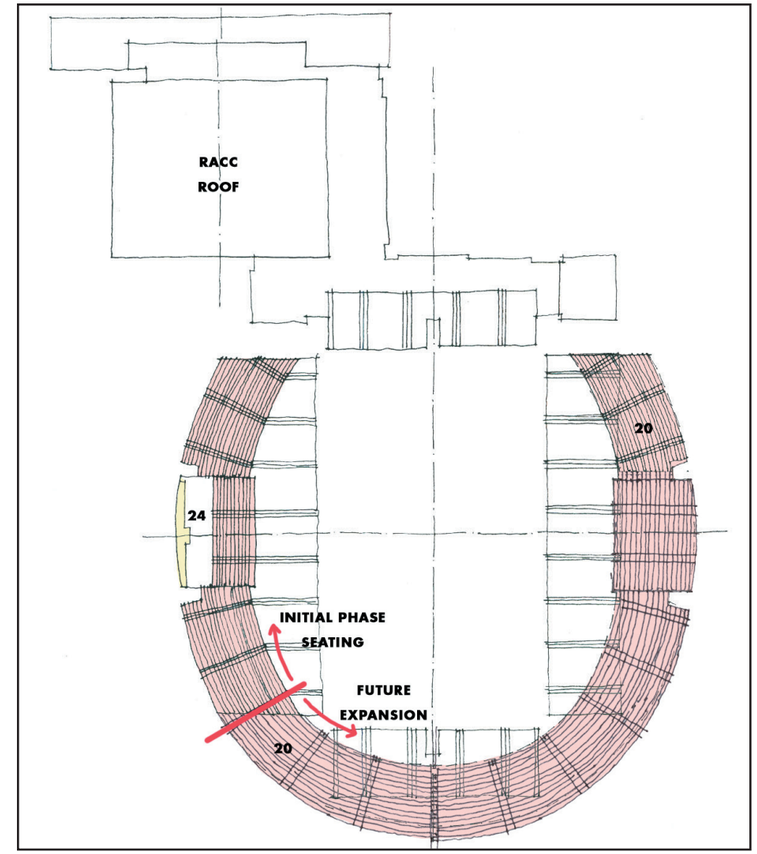
First Level

At the first floor level the stadium lower tier is complete with three sides (north, east and west) amounting to approximately 10,000 spectator seats. The space south of the football field can be reserved for future expansion, should it be needed for an additional 2,000 seats. An upper lobby at the west side of the RACC will match the floor elevation of the arena balcony and main entry. An additional new entrance to the RACC on the west side will allow direct access from the east/west promenade walkway connecting to the Dutch Lot Parking Area. This upper lobby will overlook the concourse level lobby below and will also connect to outdoor terraces overlooking the stadium.



Second Level

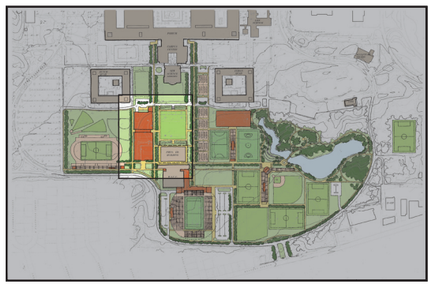
The second level is an intermediate level between the upper level seating tier. Athletic department staff offices and meeting spaces are located on this level overlooking the stadium field from the north, as well as situated on the floor above the lobby to the west of the RACC. This floor will connect to the administrative offices located to the north of the arena.

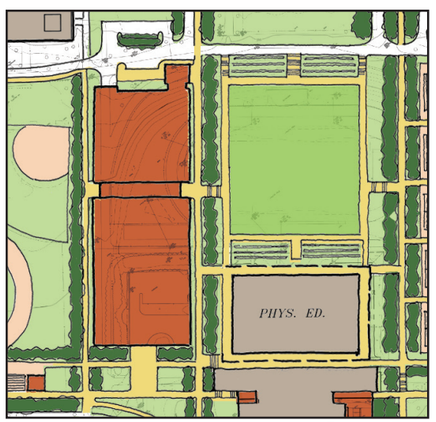


Third Level

The upper tier of the west stands account for approximately 4,000 seats, thereby completing the initial phase spectator seating requirement for a total of 14,000. Building the upper west side stands in the initial phase allows for the press and VIP tower to be completed together, which would likely be the most efficient construction approach and eliminate the need to accommodate a temporary press box if the upper stands are deferred to a later expansion phase. The upper tier seating can be further expanded at this level, surrounding the southern end and continuing along the east side. This expansion accounts for a potential 8,000 additional seats. The total seating capacity including the south end lower tier is approximately 24,000 seats.

The following diagrams illustrate a concept strategy for possible building layout and organization for the Multi-Purpose Student Recreational Facility and PE Building (Phase Five). When completed, this phase will physically link the majority of indoor program components, specifically the stadium and RACC together.





Focus Area

Legend

1. Locker Rooms
2. Training
3. Loading Dock
4. Pool
5. Varsity Weights
6. Academic Center
7. Mechanical
8. Concourse
9. Concessions
10. Storage
11. Tickets/Info/First Aid
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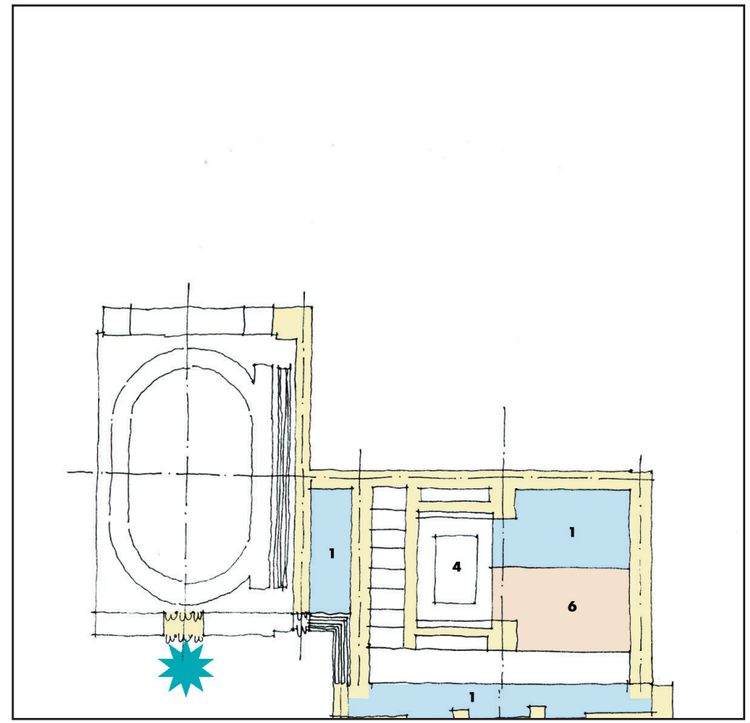
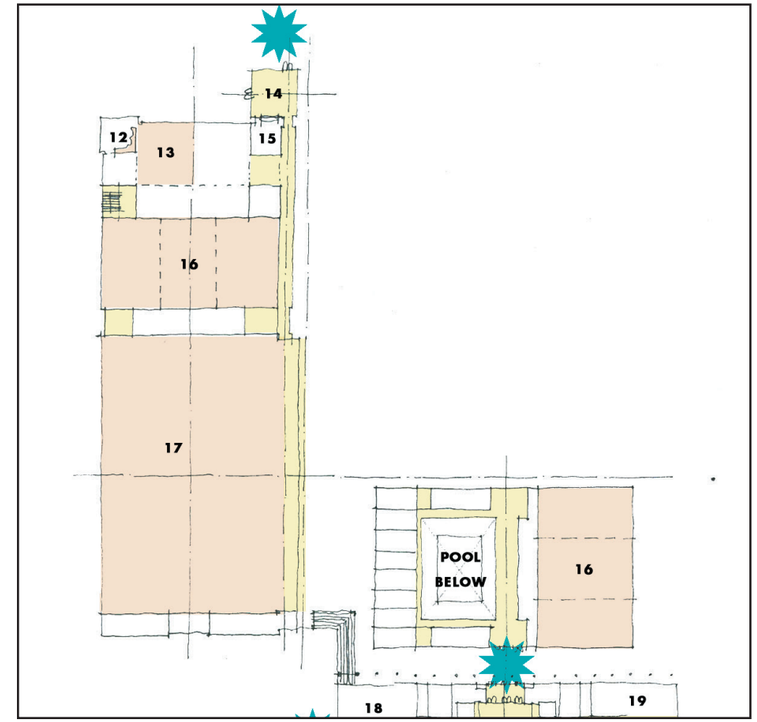


Concourse Level

At this level, the pool within the PE Building receives upgrades, as do the locker rooms to the east of the pool. A portion of this level will be expanded to accommodate new academic support spaces. To the west of the PE Building, specifically at the racquetball court location, there will be a link to the Multi-Purpose Student Recreational Facility. The fieldhouse floor will roughly match the same level of the pool deck. The Multi-Purpose Student Recreational Facility will include a 200m banked track with four tennis courts inside the oval. There will also be access to the outside that will lead west to the outdoor track facilities planned as part of Phase Three. Additional locker room facilities are accommodated between the track and pool/racquetball courts.

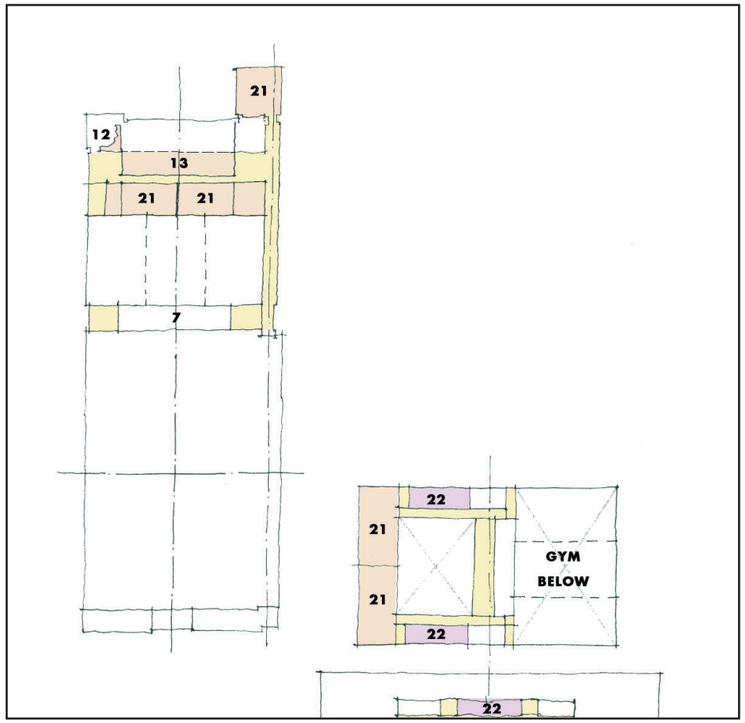


First Level

A new main entry will be located at the northern end of this level that will receive students and other users arriving from the Podium and housing to the north. Between the entry and the fieldhouse there will be a multi-activity-court (MAC), which will be used for a variety of activities including basketball, volleyball, and indoor soccer. A new fitness center and climbing wall are adjacent to the MAC. The main circulation spine will extend along the east side of the building allowing views into the fieldhouse and activities to the floor below.

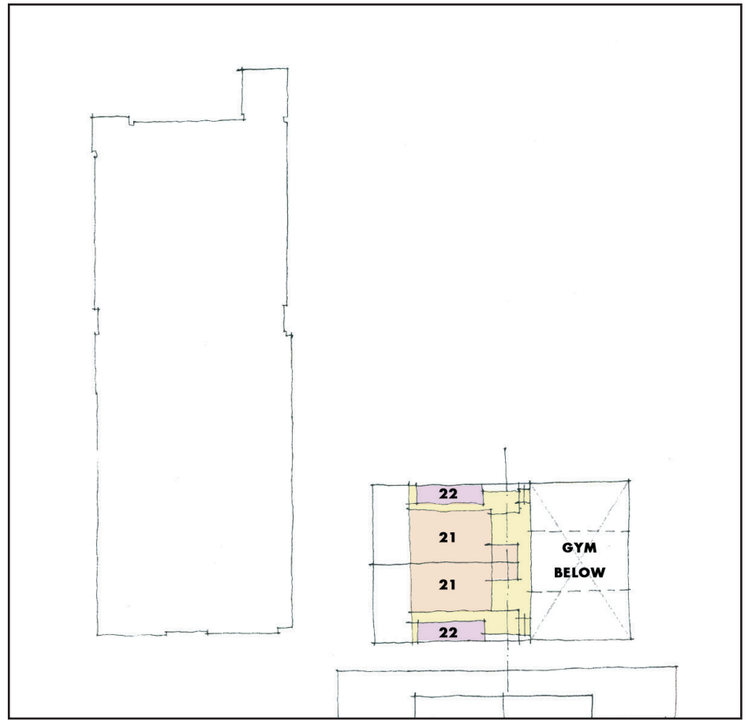
At this level the PE Building and Multi-Purpose Student Recreation Facility will become connected with the previous (Phase Two) work at the RACC and the Stadium. The completion of this phase will link all of the indoor programs as a single contiguous facility.

Within the PE Building at this level, the three court gymnasium will receive cosmetic upgrades and will remain for student recreational use. Additionally, the circulation paths and lobbies will be integrated together between the PE and RACC Buildings.



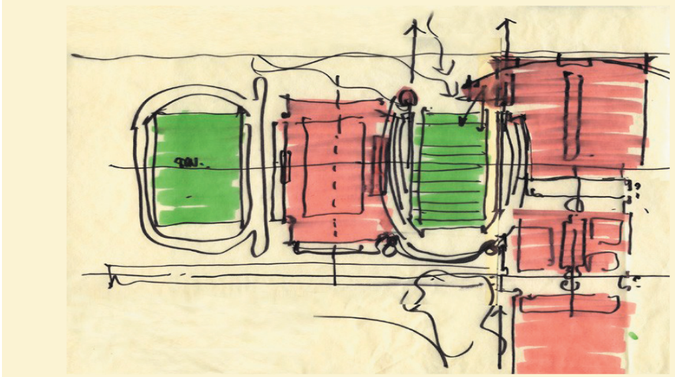
Second Level

The second level contains an upper level of fitness and group exercise at the north end. This level of the PE Building also receives some reconfiguration to accommodate group exercise and athletic department offices.



Third Level

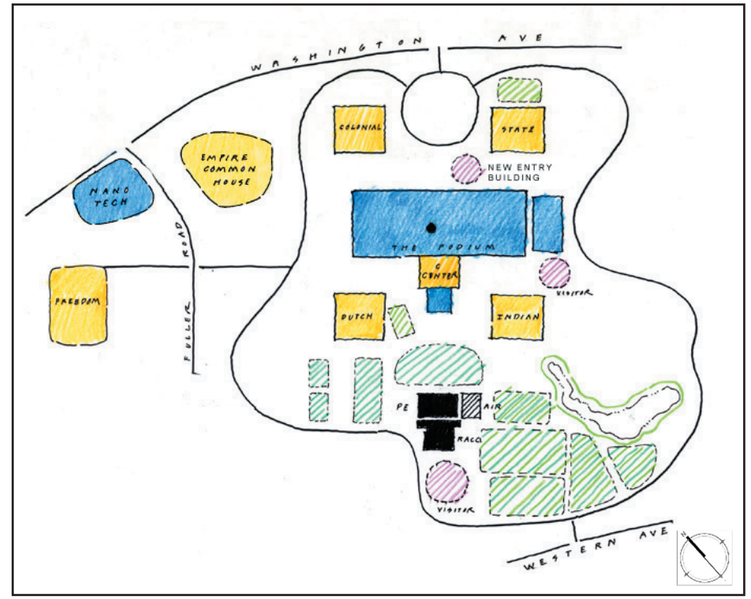
The top level of the PE Building completes this project with additional renovations to multipurpose spaces and athletic staff offices.



Campus Site Analysis

Venue and Facility Assessment

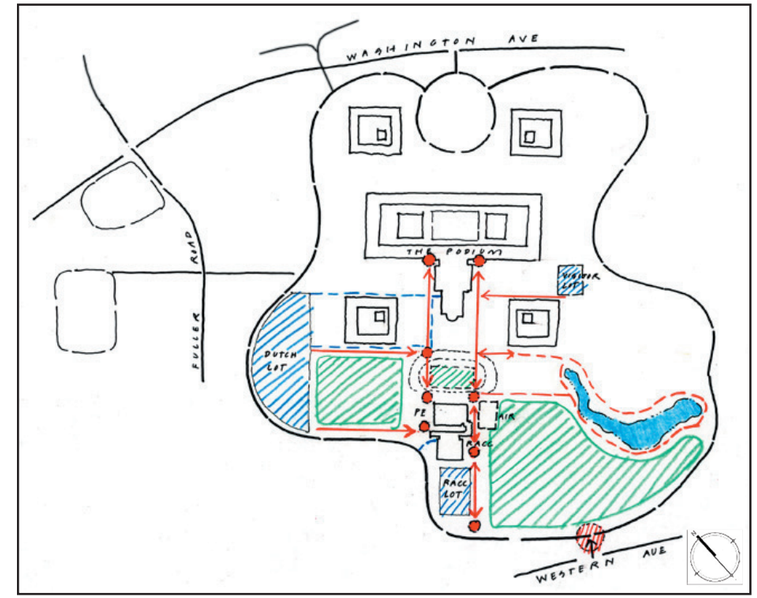
The following existing campus site analysis was conducted prior to the formulation of planning and design alternatives and served to inform the conceptual development of the Athletics and Recreation Master Plan schemes 1-11. In concert with the goals and objectives of the UAlbany Department of Athletics and Recreation, the site analysis was prepared in the context of the overall campus organization. The site analysis included broad considerations including existing campus land use, vehicular and pedestrian circulation, environment and existing utility conditions.



Land Use

The existing land use patterns on the campus include residential uses located north and south of the Podium with additional and more remote housing locations west of University Drive West. The central Podium with additions on its east and south sides contain the majority of academic and student life uses on campus. Recreational uses currently exist in the front lawn of the State Quad, as well as south of the Dutch and Indian Quads. All athletic uses are located south of the Dutch and Indian Quads. The PE and RACC Buildings south of the Podium are remote and lack direct connections to everyday student life, academics and administrative functions, which converge in and around the Podium area.

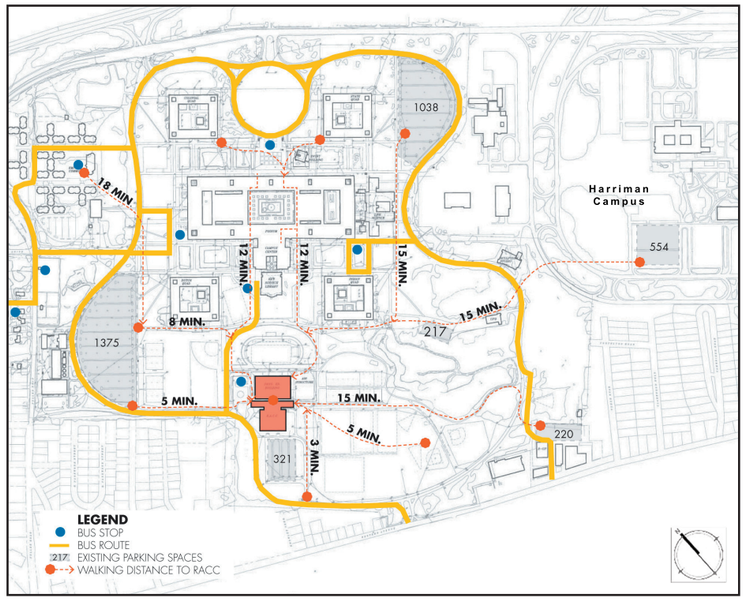
The construction of a UAlbany entry building on the Podium's north side will enhance and improve the arrival sequence for visitors arriving from Washington Avenue. The UAlbany Athletics and Recreation Master Plan provides exciting opportunities to attract both visitors and the community from the Western Avenue entrance on the south side of campus.



Circulation

Vehicular circulation primarily exists on University Drive West and East extending out to Fuller Road. Washington Avenue provides access to University Drive from the north and Western Avenue provides access to University Drive from the south. The Western Avenue approach to the campus provides convenient access from the downtown, UAlbany campus and the local community. Fuller Road accommodates a substantial amount of traffic because it connects to Interstate 90. A future connector road will link the UAlbany campus to Harriman Campus (State Government Offices) located east of University Drive East. Access to the RACC and PE building occur in two places off University Drive West. Vehicular access from the PE Building onto University Drive is difficult due to poor sight lines and current traffic flow patterns. Service to the RACC is currently located west of the building at the Arena floor level. The service area is currently too small for accommodating service to this building.

Existing pedestrian movement to the PE and RACC buildings extend south from the Podium and north from RACC parking lot. Secondary path connections exist from the Dutch parking lot and Indian Lake. The football field orientation and its fence enclosure does not allow for direct pedestrian connections to the PE and RACC building entrances. Main entrances to the PE and RACC facilities face one other in a small plaza area between the two structures. The entrances are difficult to locate for the UAlbany visitor. Fence enclosures surrounding the athletic and recreation fields do not have any sidewalks parallel to University Drive on the south side. Creating stronger pedestrian connections to athletic and recreational facilities, as well as the separation of vehicular and pedestrian movement within University Drive, is an important aspect of the Master Plan study.

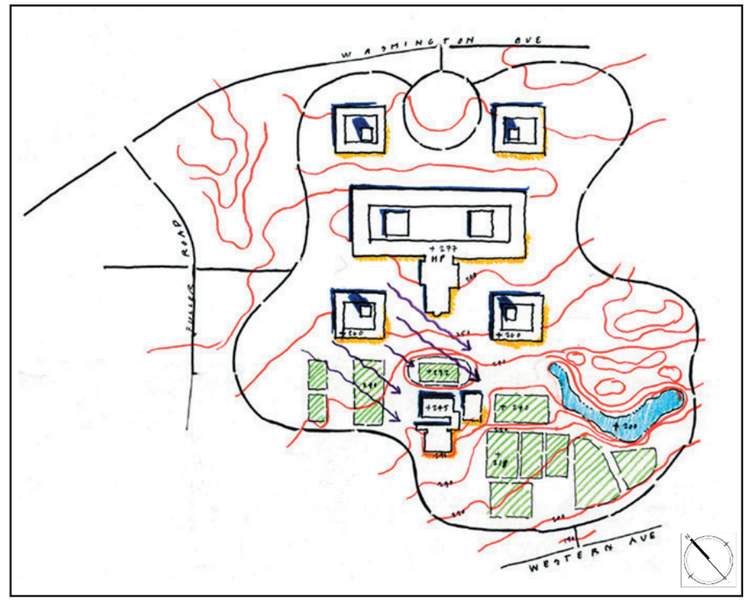


Parking, Bus Routes and Walking Distances

The RACC lot and Dutch Lot are the closest parking areas to the PE and RACC buildings. The RACC lot can accommodate up to 400 cars and the Dutch Lot holds 1,375 cars. Additional parking is located further east and north of the PE and RACC buildings. The future Harriman Campus connector road could potentially provide UAlbany access and additional remote parking on the existing parking lots at the Harriman Campus.

Walking distances and average walking times to the PE and RACC buildings were documented as part of the campus site analysis. The times currently range from 5 up to 18-minute walks, depending on the point of origin. Providing clearer, more direct and attractive pedestrian connections to the athletic and recreational complex was cited as an important Master Plan component.

The closest bus stop to the Athletic and Recreational complex is currently located west of the PE and RACC buildings. The existing bus route extends north with a major (mostly used by students) bus stop directly west of the UAlbany Campus Center. Bus routes and drop-off locations were re-evaluated in the Master Plan to reduce combined vehicular and pedestrian routes and provide safe access from University Drive to convenient drop-off points within the complex.

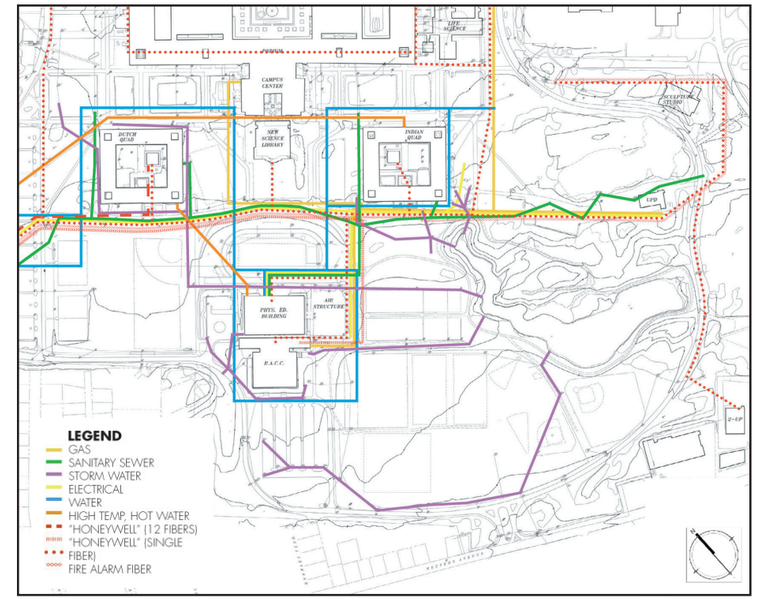


Environment

Topography, solar orientation and wind were evaluated as part of the campus site analysis. The Podium marks a high point of the campus with the grades that gradually drop down to a lower elevation at the Western Avenue entrance. There is approximately 30- 40 feet of grade change from the south side of the Podium to the RACC and PE buildings. Recreation and athletic fields gradually descend to the southeast direction offering long views in this direction from the east side of the RACC building. This sloping topography offers design opportunities for new buildings and fields to be well integrated as part of the Master Plan by way of building massing, floor to field relationships terraced overlooks and seating opportunities.

Indian Lake is an unique environmental feature on campus. Its water's edge and immediate surrounding topography offer advantages for extending both athletic and recreational programs to this portion of the campus.

Solar orientation and wind exposure are important environmental factors at the UAlbany campus. Strong winds originating from the northwest currently impact football and track events. Optimum field orientation is a north to south direction for field users. Seating located in sunny areas buffered from winds can enhance the spectator experience. The placement of buildings, fields, seating and pedestrian circulation routes should be carefully considered addressing these environmental factors as the Master Plan is developed.



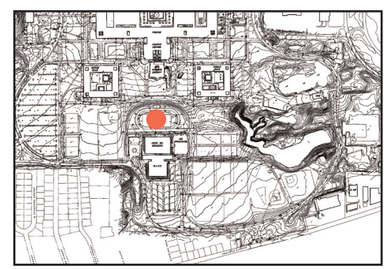
Utilities

There are several existing utility systems that serve and traverse the south side of the UAlbany campus within the athletic and recreational areas. Those systems include natural gas, water supply, sanitary sewers, mechanical systems (hot & chilled water), telecommunications, electric power, and storm water. One of the primary corridors for utilities runs east and west south of the Dutch and Indian Quads and north of the existing football stadium, generally running parallel with the access roadway in that area. The exceptions are the gravity systems for storm drainage and sanitary sewers that follow the topographic grades of the site, generally northwest to southeast. Service extensions from the east/west primary corridor extend to the south within the plan area, providing service to the RACC, PE Building and the Air Structure. Generally these service extensions are directed north and south with the exception being the hot & chilled water service to the PE Building which follows a diagonal route from the southeast corner of the Dutch Quad to the northwest corner of the Physical Education Building.

The sanitary sewer service for the RACC flows to the south, whereas the sanitary sewer service for the PE Building is directed to the east via a line located in the east/west utility corridor connection. The storm water flows and management for those areas north of the RACC parking and north of the practice fields to the east are routed through Indian Lake and exits the campus generally in the area of the Western Avenue entry drive, where it is merged with the parking and fields drainage as well as the perimeter roadway drainage.

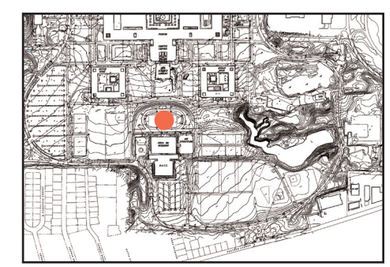
As an initial review, assessment and evaluation of the facilities was made in conjunction with the review of the needs prepared by the University's Athletics and Recreation Department and supplied to the design team. Each of the primary venues for athletics and recreation were visited and observations were made regarding the present use, function, condition and quality. These evaluations and observations were compiled with respect to the UAlbany Athletics and Recreation present needs, the Athletics and Recreation Mission Statement, and the goals established for the Master Plan. The observations were grouped into the general categories associated with the type of facility needed for the sport, and are parallel with the existing primary venues. They represent the initial observations of facilities in relation to where the various programs and sports see themselves in the future, and in comparison to peer institutions and programs.

Stadium and Bowl



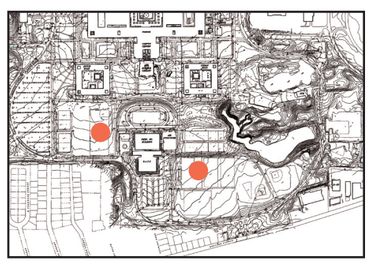
The existing stadium, located directly north of the PE Building, includes a 400m track and football field. The field is currently oriented along the east/west compass axis causing glare for the athletes during field events. The stadium, also known on campus as the Bowl, can accommodate 5,000 spectators in the stands. Stands on the south side of the field are exposed to strong wind coming from the northwest direction. For larger events, 5,000 spectators can be accommodated on the grass slope on the north side of the field.

Track



The condition of the existing seven-lane track and field facilities is not appropriately matched with the University's track program. While the condition of the running surface is best characterized as in the middle of its useful life, the lane configuration is highly deficient in relation to the intensity and success of the program. A track program of UAlbany's standing and level of participation should have as a minimum an eight-lane track facility with a high quality surface and meeting all of the NCAA and potentially IAAF requirements. Such a facility will allow the program to compete at home, in hosting meets of regional significance. Additionally, such a facility will allow the University to host significant meets for other groups beyond the University's program such as the state high school finals or other such events. Provision for the state-of-the-art equipment, scoring, and timing systems should be anticipated. Reconfiguration and relocation of the track and field event facilities should accommodate the practice of certain throwing events, javelin, discus and hammer, in a separate and controlled location, while provision should be made in the design for those events to take place within the infield during meet events.

Turf Fields



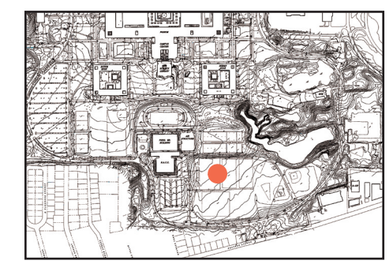
The lacrosse program at UAlbany is highly successful in regular season and tournament championship play. The lacrosse teams currently play on a natural turf field east of the RACC. The University would like to provide a competition synthetic turf field for lacrosse that meets NCAA Division I requirements and provides spectator seating. Lacrosse and field hockey currently do not have any field management, field lighting, toilets, team rooms or concessions when hosting events.

The existing field hockey field is located west of the PE Building. The natural turf field is oriented north/south and is exposed to northwest winds. The field does not meet the current requirements of the NCAA Division I standards and does not have any spectator seating. The University would like to provide a NCAA field hockey venue that incorporates an artificial turf infield system and accommodates seating for 500 spectators.

Tennis Courts

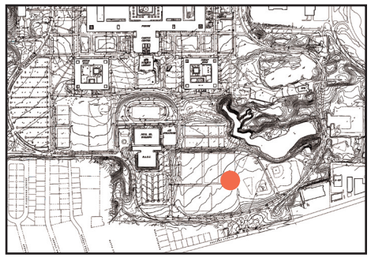
The tennis courts that are currently used for intercollegiate competition appear to be adequate. As with most facilities it serves a dual purpose for both recreational play and intercollegiate competition. The facilities, if improved or relocated, should have the ability to provide for spectators, night time use and appropriate or optimal solar and micro-climate configuration. If relocation is considered, the proximity to the team/support space should be considered, as well as proximity to student housing and campus activity centers.

Natural Turf Field



The soccer field currently used for intercollegiate competition is directly east of the RACC. The field lacks lighting and adequate seating. With the demand for soccer increasing in the region, a desire to provide a suitable intercollegiate venue is needed. Appropriate spectator seating for 2,500 with shared support facilities for field management, toilets and concessions with other venues should be considered.

Practice Fields

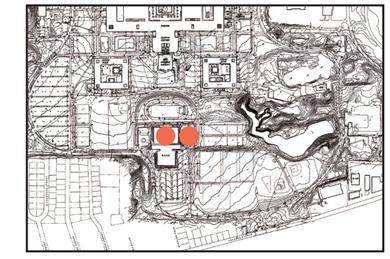


The existing outdoor practice fields provide for general practice space for a number of sports. Accordingly, any field reconfiguration should consider and be responsive to the special needs for several practice areas accommodating concurrent use. Presently the space is best characterized as accommodating two full size fields of adequate soccer proportions, which accommodates the full range of field sports requiring practice space. An important consideration in planning for the future is the ability of a synthetic turf surface to serve as a practice field in weather conditions that would render the general purpose fields unplayable. Recreational fields are another important component to the Master Plan development. Recreational field use needs to be integrated into the entire athletic and recreational complex.

Baseball

The baseball facilities are adequate but could use certain upgrades to provide high quality play and spectators participation. Improvements should be considered for improving the configuration of the outfield areas, and drainage improvements that would allow quick recovery after rainfall events. Any relocation of the baseball field needs to accommodate the full range of baseball field components including optimal configuration and layout, team dugouts, bull pen space, spectator seating, equipment storage and press accommodation. While field lighting may not be a necessity based upon the current programmatic needs, providing sports field lighting would allow extended hours of use and potentially increased spectator participation.

PE Building and Bubble



The PE Building was built in 1965 and was the original facility for both recreation and athletics. The building has a rectangular footprint and has four levels, one of which is underground. The primary components of the building include a three court wood floor gymnasium, a six lane pool, multipurpose rooms, weights/fitness, and locker rooms. Over the years, spaces have been adapted to meet needs of the time. For example, the upper level multipurpose rooms have been converted to the varsity weight room, and the racquetball courts are being used for a variety of uses including storage and offices. The public spaces within the PE Building, specifically the main lobbies facing the RACC and the football field and corridor leading to the pool spectator balcony and gym appear dated and in need of general aesthetic upgrades.

The exterior walls are comprised of monolithic stabs and columns/pilasters that extend from lobby level up three levels to the roof overhang. The roof cantilevers approximately 10’-12’ on all four sides of the building. At the lower of the building a corridor links the air supported structure located to the east of the PE Building. There is also a corridor/tunnel link to the RACC at this level. Directly to the north and integrated into the building plaza and north wall is the stadium bleacher seating. Vomitories within the seating provide access to



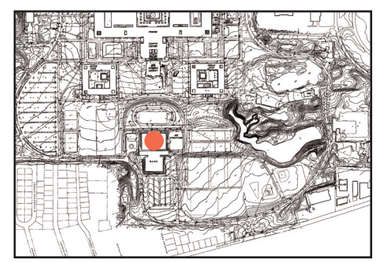

locker rooms and support spaces in the PE Building for both home and visitor teams.

Review of building systems such as mechanical/electrical/plumbing and structural systems will need to be investigated further in future studies to better determine the viability of renovations and/or additions. Additionally, building code compliance will also be required so as to ensure issues like ADA (Americans with Disabilities Act) are being complied.

The bubble is an air supported structure directly to the east of the PE Building. This multipurpose facility is used by both recreation/intramurals as well as varsity practice. The bubble remains in place year round yet is generally disliked due to its hard play surface and poor lighting.



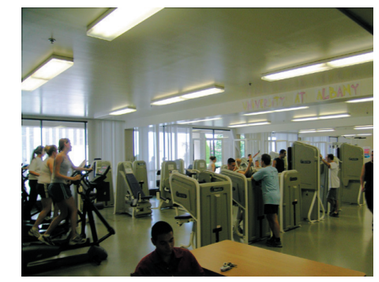

RACC Building



The Recreation and Convocation Center (RACC) was built in the early 1990s and serves as the competition venue for men's and women's basketball. When the bleacher seats are retracted, the main space consists of three courts and a jogging track surrounding the courts. When the seats are extended (all four sides around the competition court, the seating capacity reaches 4,500. The main space is also used for non-sports uses such as concerts, lectures and commencement. The building also houses the Department of Athlettics and Recreation administrative offices, locker rooms, and squash/racquetball courts.

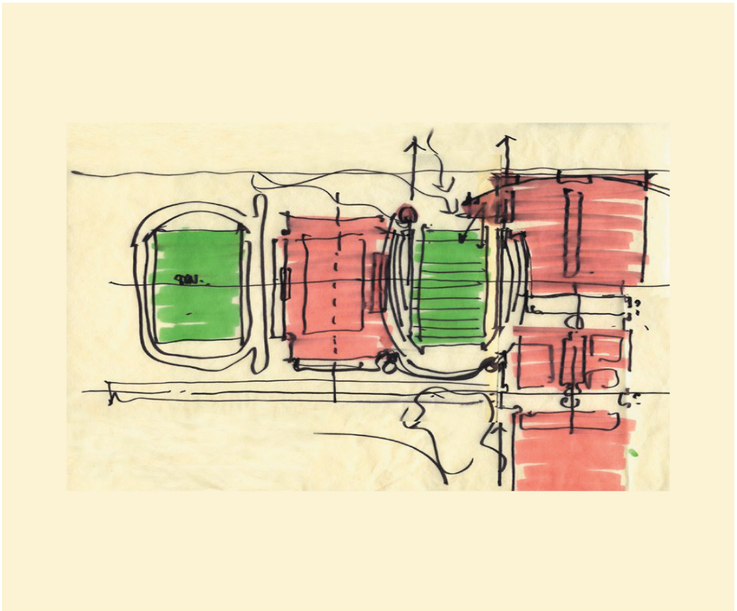
In general, the RACC appears to adequately accommodate the program uses it was designed for. The interior materials and finishes appear to be in good condition and have withstood its ten years of life well. The track in the arena is used for practice and/or recreational jogging. It does not meet regulation NCAA requirements for intercollegiate track events which is one of the desired program elements included in the Master Plan.



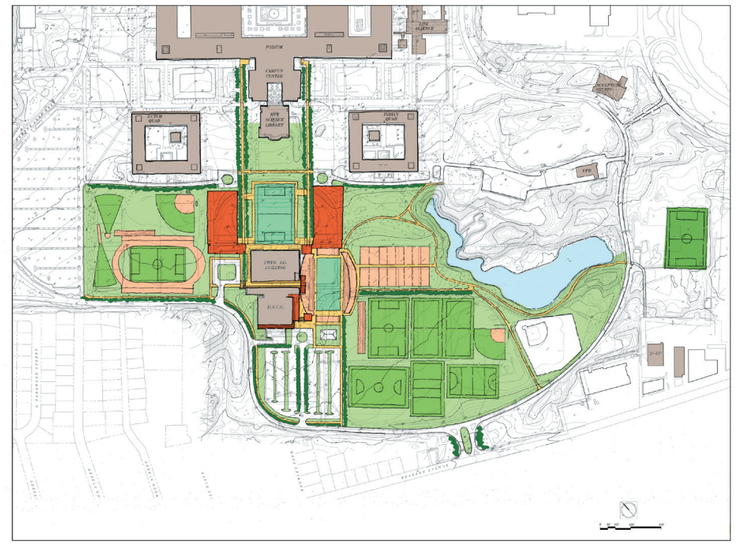
Administrative office needs have grown over the last ten years and have been accomodated sporadically throughout the building, many in converted storage areas. Ideally these offices would be consolidated and have appropriate mechanical systems and natural light from exterior windows. The fitness center is one of the most used spaces in the RACC, yet given its area limitations, does not meet the current program demands placed on it or aesthetic expectations student users place on an activity space such as this.

The massing of the building consists of a large windowless box for the main arena space and a long narrow spine or core for the other support spaces. The mass of the building is mitigated by an earth berm at the south, west and east facades. The spine faces the PE Building with a 30' plaza space between the two buildings.



Schemes One Through Eleven

A series of working meetings were held with members of the Department of Athletics and Recreation and the Office of Facilities Management to present conceptual designs as part of the Master Plan development. At each meeting the schemes were reviewed and comments were made using an evaluation matrix as a discussion guide. Program accommodation, circulation, environmental, open space, infrastructure, phasing and cost issues were included in the evaluation matrix and guided the discussions. At each meeting specific schemes were selected for the design team to advance finally resulting in the UAlbany Athletics and Recreational Master Plan.

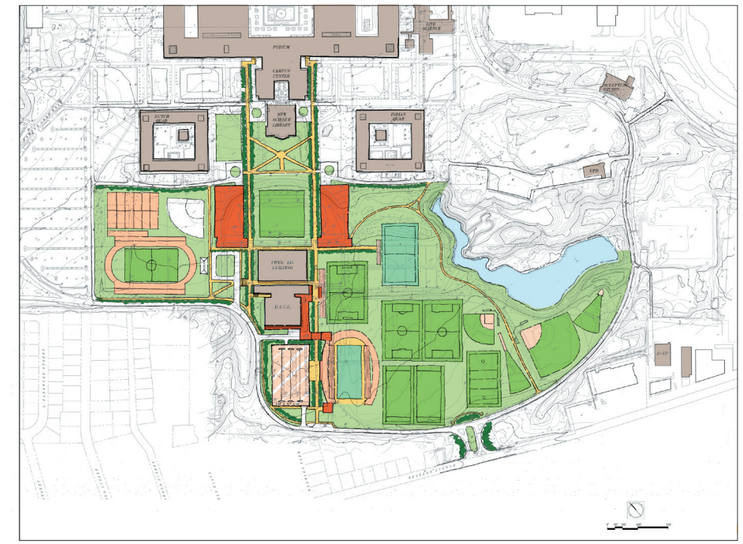


Scheme One

The site plan layout for Scheme One included the stadium directly east of the PE and RACC buildings. The track was positioned on the west side of the buildings with the Multi-Purpose Student Recreational Facility and Multi-Use Practice Facility framing a synthetic turf field north of the PE Building.

RACC building adjustments included expansion on the south and east sides, relocated service to the south side of the building and an expanded surface parking and a vehicular drop-off at the new south entrance. Tennis courts were consolidated at their current location east of the PE Building.

Service to the south side of the RACC building was favored. The Scheme One site plan appeared too compact and resulted in a need for the synthetic turf field to be located in a "swing space" as to not disrupt ongoing athletic programs with its implementation.

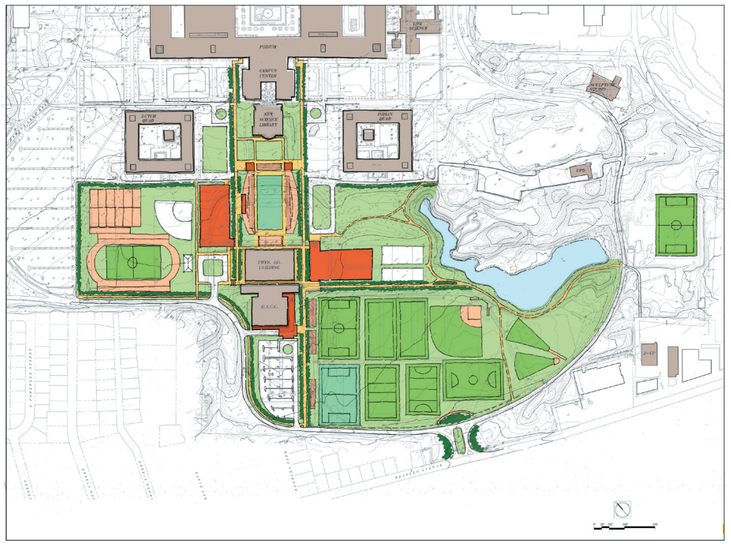


Scheme Two

The stadium was located southeast of the RACC building in the Scheme Two site plan. A synthetic turf field was located east of the PE Building, displacing the existing tennis courts. The RACC parking lot was expanded and a long-term parking structure was identified at this same location to accommodate an additional 1,000 cars with direct connections to the stadium seating. The Multi-Purpose Student Recreational and Multi-Use Practice facility framed a recreation field (UAlbany Bowl) north of the PE Building.

Tennis courts were relocated to allow for a new outdoor track facility. The mid-field line of a natural turf stadium terminated the east/west walkway between the PE and RACC buildings.

Providing a recreation field in close proximity to the Campus Center and, an entry sequence to the remaining athletic and recreational venues was favored. Exposure of the stadium to the Western Avenue entrance was also favored, however, views of the RACC building blocked by a parking structure was a concern.



Scheme Three

Scheme Three explored the option of reorienting the stadium field north/south at its current location. A track was positioned to the west of the PE Building with relocated tennis courts directly north. The Multi-Purpose Student Recreational Facility was positioned between the track and stadium. Direct connections from the Multi-Purpose Student Recreational Facility to the stadium were proposed at upper levels of the each facility. The Multi-Purpose Practice Facility was located directly east of the PE Building overlooking practice fields at the southeast site area. In addition, a remote practice field was located on the east side of University Drive.

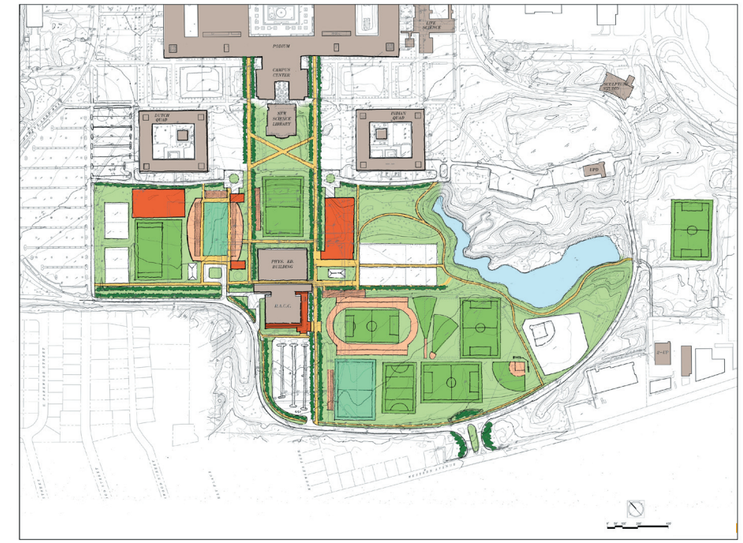
The east west walkway extending from the PE and RACC buildings to Indian Lake was favored. Although the site layout is most similar to the current layout of athletic and recreational facilities, extensive utility relocation would be required with the stadium orientation.

Scheme Four

The stadium in Scheme Four was located further east from the RACC and PE buildings. The stadium field's true north/south orientation also oriented directly onto the Western Avenue campus entrance. Expansion to the RACC south and east sides provided an entry drop-off point and direct access to a pedestrian promenade extending north to the Podium. The Multi-Use Practice Facility was located between the RACC and Stadium with a track on the east side of the PE building overlooking Indian Lake.

The Multi-Purpose Student Recreational Facility was located northwest of the PE building with a internal link between the two facilities. Tennis, softball and the current field hockey venues remained in their current location. An additional practice field was added between the tennis courts and field hockey. The turf stadium was located directly west of the existing baseball field.

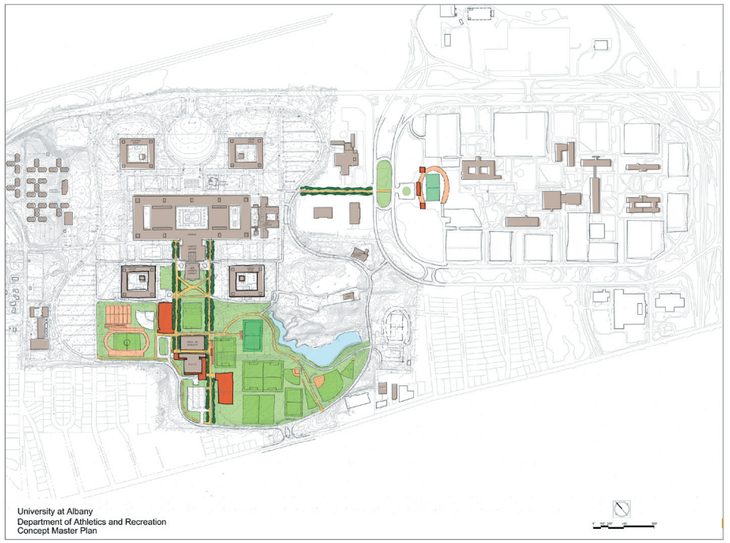
The need for remote field parking at the south east portion of the site serving community and summer camp activities was identified per review of the site plan. Stronger pedestrian connections from leased campus buildings and parking lots east of University Drive East was also identified. The proposed location of the multi-purpose practice facility caused concern because of longer range implementation, resulting in the stadium feeling too remote from the remaining complex until the Multi-Use Practice Facility was built.



Scheme Five

Scheme Five located the stadium west of the PE Building with the Multi-Use Practice Facility and football practice fields. The Multi-Purpose Student Recreational Facility was located east of the PE Building. The stadium and Multi-Purpose Student Recreational Facility framed a practice field north of the PE Building. A track with javelin, hammer and discus practice areas was consolidated and located east of the RACC building. The RACC building indicated expansion on both the east and south sides of the building with a new entrance at the building's south east corner. The turf stadium was located directly south of the track adjacent to the RACC parking lot. A pedestrian promenade extending north south connected to the turf stadium, track, RACC, Multi-Purpose Student Recreational Facility to the Podium. Softball was relocated adjacent to baseball with the remaining practice fields within the south east portion of the site.

The new entrance to the RACC being visible from the Western Avenue entrance was favored as well as the consolidation of track event and practice venues. The location of the stadium and lack of direct visibility to Western Avenue was not favored. In addition, site amenities such as parking, concession and toilets were noted as a need at the southeast portion of the site.

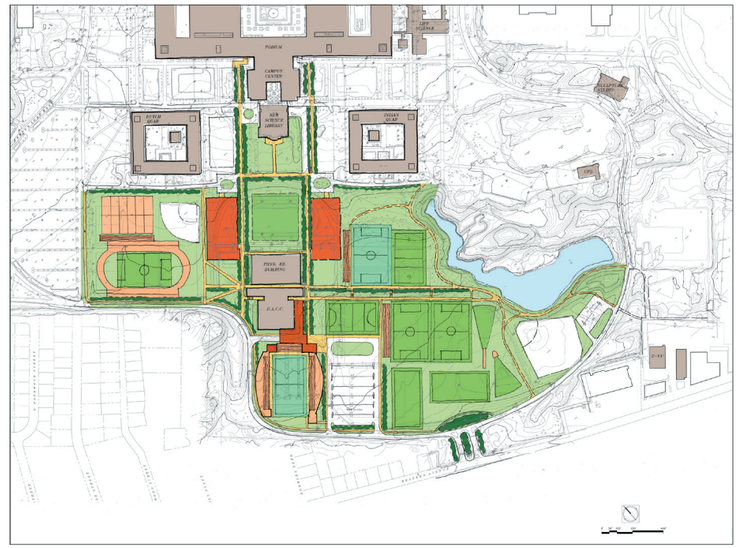


Scheme Six

Scheme Six relocated a portion of the UAlbany Athletics and Recreation program to the Harriman Campus east of the UAlbany campus. A stadium was located with a vehicular drop-off and pedestrian walk extending to the Podium and new campus visitor center. Event parking would utilize the existing parking lots on the Harriman Campus.

The track was located on the west of the RACC with the Multi-Purpose Student Recreation Facility. A recreational field was located at the north side of the PE Building (UAlbany Bowl) framed by north/south pedestrian promenades. The turf stadium was located directly east of the PE and RACC buildings and synthetic turf field further east near Indian Lake. The Multi-Use Practice Facility was located south east of the RACC. The RACC was expanded on the south and east sides with a upper floor connection to the Multi-Use Practice Facility.

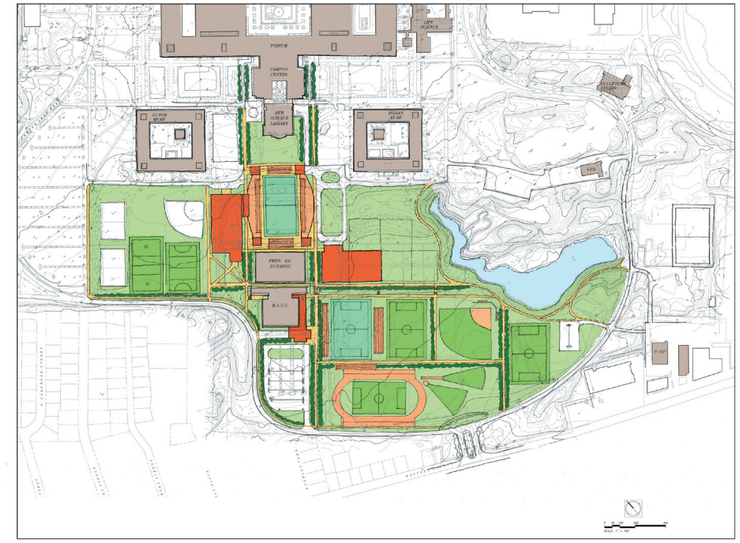
The program and phasing accommodation was viewed favorable per the stadium location at Harriman Campus. Direct access from Interstate 90 to the stadium and utilizing existing parking for stadium events was also favored.



Scheme Seven

The site plan layout for Scheme Seven included the stadium located directly south of the RACC, and a relocated parking lot east of the Stadium. The Multi-Purpose Student Recreational Facility and Multi-Use Practice Facility framed a recreational open space (UAlbany Bowl) north of the PE Building. The synthetic turf stadium located in the east side of the site included a lacrosse and field hockey field adjacent to one another overlooking Indian Lake. The track was located west of the PE Building with relocated tennis courts directly north. The turf field stadium and other practice fields were located in the south east portion of the site with a remote parking lot adjacent to the baseball field.

Per review of the scheme a desire to move the stadium slightly east to accommodate a smaller parking lot and improve service to the RACC on the west side of the stadium was discussed. Also a desire for a horse-shoe seating arrangement with seating on the south side was stated. Shared stadium seating between the synthetic fields was also desired. Spectator seating for the track was preferred on the south instead of the north side of track.



Scheme Eight

Scheme Eight site layout located the stadium north of the PE Building. The Multi-Purpose Student Recreational Facility was located west of the PE Building with a internal link between the two facilities. The track event and practice venues were consolidated and moved to the south portion of the site.

The Multi-Use Practice Facility was located directly east of the PE Building with an internal link. The synthetic turf field and natural turf field stadium were paired east of the RACC. Scheme Eight also explored relocating baseball closer to the RACC and adjacent to the synthetic and natural turf stadium. In addition, a remote practice field was located on the east side of University Drive East.

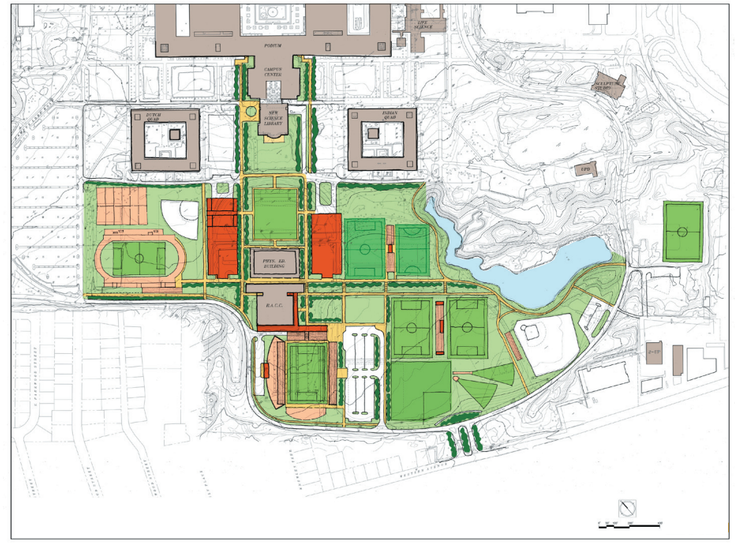
The stadium location would require extensive utility relocation and there was concern for noise impact on campus residents with the close proximity of the stadium the Dutch and Indian Quads. There was concern that the track was too remote from the Multi-Purpose Student Recreational Facility and orientation of the baseball field.

Scheme Nine

Scheme Nine located the stadium at Harriman Campus with additional program facilities. The stadium field was oriented in a true north/south direction and the press box oriented to the future Harriman connector road. A drop-off entry plaza was located directly north of the stadium and adjacent to an east/west pedestrian walk linking both campuses. The Multi-Purpose Practice Facility and football practice fields were also located near the stadium displacing one of the existing parking lots at the Harriman Campus.

The Multi-Purpose Student Recreational Facility was located west of the PE Building with the track. A recreational open space was located directly north of the PE Building. RACC expansion was located on the east side and extended south to a new building entry. An east/west pedestrian promenade extended out to Indian Lake from the PE and RACC buildings, overlooking the natural turf and remaining practice fields. The synthetic turf fields were located north of the east/west pedestrian promenade.

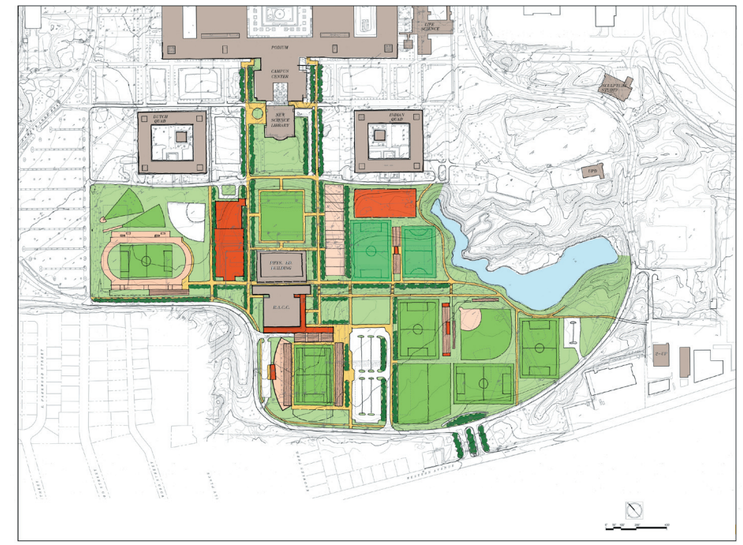
Per review of the site plan Scheme Nine appeared more flexible with its field layout with a portion of the program relocated to the Harriman Campus. Program operational costs would be higher with the remote stadium and practice facilities.



Scheme Ten

Scheme Ten located the stadium on the southeast corner of the RACC building. It included parking on the east and west sides of the stadium. RACC expansion to the east and south provided a direct link from the stadium to the RACC. The Multi-Purpose Student Recreational Facility and Multi-Use Practice facility framed a recreation field (UAlbany Bowl) north of the PE building with an internal link to the PE Building. The track was located west of the PE Building with relocated tennis courts located to the north.

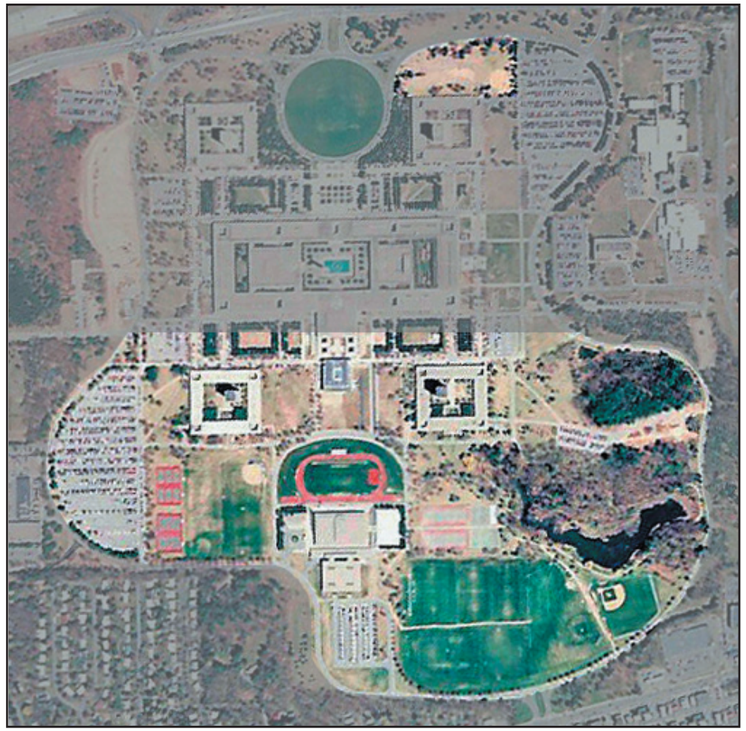
The north/south pedestrian promenades framed the UAlbany Bowl with the Indian Quad pedestrian promenade terminating at the RACC expansion. The east/west pedestrian promenade extended to Indian Lake and the track seating area. Shared seating between the synthetic turf fields was located east of the Multi-use Practice Facility. The turf field was located in the southeast portion of the site with the remaining practice fields. The baseball field remained in its current location with a remote surface parking lot. A remote practice field was located on the east side of the University Drive East.



Scheme Eleven

Scheme Eleven was a further refinement of Scheme Ten with some adjustments. The track event and practice venues were consolidated on the west side of the site. Tennis courts were relocated east of the UAlbany Bowl with the Multi-Purpose Practice Facility located directly south of Indian residential quad. Baseball was relocated and incorporated into a shared seating area adjacent to the turf field. Spectator seating capacity for all athletic field venues was also refined and finalized for the Master Plan.

Some observations were made so the refinements could be developed in the final Master Plan site plan. Orientation and extension of the tennis courts north south needed adjustment. There was also a need to accommodate parking for the tennis court users. In addition, the remote practice field should be integrated in the final Master Plan.



Detailed Program by Phasing Cost Estimate

Projected Utility Loads

Detailed Program by Phasing Cost Estimate

Phase		PROGRAM NSF	PROGRAM GSF	program notes	ESTIMATED CONSTRUCTION COST and TOTAL PROJECT COST: Construction Cost (in 2004 $)	Project Cost (ECC x 1.3)	cost notes
	SUMMARY - MASTER PLAN PROGRAM and ESTIMATED COSTS						
1	**Synthetic Turf Fields - 2,500 seats**	7,280	11,211	SF excludes spectator seating deck	$6,027,240	$7,835,412	
	soccer and lacrosse						
	field hockey						
	E/W promenade (from RACC to lake overlook)				$605,000	$786,500	
	total Phase 1	7,280	11,211		$6,632,240	$8,621,912	
2A	**Stadium initial phase - 14,000 seats**	36,975	56,942	SF excludes seating deck, toilets, concessions	$42,415,363	$55,139,971	cost includes all (stands, toilets, conces)
	football and lacrosse						
	Stadium full build phase - add 10,000 seats				$0	$0	stadium expansion not included for this study
	total Phase 2A	36,975	56,942		$42,415,363	$55,139,971	
2B	**Support Program Addition**	36,975	56,942	support program	$9,964,763	$12,954,191	
	RACC/Stadium connector	6,500	10,000	addition/connection between PE/RACC/stadium	$2,250,000	$2,925,000	
	RACC interior renovations		43,703	reno of existing bldg (.34 x 128,538 GSF = 43,703 SF)	$5,462,875	$7,101,738	
	total Phase 2B	43,475	110,645		$17,677,638	$22,980,929	
3	**Track - 3,500 seats**	7,250	11,165	SF excludes spectator seating deck	$5,340,000	$6,942,000	
	soccer, field events (competition)						
	Tennis Courts	0	0		$965,000	$1,254,500	
	Site Improvements				$5,093,000	$6,620,900	
	UAlbany Bowl						
	Dutch N/S promenade						
	Indian N/S promenade						
	demo of existing bowl stands						
	demo existing track						
	total Phase 3	7,250	11,165		$11,398,000	$14,817,400	
4	**Turf Field/Stadium - 2,000 - 2,500 seats**	0	0	SF excludes spectator seating deck	$1,245,000	$1,618,500	
	soccer						
	Practice Fields	0	0		$1,062,500	$1,381,250	
	football, soccer, lacrosse						
	Baseball - 2,500 seats	9,530	14,676		$4,927,240	$6,405,412	
	total Phase 4	9,530	14,676		$7,234,740	$9,405,162	
5	**Multi-Purpose Student Recreational Facility**	156,944	196,180		$40,172,630	$52,224,419	
	PE/Indoor track connector	6,500	10,000				
	PE Building Renovations		55,804	reno of existing bldg (.34 x 164,131 GSF = 55,804 SF)	$6,975,572	$9,068,244	assume 1/3 reno at $125/SF
	total Phase 5	163,444	261,984		$47,148,202	$61,292,663	
6	**Multi-Use - Practice Facility**	95,650	112,867		$16,139,981	$20,981,975	
	Parking Structure (Dutch Lot)		325,000		$15,900,000	$20,670,000	
	soccer - remote field				$175,000	$227,500	
	cross country trails				$400,000	$520,000	
	total Phase 6	95,650	437,867		$32,614,981	$42,399,475	
	TOTAL ALL PHASES	363,604	904,489		165,121,163	214,657,512	

MASTER PLAN PROGRAM - PHASE 1

Phase		PROGRAM footprint	PROGRAM NSF	PROGRAM notes	ESTIMATED CONSTRUCTION COST cost (2004 $)	ESTIMATED CONSTRUCTION COST notes
1	**Synthetic Turf Fields: 2,500 seats**			assume 2,500 spectators		
	aluminum bleacher seating - field A			2,000	$300,000	$150 per seat
	aluminum bleacher seating - field B			500	$75,000	$150 per seat
	foundation for bleacher - field A	12,000		footprint is based on 6 GSF per seat	$60,000	$5 per SF
	foundation for bleacher - field B	3,000		footprint is based on 6 GSF per seat	$15,000	$5 per SF
	men's toilets		780	1250 spect - 13 wc, 9 lav (60 SF per toilet/urinal)		
	women's toilets		1,500	1250 spect - 25 wc, 9 lav (60 SF per toilet/urinal)		
	concessions		350			
	tickets		150			
	press/vip platforms		1,500	15-20 working press, 2 radio booths, 2 vip booths = (15' x 100')		
	video deck (covered)		0	open air		
	elevator		250		$75,000	
	team meeting room - area of refuge		1,000	2 rooms for 25 each		
	first aid/triage		250			
	storage - maintenance		1,000			
	storage - athletics		500			
	field A (225'x360') - synthetic, comp m soccer, w soccer, m lax, w lax			includes underlayment pad + perimiter conc curb	$1,200,000	
	field B (180'x300') - synthetic, comp field hockey			includes underlayment pad + perimiter conc curb	$1,200,000	
	lighting			9 poles for 2 fields	$525,000	6 at $50k + 3 at $75k
	scoreboard (2)				$60,000	$30k each
	demo				$50,000	allowance
	sitework - regrading + landscape (soft + hard) surrounding venue				$75,000	allowance
	utilities				$150,000	allowance
	SUB-TOTAL NSF:		7,280			
					$2,242,240	smaller support buildings = $200 per SF
	SUB-TOTAL GSF (65% = 1.54):		11,211		**$6,027,240**	
	E/W promenade (from RACC to lake overlook)				$605,000	allowance for 60,500 SF at $10/SF
					$605,000	
				TOTAL PHASE 1	**$6,632,240**	

MASTER PLAN PROGRAM - PHASE 2

Phase		PROGRAM: footprint	PROGRAM: NSF	PROGRAM: notes	ESTIMATED CONSTRUCTION COST: cost (2004 $)	ESTIMATED CONSTRUCTION COST: notes
2A	**Stadium - 14,000 initial phase - expansion capability to 24,000 seats**			assume 14,000 spectators		
	spectator seating - concrete/steel structure			14,000	$31,500,000	$2,250 per seat - stadium struct + toilets/concessions
	footprint	84,000		footprint is based on 6 GSF per seat		
	men's toilets		4,200	7,000 spect - 70 wc, 47 lav (60 SF per toilet/urinal)		
	women's toilets		8,400	7,000 spect - 140 wc, 47 lav (60 SF per toilet)		
	concessions		8,035	including dry storage		
	first aid		600			
	tickets		650			
	facility operations		925			
	press platform - level 1		2,000	2 rows of 15 + 4 radio booths		
	private boxes - level 2		2,000	8 boxes - each box 10-12 people, kitchenette and toilet per box		
	reception room - level ?		2,000	for 80-100 people - warming kitchen + toilet		
	video deck/coaches box - level 3		600	home and visitor coaching box (enclosed) - deck is open air		
	elevator - 4 stops		800			
	equipment		8,000	relocated/expanded from PE building location		
	storage - maintenance		1,500			
	storage - athletics		2,000			
	bubble mechanical		1,700			
	field (180'x360') - synthetic competition football and men's lax			includes underlayment pad + perimeter conc curb	$1,200,000	turf, drain, conc curb
	surface parking - 105 spaces			105	$157,500	$1,500 per space
	surface parking - 310 spaces			310	$465,000	$1,500 per space
	lighting			6 poles and/or integral with seating structure	$300,000	$50k per pole
	scoreboard				$300,000	allowance
	sports electrical + pa system				$50,000	allowance
	air suported structure			bubble + perimeter conc curb	$1,500,000	air struct, anchor wall, conc curb/trench drain, bub mech
	demo				$150,000	allowance (50k + 100k for removal of existing parking)
	sitework - regrading + landscape (soft + hard) surrounding venue				$75,000	allowance
	entry plaza				$320,000	allowance 16,000 SF at $20/SF
	green area north of parking				$110,000	allowance 110,000 SF at $1/SF
	utilities				$150,000	allowance
	SUB-TOTAL NSF:		22,775	SF excludes stands, toilets, concessions		
					$6,137,863	$175 per SF
	SUB-TOTAL GSF (65% = 1.54):		35,074	SF excludes stands, toilets, concessions	$42,415,363	ECC includes stands, toilets, concessions
				TOTAL PHASE 2A	**$42,415,363**	

MASTER PLAN PROGRAM - PHASE 2

phase		footprint	NSF	notes	cost	notes
2B	**RACC expansion / Stadium Support**					
	lockers					
	team lockers - football		2,400	100 lockers + dedicated wet area		
	football lounge		600			
	team lockers - men's lacrosse		1,200	50 lockers + dedicated wet area		
	lacrosse lounge		600			
	coaches - men's football lockers		800	20 lockers + dedicated wet area		
	coaches - men's lacrosse lockers		450	8 lockers + dedicated wet area		
	coaches - women's lacrosse lockers		450	8 lockers + dedicated wet area		
	visitor team room (2)		5,000	4 pods of 40 each - two wet areas (1 per 2 pods)		
	officials locker room (2)		900	10 lockers each + dedicated wet area		
	press interview room		1,200	adjacent to field/locker rooms		
	coaches offices					
	football head coach suite		250	office, reception, small meeting area		
	director of football ops		125			
	offense suite		625	head coach + 4 assistants		
	defense suite		625	head coach + 4 assistants		
	grad student assist		400	4 workstations		
	video/info tech		250			
	staff meeting room A		300	for 10 people		
	staff meeting room A		600	for 15 people		
	large meeting room		3,500	for 120 people - with video and divider partition		
	men's lacrosse coach suite		800	head, 2 asst, 1 reception, 2 work study		
	meeting space		0	share with football		
	office support areas		300	storage, kitchen, lounge		
	public toilets (2)		250			
	training/sports medicine					
	wet		1,500			
	rehab		1,500			
	tape		1,500			
	treatment		1,500			
	offices		720	6 with windows into main space		
	doctor/exam room		200			
	storage		200			
	varsity weight room		7,500			
	office		480			
	storage/repairs		250			
	SUB-TOTAL NSF:		36,975			
					$9,964,763	larger buildings = $175 per SF
	SUB-TOTAL GSF (65% = 1.54):		56,942		$9,964,763	
	RACC/Stadium connector	6,500	10,000	addition/connection between RACC/stadium	$2,250,000	assume 10k SF addition at $225
	RACC Building - renovations	89,887	128,538	reno of existing bldg (.34 x 128,538 GSF = 43,703 SF)	$5,462,875	assume 1/3 reno at $125/SF
	SUB-TOTAL GSF:		138,538		$17,677,638	
				TOTAL PHASE 2B	**$17,677,638**	

MASTER PLAN PROGRAM - PHASE 3

Phase		PROGRAM: footprint	PROGRAM: NSF	PROGRAM: notes	ESTIMATED CONSTRUCTION COST: cost (2004 $)	ESTIMATED CONSTRUCTION COST: notes
3	**Track - 3,000 at south + 500 at north spectator seats**			3,500 spectators		
	aluminum bleacher seating (track/field)			3,500	$525,000	$150 per seat
	foundation for bleacher	21,000		footprint is based on 6 GSF per seat	$105,000	$5 per SF
	men's toilets		0	1,750 spect - 18 wc, 12 lav - at CORE until venue #4 is built, then included at #4		
	women's toilets		0	1,750 spect - 35 wc, 12 lav - at CORE until venue #4 is built, then included at #4		
	concessions		350			
	tickets		200			
	press/vip platforms		1,500	15-20 working press, 2 radio booths, 2 vip booths = (15' x 100')		
	video deck (covered)		0	open air		
	elevator		250		$75,000	
	team lockers - men's track/cross country		0	at CORE (venue #12/13)		
	team lockers - women's track/cross country		0	at CORE (venue #12/13)		
	team meeting room - area of refuge		1,000	2 rooms for 25 each		
	first aid/triage		250			
	storage - maintenance		2,500			
	storage - athletics (dedicated track and field)		1,200			
	oval and interior					
	400m track - 9 lane 48" wide			radius = 119.75'	$1,200,000	track surface, asphalt, subbase, drain, edge
	9 lane straightaway - both sides			48" wide	$0	included above
	field (225'x 330') - natural, practice soccer				$250,000	drainage, irrigation, seed
	competition field events inside oval				$0	included above
	outside of oval					
	shotput (2)			used for both practice and competition	$0	included above
	practice javelin runway			at venue #8	$0	included above
	practice discus/hammer			at venue #8	$0	included above
	high jump (1)				$0	included above
	long/triple jump (4)				$0	included above
	pole vault pit (2)				$0	included above
	steeplechase jump				$0	included above
	track and field throwing areas				$90,000	approx 30k SF at $3/SF
	other misc					
	lighting at track and oval			6 poles	$300,000	$50k per pole
	scoreboard, furnishing, signage				$50,000	allowance
	timing system				$30,000	
	sports electrical and pa system				$60,000	
	security fence at perimeter of track complex				$27,000	1,800 LF at $15/LF
	demo			including demo of exisitng 12 tennis courts	$170,000	allowance (50k + 10k per tennis court)
	sitework - regrading + landscape (soft + hard) surrounding venue				$75,000	allowance
	utilities				$150,000	allowance
	SUB-TOTAL NSF:		7,250			
					$2,233,000	smaller support buildings = $200 per SF
	SUB-TOTAL GSF (65% = 1.54):		11,165		**$5,340,000**	

MASTER PLAN PROGRAM - PHASE 3

venue	footprint	NSF	notes	cost	notes
Tennis Courts			assume 250 spectators		
aluminum bleacher seating - tennis			250	$37,500	$150 per seat
foundation for bleacher - tennis	1,500		footprint is based on 6 GSF per seat	$7,500	$5 per SF
tennis courts - 10 varsity				$350,000	$35k per court = asphalt/cush subsurface, textro & finish coats
tennis courts - 4 rec (near indian quad)				$140,000	$35k per court = asphalt/cush subsurface, textro & finish coats
tennis lighting (14 courts)				$120,000	$10k per court
parking			40	$60,000	$1,500 per space
demo				$25,000	allowance
sitework - regrading + landscape (soft + hard) surrounding venue				$75,000	allowance
utilities				$150,000	allowance
SUB-TOTAL NSF:		0			
				$0	smaller support buildings = $200 per SF
SUB-TOTAL GSF (65% = 1.54):		0		**$965,000**	

venue	footprint	NSF	notes	cost	notes
Misc					
Bowl					
lawn area				$270,000	300' x 300' at $3/SF
lighting				$200,000	4 light poles at $50k each
Dutch N/S promenade				$2,160,000	landscape (soft + hard) - 144,000 SF at $15/SF
Indian N/S promenade				$2,013,000	landscape (soft + hard) - 134,200 SF at $15/SF
demo of existing bowl stands				$250,000	allowance
demo existing track				$200,000	allowance
SUB-TOTAL:				**$5,093,000**	
			TOTAL PHASE 3	**$11,398,000**	

MASTER PLAN PROGRAM - PHASE 4

Phase		PROGRAM: footprint	PROGRAM: NSF	PROGRAM: notes	ESTIMATED CONSTRUCTION COST: cost (2004 $)	ESTIMATED CONSTRUCTION COST: notes
4	**Turf Field/Stadium: 2,000 - 2,500 seats**			assume 2,500 spectators - assumes venue #6 and #9 would not be used at the same time		
	aluminum bleacher seating			2,500	$375,000	$150 per seat
	foundation for bleacher	15,000		footprint is based on 6SF per seat	$75,000	$5 per SF
	men's toilets		0	share with venue #9		
	women's toilets		0	share with venue #9		
	concessions		0	share with venue #9		
	tickets		0	share with venue #9		
	press/vip platforms		0	share with venue #9		
	video deck (covered)		0	share with venue #9		
	elevator		0	share with venue #9		
	team meeting room - area of refuge		0	share with venue #9		
	first aid/triage		0	share with venue #9		
	lockers		0	at CORE (venue #12/13)		
	storage - maintenance		0	share with venue #8 and/or #9		
	storage - athletics		0	share with venue #8 and/or #9		
	field (225' x 360') - natural, competition soccer				$250,000	drainage, irrigation, seed
	lighting			4 poles	$240,000	$60k per pole
	scoreboard				$30,000	
	demo				$50,000	allowance
	sitework - regrading + landscape (soft + hard) surrounding venue				$75,000	allowance
	utilities				$150,000	allowance
	SUB-TOTAL NSF:		0			
					$0	smaller support buildings = $200 per SF
	SUB-TOTAL GSF (65% = 1.54):		0		**$1,245,000**	
					$0	smaller support buildings = $200 per SF
		footprint	NSF	notes	cost	notes
	Practice Fields			assume 0 spectators		
	women's toilets		0	at venue #9		
	men's toilets		0	at venue #9		
	team meeting room - area of refuge		0	at venue #9		
	storage - maintenance		0	at venue #9		
	storage - athletics		0	at venue #9		
	field A (160' x 360'), natural, practice - football				$262,500	drainage, irrigation, seed for 1 1/2 fields - scheme 11A)
	field B (160' x 360'), natural, practice - football				$0	included with field A above
	field C (225' x 360'), natural, practice - soccer/men's lax				$175,000	drainage, irrigation, seed
	field D (225' x 360'), natural, practice - soccer/women's lax				$175,000	drainage, irrigation, seed
	field E (225' x 360'), natural, practice - soccer			at remote site	$175,000	drainage, irrigation, seed
	demo				$50,000	allowance
	sitework - regrading + landscape (soft + hard) surrounding venue				$75,000	allowance
	utilities				$150,000	allowance
	SUB-TOTAL NSF:		0			
					$0	smaller support buildings = $200 per SF
	SUB-TOTAL GSF (65% = 1.54):		0		**$1,062,500**	

MASTER PLAN PROGRAM - PHASE 4

	footprint	NSF	notes	cost	notes
Baseball - 2,500 seats			assume 2,500 spectators - assumes venue #6 and #9 would not be used at the same time		
aluminum bleacher seating			2,500	$375,000	$150 per seat
foundation for bleacher	15,000		footprint is based on 6 GSF per seat	$75,000	$5 per SF
men's toilets		780	1,250 spect - 13 wc, 9 lav (60 SF per toilet/urinal)		
women's toilets		1,500	1,250 spect - 25 wc, 9 lav (60 SF per toilet/urinal)		
concessions		350	share between venues #6 and #9		
tickets		150	share between venues #6 and #9		
press/vip platforms		1,500	15-20 working press, 2 radio booths, 2 vip booths = (15' x 100')		
video deck (covered)		0	open air		
elevator		250		$75,000	
team meeting room - area of refuge		1,000	2 rooms for 25 each		
first aid/triage		250	share between venues #6 and #9		
lockers		0	at CORE (venue #12/13)		
dugouts (2)		750	depressed w/ required ramp accessibility		
storage - maintenance		1,750	share between venues #6, #8, and #9		
storage - athletics		1,250	share between venues #6, #8, and #9		
field - natural				$175,000	
lighting			6 poles	$300,000	6 poles at $50k
scoreboard				$50,000	allowance
perimeter fence				$27,000	1,800 LF at $15/LF
netting and poles behind home plate				$50,000	
warm up				$0	
surface parking - 50 spaces			50	$75,000	$1,500 per space
toilet			included with toilets above	$0	
demo				$50,000	allowance
sitework - regarding + landscape (soft + hard) surrounding venue				$75,000	allowance
indian lake overlook plaza w/ water feature				$490,000	allowance for 22,000 SF at $20/SF + $50k water feature
indian lake amphitheater				$300,000	allowance for 20,000 SF at $15/SF
bridge				$250,000	allowance
utilities				$150,000	allowance
SUB-TOTAL NSF:		9,530			
				$2,935,240	smaller support buildings = $200 per SF
SUB-TOTAL GSF (65% = 1.54):		14,676		**$4,927,240**	
			TOTAL PHASE 4	**$7,234,740**	

MASTER PLAN PROGRAM - PHASE 5

Phase		PROGRAM: footprint	PROGRAM: NSF	PROGRAM: notes	ESTIMATED CONSTRUCTION COST: cost (2004 $)	ESTIMATED CONSTRUCTION COST: notes
5	**Multi-purpose Student Recreational Facility**			assumed occupancy = 3,000 (non sport event)		
	Athletics					
	lobby/entry		1,500	including control desk		
	concessions		400	warming area only + dry storage		
	200 meter track (4 tennis or b-ball courts inside oval)		60,000	6 lanes, 8 lanes at straight away, radius 68.9', mondo super-x type surface		
	banked track		10,000		$250,000	premium for banked track = TBC based on requirements
	throwing area (ouside of track)		0	anticipated as not required		
	spectator seating - 1500		9,000	based on 6 GSF per seat		
	men's toilets		900	1,500 spect - 15 wc, 10 lav (60 SF per toilet/urinal), also serve venue #3		
	women's toilets		1,800	1,500 spect - 30 wc, 10 lav (60 SF per toilet/urinal), also serve venue #3		
	meet management office		400			
	team - men's lockers/changing, wet area, lounge		1,200	50 lockers		
	team - women's lockers/changing, wet area, lounge		1,200	50 lockers		
	coaches - men		450	8 lockers		
	coaches - women		450	8 lockers		
	visitor team room (2 rooms)		3,000	no lockers but dedicated wet area		
	satellite sports med		250			
	office suite (track and field coaches)		2,000	2 suites with 6 offices each + 1 shared reception area		
	Recreation					
	lobby/entry		1,500	including control desk		
	climbing wall		800	35' long		
	weights/fitness		18,000	12k SF weights, 6k SF cardio		
	multi activity courts 2 separate (50'x94' court)		15,000	wood floor		
	multipurpose/dance studios - 4 total		4,800	4 at 1,200 SF each		
	racquetball - 6		4,800	with glass back		
	squash - 2		1,344	with glass back		
	general use lockers - men		2,500	500 mix half/full height lockers + 14 showers, 8 toilet, 6 lav		
	general use lockers - women		2,500	500 mix half/full height lockers + 14 showers, 8 toilet, 6 lav		
	faculty/staff - men		1,000	200 mix half/full height lockers		
	faculty/staff - women		1,000	200 mix half/full height lockers		
	office suite (Rec, IM Dir)		650	1 suite with 4 offices		
	equipment issue		500			
	storage - maintenance		2,000			
	storage - athletics		8,000			
	demo				$0	included in sitework below
	sitework - regrading + landscape (soft + hard) surrounding venue				$3,629,330	allowance of 10% of building
	landscape & parking north of building				$0	included in general sitework allowance above
	utilities				$0	included in sitework above
	SUB-TOTAL NSF:		156,944			
					$36,293,300	larger buildings = $185 per SF
	SUB-TOTAL GSF (75% = 1.25):		196,180	assumes mech is hung in fieldhouse space and higher effec for FH.	**$40,172,630**	
	PE/fieldhouse connector	6,500	10,000	addition/connection between PE/fieldhouse	$2,250,000	assume 10k SF addition at $225
	PE Building - renovations	114,777	39,024	114,777 NSF/164,131 GSF - assume 1/3 of bldg is renovated	$6,975,572	55,805 SF of reno at $125/SF
				TOTAL PHASE 5	**$49,398,202**	

MASTER PLAN PROGRAM - PHASE 6

		PROGRAM			ESTIMATED CONSTRUCTION COST	
Phase		footprint	NSF	notes	cost (2004 $)	notes
6	**Indoor Multi-Use - Practice Facility**			assumed occupancy = 200 (no assembly)		
	lobby/entry		1,500	including control desk		
	120yd x 75yd = 225' x 360' (football)		81,000	football turf + tennis use??		
	men's toilets		250	100 occupant - 2 wc, 2 lav (60 SF per toilet/urinal)		
	women's toilets		250	100 occupant - 3 wc, 2 lav (60 SF per toilet/urinal)		
	building operations office		250			
	camera platform		250			
	meeting/video room - small		400	at 15 SF = 26 people		
	meeting/video room - large		1,500	at 15 SF = 100 people		
	weights and fitness		0	at venue #1		
	lockers		0	at venue #1		
	satellite sports med		250			
	equipment/laundry		0	at venue #1		
	storage - maintenance		2,000			
	storage - athletics		4,000			
	storage - recreation		4,000			
	demo				$0	included in sitework below
	sitework - regrading + landscape (soft + hard) surrounding venue				$1,467,271	allowance of 10% of building
	utilities				$0	included in sitework above
	SUB-TOTAL NSF:		95,650			
					$14,672,710	larger buildings = $130 per SF (pre-engineered struct)
	SUB-TOTAL GSF (85% = 1.18):		112,867	assumes mech is hung in main space or roof mounted	**$16,139,981**	

MASTER PLAN PROGRAM - PHASE 6

	footprint	NSF	notes	cost	notes
Parking Structure					
option A Dutch Parking Lot Deck					
1,000 spaces = 2 levels			325 SF per car	$13,000,000	$13k per space
rework existing parking surface for 640 spaces				$1,600,000	$2.5k per space
demo/site/utilities				$1,300,000	10% of building
SUB-TOTAL GSF:		325,000		**$15,900,000**	
option B Stadium Deck					
1,000 spaces = 4 levels				$13,000,000	$13k per space
rework existing parking surface for 210 spaces				$525,000	$2.5k per space
demo/site/utilities				$1,300,000	10% of building
total B				$14,825,000	
option C Bowl Unground Garage					
1,000 spaces = 3 levels				$20,000,000	$20k per space
demo/site/utilities				$2,000,000	10% of building
earth removal				$750,000	allowance for earth removal
total C				$22,750,000	
option D Harriman Site					
1,000 spaces = 2 levels				$13,000,000	$13k per space
rework existing parking surface for 260 spaces				$650,000	$2.5k per space
demo/site/utilities				$1,300,000	10% of building
earth removal				$750,000	allowance for earth removal
total D				$15,700,000	
	footprint	NSF	notes	cost	notes
Practice Fields			assume 0 spectators		
field E (225' x 360'), natural, practice - soccer			at remote site	$175,000	drainage, irrigation, seed
SUB-TOTAL NSF:		0			
				$0	smaller support buildings = $200 per SF
SUB-TOTAL GSF (65% = 1.54):		0		**$175,000**	
Cross Country trails				$400,000	4,000 foot length x 10' average width at $10 per SF
				$400,000	
			TOTAL PHASE 6	**$32,614,981**	

PROJECTED UTILITY LOADS

		PROGRAM			PROJECTED UTILITY LOADS								
Phase		NSF	GSF	program notes	Building Heating Load Mbh	Building DHW Load Mbh	Total Heating Load Mbh	Cooling Load Tons	Domestic Water GPD	Sanitary GPD	Electric Building Kw	Electric Field Lighting (NCAA) Kw	Electric Field Lighting (National TV) Kw
1	**Synthetic Turf Fields - 2,500 seats**	7,280	11,211	SF excludes spectator seating deck	280	168	448	28	123,750	112,500	90	0	0
	total Phase 1	7,280	11,211		**280**	**168**	**448**	**28**	**123,750**	**112,500**	**90**	**0**	**0**
2A	**Stadium initial phase - 14,000 seats**	36,975	56,942	SF excludes seating deck, toilets, concessions	1,424	854	2,278	142	693,000	630,000	456	0	0
	Stadium full build phase - add 10,000 seats												
	total Phase 2A	36,975	56,942		**1,424**	**854**	**2,278**	**142**	**693,000**	**630,000**	**456**	**0**	**0**
2B	**Support Program Addition**	36,975	56,942	support program	1,993	1,708	3,701	228	99,000	90,000	569	0	0
	RACC/Stadium connector	6,500	10,000	addition/connection between PE/RACC/stadium	350	150	500	25	22,000	20,000	100	0	0
	RACC interior renovations		43,703	reno of existing bldg (.34 x 128,538 GSF = 43,703 SF)	0	0	0	0	0	0	0	0	0
	total Phase 2B	43,475	110,645		**2,343**	**1,858**	**4,201**	**253**	**121,000**	**110,000**	**669**	**0**	**0**
3	**Track - 3,500 seats**	7,250	11,165	SF excludes spectator seating deck	279	167	447	28	172,700	157,000	89	0	0
	total Phase 3	7,250	11,165		**279**	**167**	**447**	**28**	**172,700**	**157,000**	**89**	**0**	**0**
4	**Turf Field/Stadium - 2,000 - 2,500 seats**	0	0	SF excludes spectator seating deck	0	0	0	0	0	0	0	0	0
	Baseball - 2,500 seats	9,530	14,676		367	220	587	37	123,750	112,500	117	0	0
	total Phase 4	9,530	14,676		**367**	**220**	**587**	**37**	**123,750**	**112,500**	**117**	**0**	**0**
5	**Multi-Purpose Student Recreational Facility**	156,944	196,180		6,866	5,885	12,752	785	198,000	180,000	1,962	0	0
	PE/Indoor track connector	6,500	10,000		350	150	500	25	22,000	20,000	100	0	0
	PE Building Renovations		55,804	reno of existing bldg (.34 x 164,131 GSF = 55,804 SF)									
	total Phase 5	163,444	261,984		**7,216**	**6,035**	**13,252**	**810**	**220,000**	**200,000**	**2,062**	**0**	**0**
6	**Multi-Use - Practice Facility**	95,650	112,867		3,950	3,386	7,336	451	198,000	180,000	1,129	0	0
	Parking Structure (Dutch Lot)		325,000		0	0	0	0	550	500	1,300	0	0
	total Phase 6	95,650	437,867		**3,950**	**3,386**	**7,336**	**451**	**198,550**	**180,500**	**2,429**	**0**	**0**
	TOTAL ALL PHASES	363,604	904,489										
	Lighted Athletic Fields		250,000		0	0	0	0	0	0	50	375	700
	Non-Lighted Athletic Fields		550,600		0	0	0	0	0	0	110	0	0
	Total Fields/Track/Tennis		800,600		0	0	0	0	0	0	160	375	700
				TOTAL UTILITY LOADS	**15,859**	**12,688**	**28,547**	**1,749**	**1,652,750**	**1,502,500**	**6,072**	**375**	**700**

Notes Regarding MEP Utilities

1. Electrical loads assume that a cooling medium and a heating medium are provided by a central plant source and are not accounted for in the load of the building
2. Heating Medium is assumed to be provided from a central utility plant
3. Cooling Medium is assumed to be provided from a central utility plant
4. Cooling loads are based on full cooling of each building
5. All utility loads assume renovated spaces utilize the same utilities and are not included om this analysis.
6. Sanitary and water loads for spectator venues are single daily occurrences based on full occupancy for that day with concessions.
7. Lighting Levels for Fields are given with two options. NCAA requirements at approx 30fc for play not on television and National TV levels at 100fc.