

**U OF M**

UNIVERSITY OF MINNESOTA

**MINNEAPOLIS CAMPUS**

**UM PROJECT NO. 000-94-1216**



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**PROJECT PROGRAM**

October 18, 1994

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## **EXECUTIVE SUMMARY:**

### **Purpose**

The purpose of this study is to develop a preliminary Sites Analysis and Recommendation, Facility Pre-Program, and Construction and Project Budget for a new Women's Varsity Soccer Facility on the University's East Bank Campus.

### **Site Options**

The study reviewed four potential sites for the Soccer Facility, (see diagram). Sites 3 and 4 were eliminated from consideration by the Committee during the study process. Site 3 is not owned by the University, and potential soil contamination problems would make its timely availability unlikely. Site 4 is the smallest site, is not adequate in size for the soccer fields and support facilities, is remote from other athletic fields, and has been earmarked for future office and laboratory space by the University.

Site 2 currently contains the Recreational Sports Department's Bierman softball/football fields, east of the existing Women's Varsity Softball field. Site 1 is north of the railroad tracks, northeast of Site 2, and is not currently owned by the University, but acquisition negotiations are in process.

Site 2 is adequate in size to allow development of the required soccer competition field and grandstand support facility, but its configuration does not allow the full desired development and configuration of soccer practice fields.

Site 1 is adequate in size for all desired soccer field and support facility development, and for potential for relocation of recreational softball/football fields from the Bierman area or from the West Bank. In addition to the Women's Soccer Facility, Site 1 could also support other University programs, such as the proposed Tennis/Marching Band Facility. Actual location or analysis of the other potential uses for excess land on Site 1 is beyond the scope of this study. Site 1 contains a significant area of contaminated soils, which would require up to seven years for cost-effective remediation. Existing recreational fields on Site 2 are assumed to remain unchanged if Site 1 is chosen for Soccer Facility development.

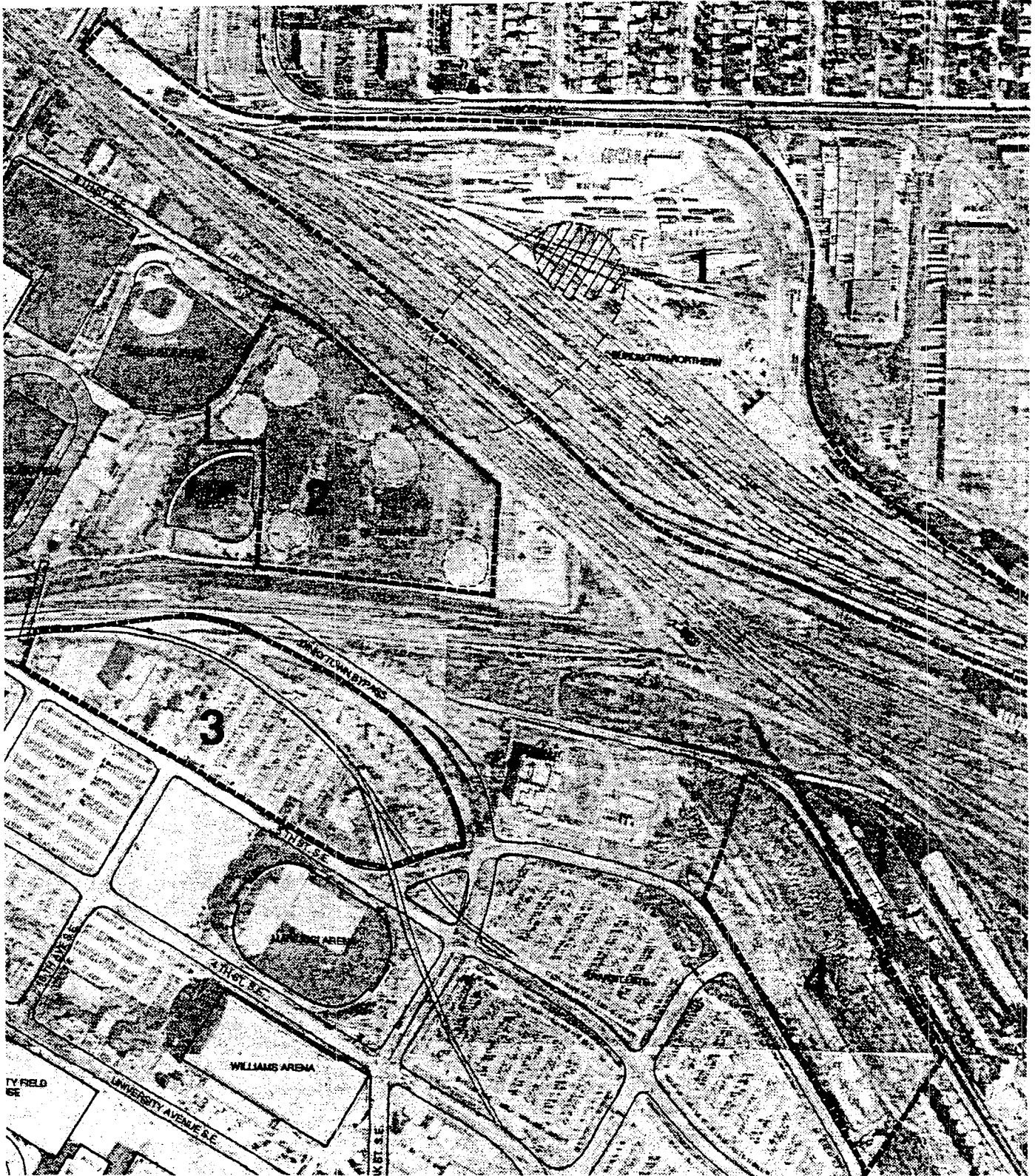
Land purchase, demolition costs for Site 1, and soils contamination remediation costs were not included in this study. The study assumes that the project must pay for the relocation of the Bierman Recreational Sports Department's fields, should Site 2 be chosen for the Soccer Facility.

### **General Planning Concepts**

- **Shared Use**

The location of the Soccer Fields and Support Facilities on Site 2 allows shared use of varsity showers/toilets, and other team facilities, as well as concessions, public toilets, and ticketing with the Women's Softball program. The grandstand structure has been located as close as possible to the existing women's softball field and seating for this reason. This approach enhances the University's investment in the existing softball facilities. Adequate space between the two fields remains for emergency and maintenance vehicle access. Women's Athletics has indicated that, because of the opportunity for shared use, Site 2 is their preferred location for the Soccer Facility.

**WOMEN'S SOCCER FACILITY STUDY**  
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- **Access/Circulation**

Site 1 and Site 2 are large parcels of land, with limited vehicular and pedestrian access from other areas of the campus due to the railroad lines. Proposed development of the Dinkytown Bypass roadway by the City of Minneapolis offers an opportunity to better connect Site 2 to the East Bank campus by using the new at-grade crossing of the single remaining rail line. The University's recently developed Transitway surface parking lots would provide convenient event parking for Site 2. The University's Fourth Street Parking structure could also serve for event parking, after reconstruction of the 15th Avenue bridge and associated pedestrian ramp work.

The precise alignment of the Dinkytown Bypass has not yet been determined. The University should seize the opportunity to work closely with the City to design and locate this roadway to insure safe and attractive pedestrian and bicycle access from the Transitway parking lots to Site 2. The University's Master Plan should consider a Recreational/Athletic Pedestrian/Bicycle Corridor linking the Recreation and Aquatic Centers at the south end, with the fields, Daycare Center, and residential neighborhood north of Rollins Avenue. A pedestrian/bicycle bridge over the remaining rail lines between Sites 1 and 2 would be an essential part of this corridor. Emergency vehicle access through Site 2, serving the new soccer facility and existing softball facility, should be developed from the Dinkytown Bypass and from 8th Street SE.

### **Costs Summary**

Site Concept 2 requires demolition and relocation of the Recreational Sports Department's softball/football field complex, and is more costly for that reason. Site Concept 1 includes costs for new soccer facilities only. Both Concepts require acquisition of Site 1 by the University, but land acquisition and associated soils remediation costs are not included in this analysis for either concept.

<b>Site Concept 1 Construction Cost Summary</b>	<b>\$4,647,000.</b>
• Soccer Fields and Site Development	\$780,000.
• Recreational Sports Fields Replacement	0.
• Pedestrian Bridge over RR Tracks	150,000.
• Alphanumeric Scoreboard/Scoring System	200,000.
• Grandstand/Support Facility Construction	2,894,000.
• Maintenance/Toilet/Ticketing Outbuildings Construction	200,000.
• Construction Contingency (10%)	423,000.
<b>Site 1 Non-Construction Cost Summary</b>	<b>\$1,603,000.</b>
• Land Acquisition	\$0.
• Consultants' Compensation	650,000.
• Sitework, Survey, Geotechnical	100,000.
• Permits and Fees	50,000.
• UM Services	100,000.
• Graphics, FF&E	500,000.
• Miscellaneous/Contingency	203,000.
<b>SITE 1 TOTAL ESTIMATED PROJECT BUDGET</b>	<b>\$6,250,000.</b>

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**WOMEN'S SOCCER FACILITY STUDY  
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<b>Site Concept 2 Construction Cost Summary</b>	<b>\$5,829,000.</b>
• Soccer Fields and Site Development	\$924,000.
• Recreational Sports Fields Replacement	931,500.
• Pedestrian Bridge over RR Tracks	150,000.
• Alphanumeric Scoreboard/Scoring System	200,000.
• Grandstand/Support Facility Construction	2,894,000.
• Maintenance/Toilet/Ticketing Outbuildings Construction	200,000.
• Construction Contingency (10%)	530,000.
<b>Site 2 Non-Construction Cost Summary</b>	<b>\$1,943,000.</b>
• Land Acquisiton	\$0.
• Consultants' Compensation	\$800,000.
• Sitework, Survey, Geotechnical	150,000.
• Permits and Fees	80,000.
• UM Services	120,000.
• Graphics, FF&E	600,000.
• Miscellaneous/Contingency	203,000.
<b>SITE 2 TOTAL ESTIMATED PROJECT BUDGET</b>	<b>\$7,772,000.</b>

Cost of improvements to city streets and utility modifications within city rights-of-way are beyond the scope of this study. Design Contingencies of 15% are included in the building and site construction costs summarized above. Estimated costs are stated in Fall, 1994 dollars. When final dates for design and construction are established, costs must be escalated accordingly.

#### **Operations and Maintenance Costs**

Both site concepts ultimately require the addition of large land areas, including competition and practice fields, parking, landscaped areas, and support buildings. Additional staffing for fields and buidlings maintenance will be required. Additional energy costs for heating and lighting buildings and fields are estimated to be between \$.55/GSF/Year and \$.80/GSF/Year, or between \$20,000 and \$30,000/Year. Additional fields maintenance costs could range from \$40,000. to \$60,000. per year, depending on the site concept chosen. If additional full time staffing is required, total additional operations and maintenance costs could range between \$100,000 and \$200,000. per year.

#### **Schedule**

Upon selection of a site by the University, and authorization to consultants to proceed with design, we estimate total design and construction time required for this project to be approximately three years, if field construction is timed to allow competition field adequate time for turf establishment. Recommended time for proper establishment of a competition field is to seed in the spring for play the following spring.

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**PROJECT PROGRAM**

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**INTRODUCTION**

The University of Minnesota is seeking to construct a women's soccer facility on it's Minneapolis East Bank Campus which would, ideally, have shared use with the women's softball facility. The information contained in this document was developed by the consultant with the assistance of the advisory group. The project includes the construction of competition and practice fields with spectator seating, spectator support facilities and athlete support facilities.

**BUDGET**

Not yet established

**SCHEDULE**

Not yet established

**FACILITY PROGRAM**

The following pages describe the relationships sizes and requirements for new locker/support/seating facility:



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## THE FACILITY

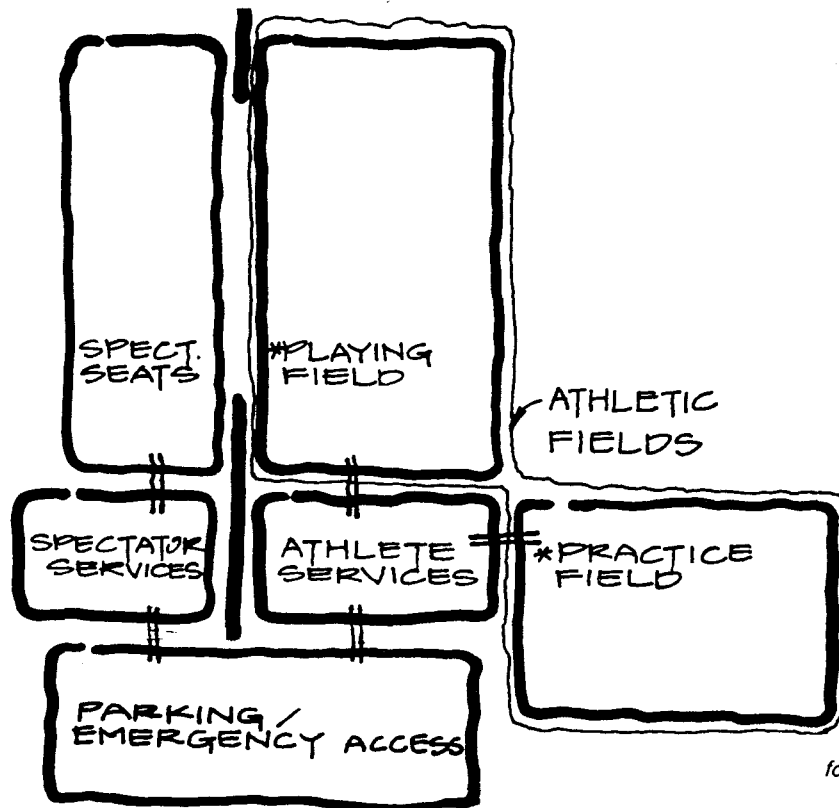
*Includes four (4) major spaces:*

Spectator Services  
Spectator Viewing  
Athlete Services  
Athletic Fields

Spectator services and spectator seating should operate/function separately from athlete services and the fields. Connection between the athlete and spectator areas should be primarily visual. Special consideration should be given to providing the opportunity for shared uses of the athlete and spectator services with the adjacent women's softball. Optimally, the only exclusive team use areas would be the varsity locker rooms, the athletic fields and the spectator viewing.

Design, development and execution of this facility should especially consider the influence of the facility on the athletes/students, athlete recruits, university, the city and collegiate soccer. The entire facility should project a collegiate and Minnesota presence.

The development of the site should consider the overall connection and development of the university athletic corridor/campus.



*facility spatial relationships*

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**SUMMARY OF PROGRAM SPACES**

<i>SPACE</i>	<i>ASF</i>		
<u>Spectator Services</u>		<u>Facility Storage</u>	
101: Ticket Sales	300	301: Recreational Sports Pavilion	3200
102: Merchandising	600	302: Field Maint./Equip. Storage	1600
103: Concessions	1400	<u>Miscellaneous Area</u>	
104: Concessions Food Storage	750	***Maintenance and Utilities	150
105: Event Management	225	***Circulation	2500
106: Public Toilet Rooms	1500		<u>7450</u>
107: First-Aid	525	<hr/>	
<u>Spectator Viewing</u>		<b><i>FACILITY BUILDING TOTAL = 32,260 GSF</i></b>	
108: Press Box	410	<u>Athletic Fields</u>	
109: Spectator Seating (2,000+ seats)	(10,260)	401: Competition Field	119,200 SF
<u>Athlete Services</u>		402: Practice Field	129,600 SF
201: Varsity Locker Room	2150	403: Rec. Softball Field	78,400 (ea.) SF
202: Team Meeting Room	1000	<u>Site Facilities</u>	
203: Coaches Meeting Room	490	501: Parking Lot	45,000 SF
204: Coaches Locker Rooms	750	**** Site Amenities	
205: Training Room	1150		
206: Uniform Exchange	525		
207: Officials Locker Room	450		
208: Visiting Locker Room	1500		
209: Meeting Room	825		
	14,550 interior SF +10,260 seating SF		
<b><i>TOTAL BUILDING =</i></b>	<b><i>24,810 ASF</i></b>		

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**PROJECT PROGRAM**  
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## SPECTATOR SERVICES

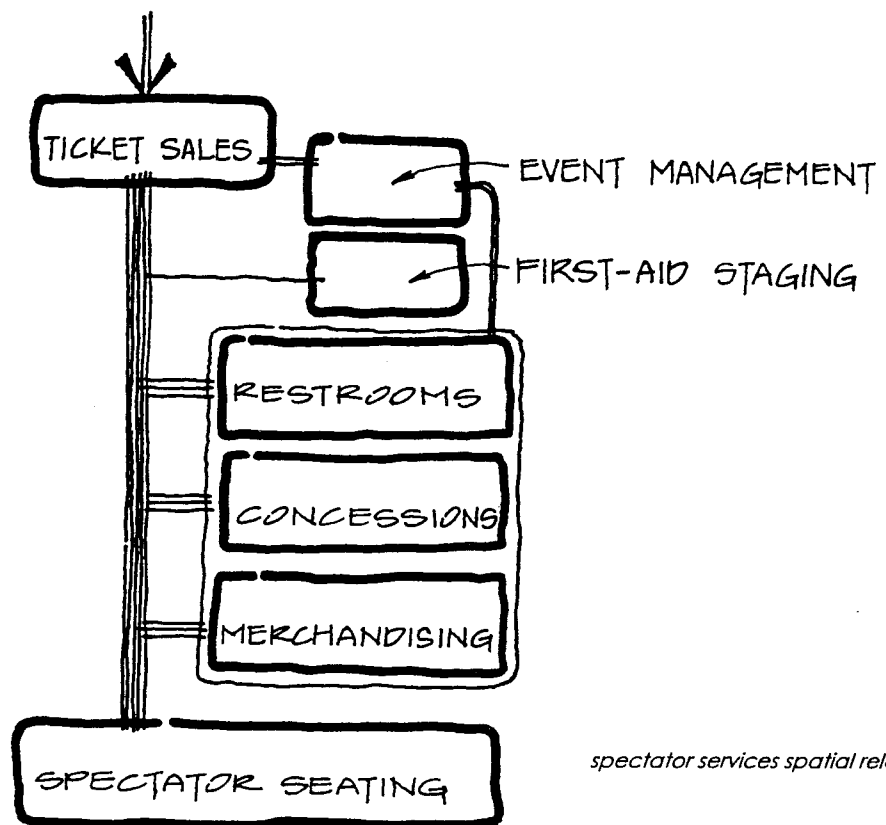
*Includes five (5) major spaces:*

- Ticket Sales
- Merchandising
- Concessions and Concessions Storage
- Toilets
- Events Management

Spectator Services are independent of athlete services. Circulation of spectator services are not to intersect with athlete services and playing field.

Somewhere along spectators path from entry to seating provide "wall of honor" with plaque mountings and trophy cases for organized/permanent display of athlete honors.

services should be aligned for optimal convenience, sales marketing and crowd control.



*spectator services spatial relationships*

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<b>SPACE NAME:</b>	<b>TICKET SALES</b>
<b>SPACE NO:</b>	101
<b>ASSIGNABLE AREA:</b>	300 asf
<b>USED BY:</b>	<i>Exterior:</i> <ul style="list-style-type: none"><li>■ spectators</li></ul> <i>Interior:</i> <ul style="list-style-type: none"><li>■ sales staff</li><li>■ event administrators</li></ul>
<b>FUNCTION:</b>	<ul style="list-style-type: none"><li>■ locked ticket storage</li><li>■ money collection</li><li>■ ticket sales</li><li>■ accounting</li><li>■ event administration</li></ul>
<b>DESCRIPTION OF USE:</b>	At entrance to the facility. Common use with Women's Softball. Ideally, also accessible from inside controlled facility area to provide for advanced/on-site ticket sales (patron should not have to leave controlled area). Space for 8 people. 6 general sales ticket windows and 2 interior access ticket windows. Ticket sales windows should be accessible to the public without the controlled area of the facility grounds being open.
<b>FINISHES:</b>	paint, plastic laminate/wood, carpet
<b>FURNISHINGS/EQUIPMENT:</b>	Fixed glass separation/transaction windows at counters with ticket and money counter tops/drawers (provide space at customer side of counter for writing and allow for unobscured conversation) - shades at each window. Space for ticket sales computers and printers. One stool for each counter. One general operations desk away from ticket sales for accounting. Locking storage cabinets for ticket and marketing info. storage. Game monitor. Marker/tackboard for notices, etc. Controlled employee access with combination lock. Drop safe in floor



**MECHANICAL/ELECTRICAL:**

Provide heat and air conditioning. Sprinkle. Provide power and distribution for computers, (clean). Basic telephone connection (with event messaging system). Special lighting with spots at sales windows. Large lighted Women's Soccer sign at front of facility.

**REMARKS:**

This is the first impression, image space (special impact) Entrance to the facility should be at a controlled access point somewhere near the ticket booth. Gates should be no more than 4' wide with ticket takers at either side.

**SPACE NAME:** MERCHANDISING

**SPACE NO:** 102

**ASSIGNABLE AREA:** 600 asf

**USED BY:** *Exterior:*  
■ spectators  
*Interior:*  
■ sales staff  
■ event administrators

**FUNCTION:** ■ display of merchandise  
■ storage of merchandise-locked  
■ money collection/product sales

**DESCRIPTION OF USE:** Sales of U of M athletic merchandise, marketing materials. Small store display and sales area with a locking cabinet storage for merchandise. Standing sales space. Located near ticket sales to share accounting and near concessions and entrance for high visibility and "passer-by" lure. Controlled entrance with direct access to merchandise only by sales staff.

**FINISHES:** Medium profile: carpet and wall finish (retail/team image)

**FURNISHINGS/EQUIPMENT:** Sales counters, storage cabinets (locking), shelving and tack boards for merchandise display.

**MECHANICAL/ELECTRICAL:** Heat, lighting, power t.v. -for game monitor location

**REMARKS:**

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**SPACE NAME:** CONCESSIONS

**SPACE NO:** 103

**ASSIGNABLE AREA:** 1400 asf

**USED BY:** *Exterior:*  
■ spectators  
*Interior:*  
■ concessions staff  
■ vendor delivery  
■ event administration

**FUNCTION:** ■ food preparation  
■ cooking  
■ food service (drinks, popcorn, hot-dogs)  
■ product display  
■ clean-up

**DESCRIPTION OF USE:** Concession sales area with kitchenette. Concessions are contracted to private companies, so space should be flexible. Located near merchandising for cross-over sales. Easy access from stadium. Controlled entrance for sales staff. Should provide monitor for watching on-going game while waiting in line.

**FINISHES:** Hard surfaces, easily cleanable

**FURNISHINGS/EQUIPMENT:** Sales counters with change drawers and space for registers, locking cabinets, pricing and product board, product display shelves, large sink and refrigerator.

**MECHANICAL/ELECTRICAL:** Many outlets for various concessions machines, t.v. for game monitor, water, heat.

**REMARKS:** Should be broken up into more than one area to provide for crowd control

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**SPACE NAME:** CONCESSIONS FOOD STORAGE

**SPACE NO:** 104

**ASSIGNABLE AREA:** 750 asf

**USED BY:**

- concessions staff
- vendor delivery
- event administration

**FUNCTION:**

- food storage
- service product storage (cups, etc.)

**DESCRIPTION OF USE:** For storage of concessions supplies, shelf foods and refrigerated storage. Consider implication of health code requirements. Should be conveniently accessed for delivery of supplies and directly accessed from concessions area

**FINISHES:** Hard surfaces, easily cleanable

**FURNISHINGS/EQUIPMENT:** refrigeration unit, shelving

**MECHANICAL/ELECTRICAL:** HVAC, refrigeration system

**REMARKS:** may be possible to use in spaces too constricted for standard public use.

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**SPACE NAME:** EVENT MANAGEMENT

**SPACE NO:** 105

**ASSIGNABLE AREA:** 225 asf

**USED BY:**

- sales staff, ushers, etc.
- event administrators

**FUNCTION:**

- uniform storage
- coat hanging
- pre-event meeting
- personal storage

**DESCRIPTION OF USE:** semi-public access-small basic room for usher, ticket taker, and other sales staff to store personal items during event. Near ticket sales, merchandising and concessions. May hold short orientation meetings for sales staff here.(no extra space necessary. Notices posted for general staff information.

**FINISHES:** basic wall and floor coverings.

**FURNISHINGS/EQUIPMENT:** limited number of small metal lockers with attached benches, many wall hooks, tack/markerboard, locked storage closet

**MECHANICAL/ELECTRICAL:** Basic lighting and power

**REMARKS:**

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**SPACE NAME:** PUBLIC TOILET ROOMS

**SPACE NO:** 106

**ASSIGNABLE AREA:** 1500 asf

**USED BY:** ■ spectators

**FUNCTION:** ■ standard restroom use  
■ diaper changing  
■ waiting lines

**DESCRIPTION OF USE:** Separate male and female spectator restroom facilities and two unisex privacy toilet rooms for family/special needs uses (i.e., mom and son or dad and daughter)

**FINISHES:** Ceramic tile floors and walls, cove base.

**FURNISHINGS/EQUIPMENT:** toilets, sinks, toilet stalls, diaper changing tables, etc.

**MECHANICAL/ELECTRICAL:** typical heating and lighting

**REMARKS:** Provide higher of number of total toilets at: approximately 12% of number of spectator seating or code. Women's to men's toilets should have a ratio of 3:2.

**SPACE NAME:** FIRST-AID STAGING

**SPACE NO:** 107

**ASSIGNABLE AREA:** 525 asf

**USED BY:**

- first-aid crew
- patients

**FUNCTION:**

- supplies storage
- patient resting/waiting
- first-aid office work

**DESCRIPTION OF USE:** A small room for administering minor first-aid and resting area possibly for awaiting ambulance pick-up. Located convenient to spectator areas, but not necessarily on common path of spectator uses. Convenient access for emergency vehicles.

**FINISHES:** paint, basic finishes

**FURNISHINGS/EQUIPMENT:** desk, three chairs, resting table, marker/tack board  
locking storage cabinets (for first-aid storage)

**MECHANICAL/ELECTRICAL:** typical heating and lighting, telephone

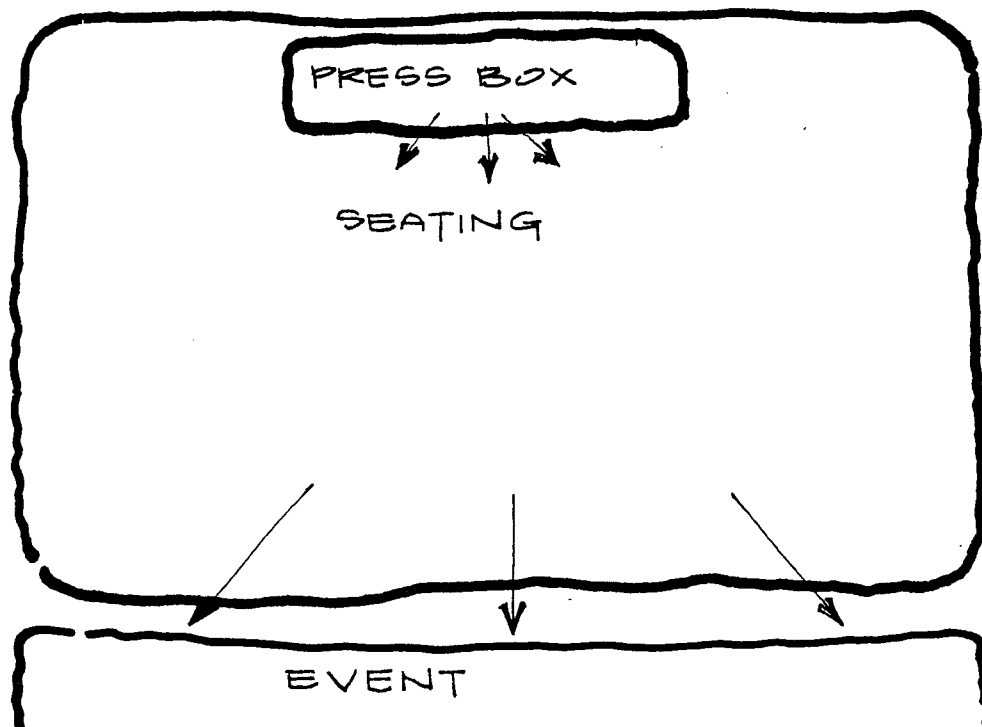
**REMARKS:**

## SPECTATOR VIEWING

*Includes two (2) major spaces:*

Press Box  
Spectator Seating

Directly connected to spectator services and direct view of competition field without direct spectator access. Controlled access/protected press box within seating area.



*spectator viewing spatial relationships*



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**SPACE NAME:** PRESS BOX

**SPACE NO:** 108

**ASSIGNABLE AREA:** 410 asf

**USED BY:**

- media staff
- team video
- VIP guests
- sports information/statistics
- event support (announcer, scoreboard and message board operator)

**FUNCTION:**

- filming and broadcasting events
- writing and collecting other event information
- event viewing
- VIP entertainment
- Event directing, announcing and maintaining

**DESCRIPTION OF USE:** Element protected housing for radio and television recording/reporting of the event. Could also house V.I.P. guests on special occasions.

**FINISHES:** carpet/paint

**FURNISHINGS/EQUIPMENT:** Reporting counter overlooking stadium, desk at rear for data collection and report work. Stadium seats at side for V.I.P. viewing, Locked storage for sports information and miscellaneous equipment. Large copier for statistical reports, etc.

**MECHANICAL/ELECTRICAL:** HVAC (separate controls), television, computer, telephone and power hook-ups throughout, PA system and controls. Conduit system to sideline of field from Press Box for option of controls from either location and direct communications between the press box, sidelines and ticket booth. Provide permanent master media utilities closet for link-up.

**REMARKS:**

Consider location of team video position for both teams and possibly broadcast. (generally, on roof of press box or side platform). VIP, media and event support should be separated acoustically and visually. VIP space is optional and should be provided only if convenient. Separations should be flexible for use by other Press Box users when area is not in use. Computer control of display boards and other high-tech equipment should be readily concealed and secured on a routine basis. Windows should be sliding to allow for connection to event. Provide some kind of shutter or blind system to obscure visual access to press box during off hours. Environment should be maintained to protect equipment.

**SPACE NAME:** SPECTATOR SEATING

**SPACE NO:** 109

**ASSIGNABLE AREA:** 2,000+ seats (dependent upon facility below)

**USED BY:**

- spectators
- vendors

**FUNCTION:**

- viewing events

**DESCRIPTION OF USE:** Sloped stadium seating for viewing soccer games. Directly accessed from restrooms, concessions, & merchandising. Ideally, public flow would bring spectators past concessions and merchandising to encourage sales, without causing congestion. Stadium should be as close and low as possible to the field to provide intimacy with event without team field seating obscuring view.

**FINISHES:** Concrete, steel, paint

**FURNISHINGS/EQUIPMENT:** Backed-bench seating with possibility for chairs for VIP and bleachers without backs at remote positions, ADA flexible seating for wheelchair spaces.

**MECHANICAL/ELECTRICAL:** Night event lighting, public telephones, ADA required audio devices.

**REMARKS:** Plan for eventual expansion to 5,000 seats

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## ATHLETE SERVICES

*Includes nine (9) major spaces:*

*team suite*

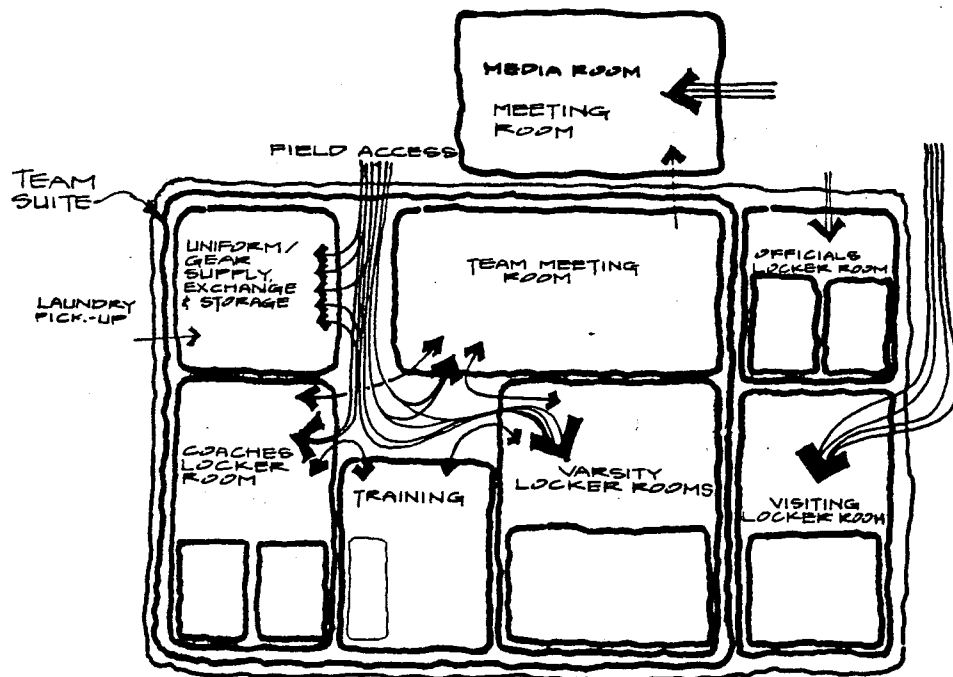
- Varsity Locker Rooms (one for soccer, one for softball)
- Team Meeting Room
- Coaches Conference Room
- Coaches Locker Rooms
- Training Room
- Uniform Exchange

*auxiliary spaces*

- Officials Locker Room
- Visiting Locker Room
- Meeting/Media Room

Spaces for use by the athletes, coaching staff and officials, independent of spectators. This facility should have direct access to the field and private direct access to the team facilities without intersecting spectator uses. The general facility entrance should have a security card system that tracks facility entrance, but the interior general use doors should all have combination locks.

Note: Each entrance to the Athlete Facilities should have cleat cleaning grates.



*athlete services spatial relationships*

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**SPACE NAME:** VARSITY LOCKER ROOMS

**SPACE NO:** 201

**ASSIGNABLE AREA:** (1050 x 2)=2150 asf

**USED BY:** ■ varsity soccer (25-28) and varsity softball (25-28) players

**FUNCTION:** ■ changing  
■ dressing  
■ personal effects storage  
■ showering/ toilet  
■ brief team meetings

**DESCRIPTION OF USE:** Storage of players gear and personal items in addition to a gang shower room, toilets and sinks. Should be adjacent to team meeting room, training room, athletic fields.

**FINISHES:** Carpet/tile and paint

**FURNISHINGS/EQUIPMENT:** At least two private showers should be provided. Showers should have varying or adjustable head heights. "Lockers" to be custom 30" min. open modular wood units; 10" wide for hanging clothing and uniforms and 20" wide dressing counter with mirror and plug-ins w/ stool.- Include locking drawer and cabinet. Each locker should have permanent name plate with changeable plates for each player's name. All locker room facilities should be adjustable to compensate for variations in height of athletes. Marker/tackboard at prominent access location, drinking fountain. Provide a storage closet for miscellaneous equipment. Provide a full length mirror and wall mounted hair dryer's. Shower drying area should be multi-purpose with counter and outlets for additional dressing room.

**MECHANICAL/ELECTRICAL:** Each locker to have power receptacle and individual light, general fluorescent lighting otherwise. Secured but accessible sound system throughout locker room.

**REMARKS:** Private access, away from spectators. Primarily need separated/secured personal storage for each team. Could share toilet and shower facilities



<b>SPACE NAME:</b>	<b>TEAM MEETING</b>
<b>SPACE NO:</b>	<b>202</b>
<b>ASSIGNABLE AREA:</b>	1000 asf
<b>USED BY:</b>	<ul style="list-style-type: none"><li>■ varsity soccer players</li><li>■ coaches</li><li>■ occasional recruit</li></ul>
<b>FUNCTION:</b>	<ul style="list-style-type: none"><li>■ video review of games</li><li>■ studying</li><li>■ lounging</li><li>■ team meetings, strategy, etc.</li><li>■ conference/meetings among coaches and/or team members</li><li>■ half-time meeting</li></ul>
<b>DESCRIPTION OF USE:</b>	Large multi-use room ; one end with fixed sloping lecture room seating facing a large projection screen/4 panel sliding marker board. Provide: a small kitchenette; a lounge with couches, chair and end tables and a television; counters with flexibility for study carrels; and drinking fountains. The center should be open and flexible for adding to the usable space for the seating areas or set up as a conference area. There should be a storage room for folding tables and chairs. Provide a movable room divider for dual uses.
<b>FINISHES:</b>	Medium quality finishes- carpet, paint, etc. Overall theme should be team spirit and colors with display of the team logos.
<b>FURNISHINGS/EQUIPMENT:</b>	25+ auditorium seats, two couches, one lounge chair, two end tables, 20 plus multi-use chairs, refrigerator, sink, drinking fountains, 4 board sliding marker board/tack board w/ scale field layout for each sport, video tape storage cabinets, overhead video projection, AV controls adjacent to projection screen. Secured stereo/tape/CD sound system, free standing T.V., and game clock display
<b>MECHANICAL/ELECTRICAL:</b>	Basic power and lighting, special AV. projection, television hook-up, computer, telephone and power hook-up at each study carrel

**REMARKS:**

This will be the primary team use area and their base for meetings and team activities. It is essentially the team living room.

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**WOMEN'S SOCCER FACILITY STUDY  
MINNEAPOLIS CAMPUS**

UM PROJECT NO. 000-94-1215

**SPACE NAME:** COACHES CONFERENCE AREA

**SPACE NO:** 203

**ASSIGNABLE AREA:** 490 asf

**USED BY:**

- coaching staff

**FUNCTION:**

- coaches meetings
- reviewing game tapes
- planning, statistics
- storage of team records
- waiting (recruit's parents)

**DESCRIPTION OF USE:** Lounge for coaches meetings, game tape viewing and planning with: conference area, side counter for individual work, kitchenette and small lounge area with lounge chairs, settee and side table. Control point for separate men's and women's coaching locker rooms and the team meeting room. Adjacent to training room and team meeting room.

**FINISHES:** Medium grade finish- paint and carpet. Finishes should display team spirit and logos and project an image of quality.

**FURNISHINGS/EQUIPMENT:** Television hook-up for viewing game tapes; Stereo, T.V. & VCR. Lounge area with lounge chairs, settee and side table. Small conference table with chairs. 1/2 size refrigerator and sink in kitchenette. marker/tackboard w/ scale field layouts, locking storage cabinet for team records

**MECHANICAL/ELECTRICAL:** Typical lighting and mechanics, telephone and computer hook up at work counter, television hook-up with TV/game monitor.

**REMARKS:** Space also used for occasional meeting/conference with recruit and parents

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**PROJECT PROGRAM**

October 31, 1994

**SPACE NAME:** COACHES LOCKER ROOMS

**SPACE NO:** 204

**ASSIGNABLE AREA:** 750 asf

**USED BY:** ■ coaching staff

**FUNCTION:** ■ changing  
■ dressing  
■ personal effects storage  
■ showering/ toilet

**DESCRIPTION OF USE:** Separate men's and women's locker rooms with individual lockers and individual toilet/shower room .

**FINISHES:** ceramic tile/carpet/paint

**FURNISHINGS/EQUIPMENT:** Minimum of 2 sinks, 3 toilets, 2 showers and 8 lockers in the women's locker room. In the men's provide 1 sink, 1 toilet, 1 shower and 4 lockers(locker's should be the same style as team lockers)

**MECHANICAL/ELECTRICAL:** HVAC, Basic lighting and power with lighting and power at each locker, plumbing.

**REMARKS:**

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**WOMEN'S SOCCER FACILITY STUDY  
MINNEAPOLIS CAMPUS**

UM PROJECT NO. 000-94-1216

**SPACE NAME:** TRAINING ROOM

**SPACE NO:** 205

**ASSIGNABLE AREA:** 1150 asf

**USED BY:** ■ varsity soccer and softball players, training, medical and coaching staff

**FUNCTION:** ■ taping/ wrapping  
■ ice baths  
■ private doctor examination  
■ training record keeping- locked  
■ physical therapy

**DESCRIPTION OF USE:** Sports therapy room, with taping tables (3 side access), & exercise machines; wet area with ice down and whirlpool facilities; and trainer's office (view training room) with doctor examination area. The examination area should have a privacy divider to provide for examinations with the training office still in use by the trainer. The training room should be adjacent to coaches and team locker rooms.

**FINISHES:** vinyl and ceramic tile/paint and act (for ceiling mech. access)

**FURNISHINGS/EQUIPMENT:** 3 wrapping/therapy tables, exercise machines, ice down tub (mop sink), commercial ice machine, refrigerator, large locked storage for training equipment and supplies, doctor exam table, sink locking medicine cabinet, trainer's desk. Whirlpool with large input and draining capacity. game clock display

**MECHANICAL/ELECTRICAL:** Basic HVAC and lighting, separate control for training room. Provide telephone and computer mainframe.

**REMARKS:** .

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**PROJECT PROGRAM**

October 31, 1994

**SPACE NAME:** UNIFORM EXCHANGE

**SPACE NO:** 206

**ASSIGNABLE AREA:** 525 asf

**USED BY:** *exterior:*  
■ varsity soccer players  
*interior:*  
■ coaching staff

**FUNCTION:** ■ locked storage of uniforms and equipment  
■ sorting of gear  
■ distribution and exchange of gear  
■ laundry pick-up

**DESCRIPTION OF USE:** Restricted interior access! On direct path of coaches and athletes for exchange of uniforms and equipment. Should provide locked deposit/pick-up point for each athlete and coaching staff with open access at interior for collection and distribution (functions similar to a post office box). Area should be accessed outside of athlete suite for collection of uniforms by laundering services. Provide storage facilities for uniforms and equipment (maximize storage with open air circulating hanging racks and shelves from floor to ceiling). Provide space for access and storage of laundry collection bins. Supply counters for folding and sorting. Provide desk/work space with locked file storage for tracking of uniforms and equipment.

**FINISHES:** vinyl tile/paint

**FURNISHINGS/EQUIPMENT:** Large shelves, locking cabinets and closets, open backed metal lockers with combination locks on the outside, laundry bins, desk, file cabinet and office chair, and hanging rods.

**MECHANICAL/ELECTRICAL:** Basic HVAC and lighting

**REMARKS:**

**SPACE NAME:** OFFICIALS LOCKER ROOM

**SPACE NO:** 207

**ASSIGNABLE AREA:** 450 asf

**USED BY:** ■ game officials

**FUNCTION:** ■ changing  
■ dressing  
■ personal effects storage  
■ showering/ restroom use  
■ officials meetings and game discussion

**DESCRIPTION OF USE:** One unisex meeting room with separate locker, shower areas. Need only be adjacent to game field and preferably away from spectator and team entry, to avoid unsportsman-like harassment.

**FINISHES:** Paint, ceramic tile and carpet

**FURNISHINGS/EQUIPMENT:** Small conference table with folding chairs, marker/tack board. (2-3) Basic lockers, with attached wood bench in each locker room. One shower, sink and toilet per locker room. game clock display

**MECHANICAL/ELECTRICAL:** Typical HVAC and lighting

**REMARKS:**

**SPACE NAME:** VISITING LOCKER ROOM

**SPACE NO:** 208

**ASSIGNABLE AREA:** 1500 asf

**USED BY:**

- visiting soccer players
- special events overflow

**FUNCTION:**

- changing
- dressing
- personal effects storage
- showering/ toilet use
- team meeting
- 1/2 time

**DESCRIPTION OF USE:** Minimal locker room facilities for visiting team clean-up and storage. Including small separate changing room for coaches .

**FINISHES:** paint

**FURNISHINGS/EQUIPMENT:** 25 metal lockers with attached wood bench, gang shower, toilets, stalls and sinks, marker board, full length mirror, at least one accessible use privacy shower

**MECHANICAL/ELECTRICAL:** Typical, multiple outlets for dressing needs, game clock

**REMARKS:**



**SPACE NAME:** MEETING ROOM

**SPACE NO:** 209

**ASSIGNABLE AREA:** 825 asf

**USED BY:**

- athletes and coaching staff
- invited public
- press

**FUNCTION:**

- press conferences
- receptions/entertaining
- class room/study hall
- storage of flexible use furniture

**DESCRIPTION OF USE:** Multi-use/flexible room used for media post game interviews, filing, media conferences, etc. Far end of the room for television back ground with team/university logo. Typical set-up-conference table at front with rows of chairs. Additionally, counters for multiple reporter work areas w/ computer, phone and power hook-up. Could double as study carrel area for athletes. Room could be rearranged for conferences, meetings or study sessions. Provide storage closet for unused furniture. Entry of room should be protected, so that at the entrance a guest could hang their coat and pick-up materials, and/or a refreshment without disturbing on going activities. Preferably, accessed by the public from outside the controlled area, but not on the typical public path. Possible access from athlete suite. Provide secured closet with full AV capabilities and controls with TV monitor, and sound system for media direct feed. Supply secured space for copier and copying supplies.

**FINISHES:** carpet/paint- high profile- team/university image

**FURNISHINGS/EQUIPMENT:** Counter with moveable dividers for carrels, folding conference table and chairs, serving counter, coat rack, marker/tack board, video and sound equipment (semi-permanent location), lockable storage closets, cabinets (upper and lower)

**MECHANICAL/ELECTRICAL:**

HVAC, both general use lighting and media quality lighting and sound control/projection, computer, telephone, television hook-up along walls, multiple phone outlets, media tie-in

**REMARKS:**

public image room

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## RECREATIONAL SPORTS PAVILION

*Entails a multi-use building for storage and distribution of rec. sports services.*

Since women's soccer may be taking over the fields where recreational sports now has it's primary use fields, they will have to be replaced with new facilities. One service pavilion will serve four fields.

**SPACE NAME:** RECREATIONAL SPORTS PAVILION  
(if replacing existing facilities)

**SPACE NO:** 301

**ASSIGNABLE AREA:** 3200 asf (per every 4 fields)

**USED BY:**

- general public, students
- recreational sports staff

**FUNCTION:**

- concessions
- restrooms
- equipment storage
- equipment distribution
- administrative offices
- maintenance and storage of field grooming equipment

**DESCRIPTION OF USE:** standard public concessions and restroom spaces. equipment and maintenance area should be drive through with a door at both sides of the space. Offices for overseeing ongoing events- coordination of activities (may be on upper floor of pavilion)

**FINISHES:** paint, concrete

**FURNISHINGS/EQUIPMENT:** shelving and storage components for maintenance, equipment and concessions needs, office equipment, toilet room fixtures

**MECHANICAL/ELECTRICAL:** basic lighting, heat (screens for warm weather ventilation), PA system to fields, telephone, computer connection

**REMARKS:**

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## **SOCCER/SOFTBALL MAINTENANCE AND LARGE EQUIPMENT STORAGE**

Facility for storage of field maintenance vehicles and supplies. Also, storage of large athletic equipment (such as goals and pitching machines)

**SPACE NAME:** SOCCER AND SOFTBALL MAINTENANCE AND STORAGE

**SPACE NO:** 302

**ASSIGNABLE AREA:**

**USED BY:**

- maintenance crews
- coaching staff

**FUNCTION:**

- maintenance equipment storage
- equipment maintenance
- large athletic equipment storage

**DESCRIPTION OF USE:** garage type space with secured/clean storage area for athletic equipment. Provide desk area for maintenance coordination

**FINISHES:** paint, concrete

**FURNISHINGS/EQUIPMENT:** shelving and storage components for maintenance, equipment, marker/tackboard

**MECHANICAL/ELECTRICAL:** basic lighting, heat, telephone.

**REMARKS:**

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## ATHLETIC FIELDS

*Includes two (2) major spaces:*

Competition Field  
Practice Field

Only the competition field needs to be in view of the spectator viewing and directly adjacent to the athlete services, but the practice field should be reasonably convenient. The entire grounds should project an image of U of M Women's Soccer.



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**WOMEN'S SOCCER FACILITY STUDY  
MINNEAPOLIS CAMPUS**

*UM PROJECT NO. 000-94-1216*

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October 31, 1994

**SPACE NAME:** SITE ONE: SITE DEVELOPMENT

**SPACE NO:**

**ASSIGNABLE AREA:** 40 acres

**DESCRIPTION OF USE:**

**FURNISHINGS/EQUIPMENT:** None

**MECHANICAL/ELECTRICAL:** Utility abandonment or relocation, installation of new utilities

**REMARKS:** Time frame for preparing Site One for buildable use will directly affect the opportunity for development.

It is assumed for this study that the University has fulfilled land acquisition, environmental mitigation, demolition and alterations to all existing site utilities and structures prior to the start of this project.

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**SPACE NAME:** SITE TWO: SITE DEVELOPMENT

**SPACE NO:**

**ASSIGNABLE AREA:** 9 acres

**DESCRIPTION OF USE:**

**COMPONENTS:** Relocation of existing uses (i.e. recreational softball fields),  
demolition and removals, clearing and grubbing

**FURNISHINGS/EQUIPMENT:**

**MECHANICAL/ELECTRICAL:** Abandonment or relocation of existing utilities, installation  
of new utilities

**REMARKS:** Site Two does not provide adequate space for all  
program elements and will require additional acreage for  
total fulfillment

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**SPACE NAME:** COMPETITION SOCCER FIELD

**SPACE NO:** 301

**ASSIGNABLE AREA:** Field of play (225'x360') - 81,000 asf  
Safety zone (30') - 38,700 asf  
Total - 119,700 asf

**DESCRIPTION OF USE:** Playing field constructed to meet NCAA standards. Soccer field to be used for Big 10 games and NCAA tournaments. The field will have a 12 foot high chainlink fence for access control. A gate for maintenance, media, and emergency vehicle access will be provided. Direct access from the locker rooms and team meeting rooms.

**COMPONENTS:**

Field Construction:

- Site excavation and grading
- 12" black dirt
- 8" soil/sand mix
- Gridded PVC drainage system
- Irrigation system with automatic controller - possible water sensor.
- Athletic turf mix seed

Field Lighting:

- 50 foot candles
- 4 poles with 70' mounting
- 1500 watt metal halide fixture- Sportscluster 2

**FURNISHINGS/EQUIPMENT:** (3) Flagpoles minimum, (4) team benches, corner flag receptacles, 12' chainlink fence for security and crowd control, signage

**REMARKS:** Optional: Television quality lighting: 100 foot candles with a 6 pole layout.

**SPACE NAME:** SOCCER PRACTICE FIELD

**SPACE NO:** 302

**ASSIGNABLE AREA:** 129,600 asf (360'x360')

**DESCRIPTION OF USE:** Practice scrimmages and drills set up for athletes and coaches

**COMPONENTS:**

Field Construction:

- Site excavation and grading
- 12" Blackdirt
- 8" depth soil/sand
- Gridded PVC drainage system
- Irrigation system with automatic controller
- Athletic turf mix seed

Field Lighting:

- 20 footcandles
- 4 poles with 70' mounting
- 1500 watt metal halide fixture - Sportscluster 2

**FURNISHINGS/EQUIPMENT:** None

**REMARKS:** Practice field can be set up into 20'x20' grids and does not require a square of 360'x360'. Half of assignable square feet can be shared with Recreational Sports fields.

**SPACE NAME:** RECREATIONAL SOFTBALL FIELD

**SPACE NO:** 303

**ASSIGNABLE AREA:** Each diamond 48,400 asf  
30 safety zone 30,000 asf  
Total 78,400 asf

**DESCRIPTION OF USE:** Recreational and Intramural Softball Fields with overlay of 50 x 100 yard football field.

**COMPONENTS:**

Field Construction:

- Site excavation and grading
- 12" blackdirt
- 8" soil/sand mixture
- Underground irrigation system with automatic irrigation controller
- Gridded PVC drainage system
- Athletic turf mix
- Aglime Infield

Field Lighting:

- 30 foot candles - infield
- 20 foot candles - outfield
- 20 foot candles - football fields
- 4 pole system; 60' mounting height
- 1500 watt metal halide fixture- Sportscluster 2

**FURNISHINGS/EQUIPMENT:** Backstop, Team Benches, Chain link fencing, signage, drinking fountain, (20) bike racks.

**REMARKS:** (8) fields requested to replace existing recreational softball fields. (4) minimum football fields overlay onto softball fields. Service maintenance building for (4) softball fields. Auxiliary building required for additional (4) fields.



**SPACE NAME:** PARKING LOT

**SPACE NO:** 401

**ASSIGNABLE AREA:** 300' x 150' 45,000 asf

**DESCRIPTION OF USE:** Parking for staff, approximately (42) cars, (8) handicap spaces. Bus and Handicap Drop-off, with area for media/press vans. Control with post and chain for events.

**COMPONENTS:**

Parking Lot Construction:

- Site excavation and grading
- B618 curb and gutter
- Catch basin
- MNDot subbase with bituminous paving section
- 5" concrete sidewalk paving
- Concrete drive apron
- Pavement striping

Lighting:

- Parking lot fixtures (2)
- Pedestrian lighting - University standard

Landscape:

- Tree, shrub, sod
- Automatic irrigation system

**FURNISHINGS/EQUIPMENT:** Post and chain, signage

**REMARKS:** Bus parking can occur off-site. Portable parking booth may be used for events.

**SPACE NAME:** **SITE AMENITIES**

**SPACE NO:**

**ASSIGNABLE AREA:**

**DESCRIPTION OF USE:** Pedestrian circulation and appurtenances associated directly with Women's Soccer Facility.

**COMPONENTS:**

Paving:

- 5" concrete pedestrian walks
- Plaza paving
- Handicap ramps
- Bike parking

Landscape:

- Trees, shrubs, sod
- Automatic irrigation system

Lighting:

- Pedestrian lighting - University standards

**FURNISHINGS/EQUIPMENT:** (40) bike racks, (1) public telephone, (6) benches, (4) trash receptacles, (1) bus stop shelter, (1) emergency phone

**REMARKS:** Pedestrian bridge with concrete abutments

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# PROGRAM SOURCES

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**WOMEN'S SOCCER FACILITY STUDY  
MINNEAPOLIS CAMPUS**

*UM PROJECT NO. 000-94-1215*

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**PROJECT PROGRAM**  
October 31, 1994

**FACILITY DRAWINGS**

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**WOMEN'S SOCCER FACILITY STUDY  
MINNEAPOLIS CAMPUS**

*UM PROJECT NO. 000-94-1215*

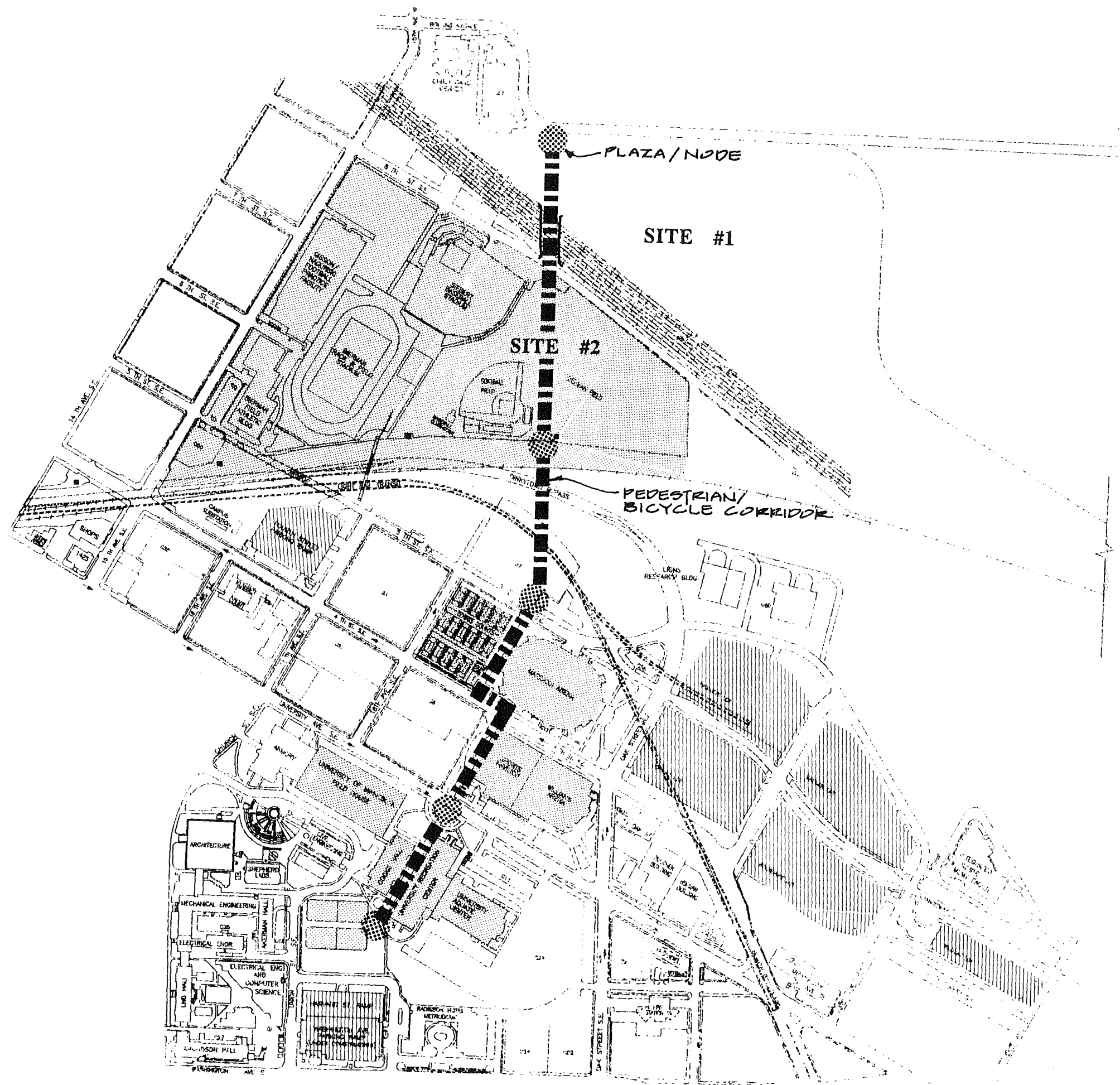
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**PROJECT PROGRAM**  
October 31, 1994



*Athletic Corridor*

ARCHITECTS  
 THE STAGEBERG PARTNERS, INC.  
 115 N. Fourth Street  
 Minneapolis, MN 55401  
 Tel.: 612-375-1399  
 Fax.: 612-375-1399

LANDSCAPE ARCHITECTS  
 DAMON FARBER ASSOCIATES  
 253 Third Avenue S.  
 Minneapolis, MN 55415  
 Tel.: 612-332-7522  
 Fax.: 612-332-0936

**PROJECT PROGRAM**  
 October 31, 1994



**Concept One**

**SITE ONE**

- Soccer Facility
- Competitive Soccer Field
  - Locker/Grandstand/Concessions
  - Ticket Booth
  - Staff Parking (50 Cars)
  - Handicap/Bus Drop-Off
  - Pedestrian Bridge

- Recreational Fields
- (5) Softball Fields with (3) Football Fields
  - Service Maintenance Building

- Comments
- Shared Field - Practice Soccer Field and Recreational Softball Field

**SITE TWO**

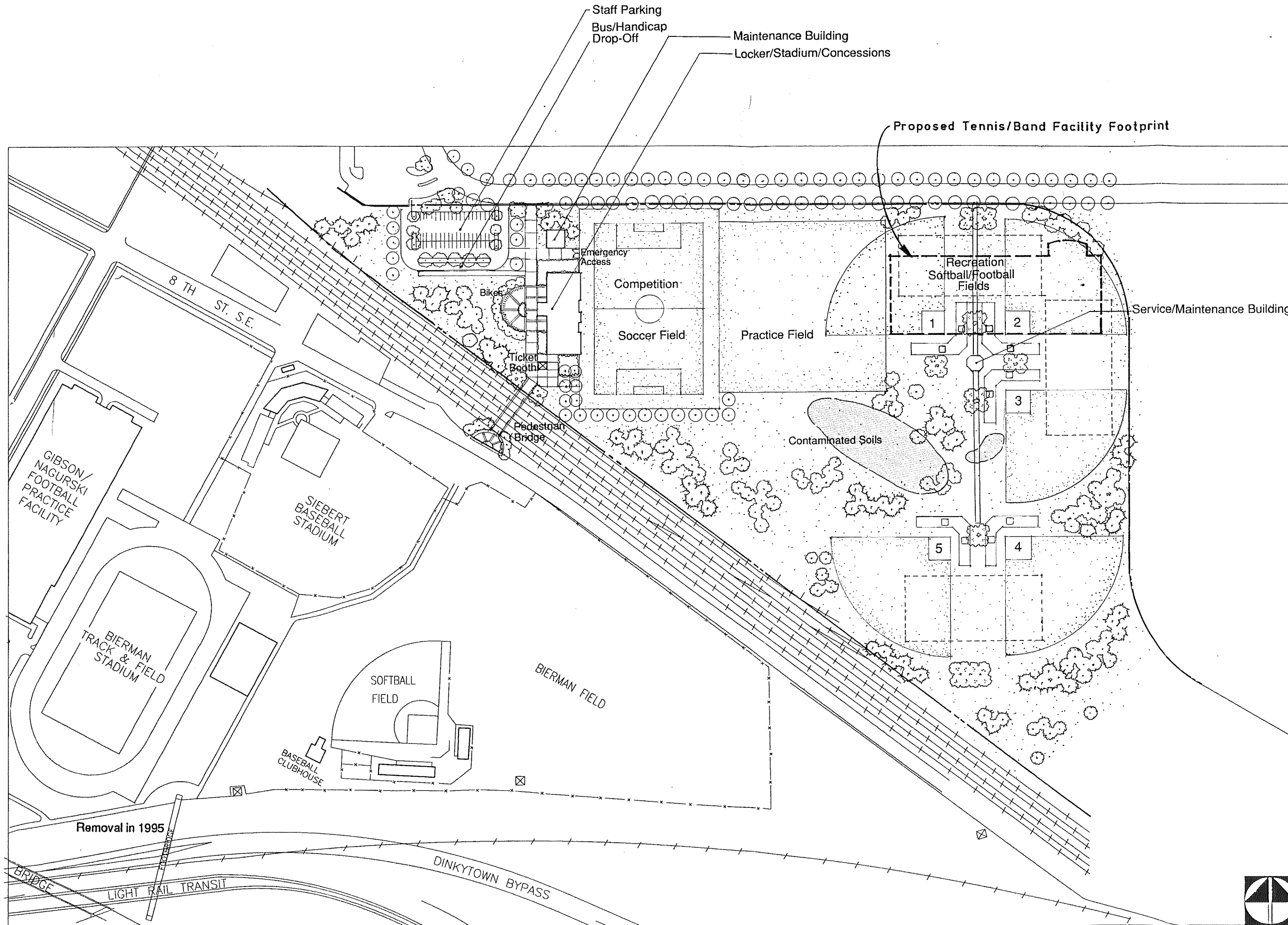
- Existing Recreational Facilities to Remain
- Provide Pedestrian/Emergency Corridor Connection to Dinkytown Bypass

**Site Plan**

ARCHITECTS  
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115 N. Fourth Street  
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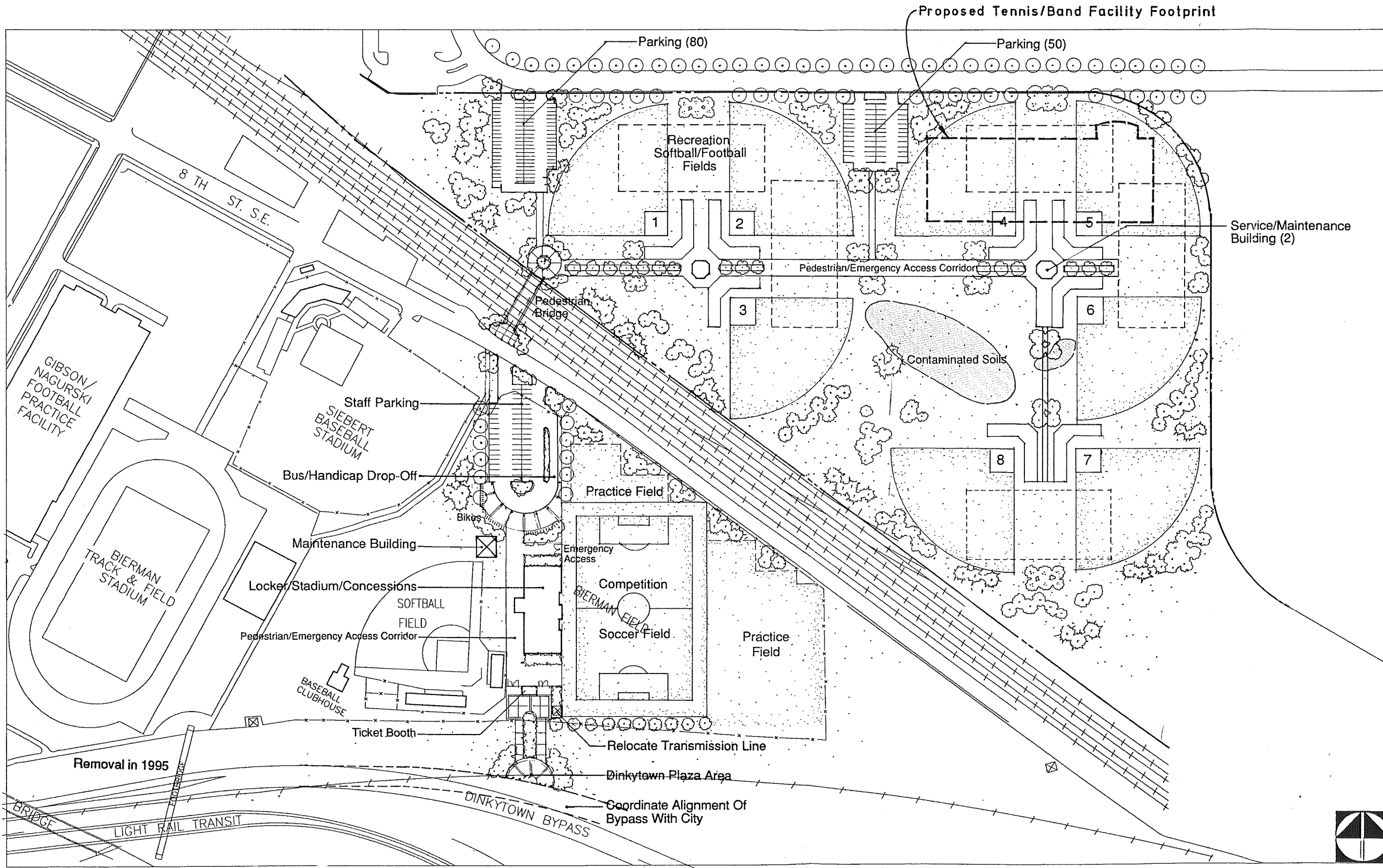
**PROJECT PROGRAM**  
October 31, 1994



1" = 200' - 0"



**Concept Two**



**SITE ONE**

- Relocated Recreational Fields
  - (8) Softball Fields
  - (5) Football Fields
- (2) Maintenance Service Buildings
- Parking Lots
  - (75) Car
  - (50) Car
- Pedestrian Bridge

**SITE TWO**

- Women's Soccer Facility
  - Competition Soccer Field
  - Locker/Grandstand/Concession Building
  - Ticket Booth
  - Practice Soccer Field
  - Staff Parking (50) Cars
  - Bus/Handicap Drop-off
- Maintenance Building
- Connection to Dinkytown Bypass

**REMARKS**

- Transmission Line Relocation

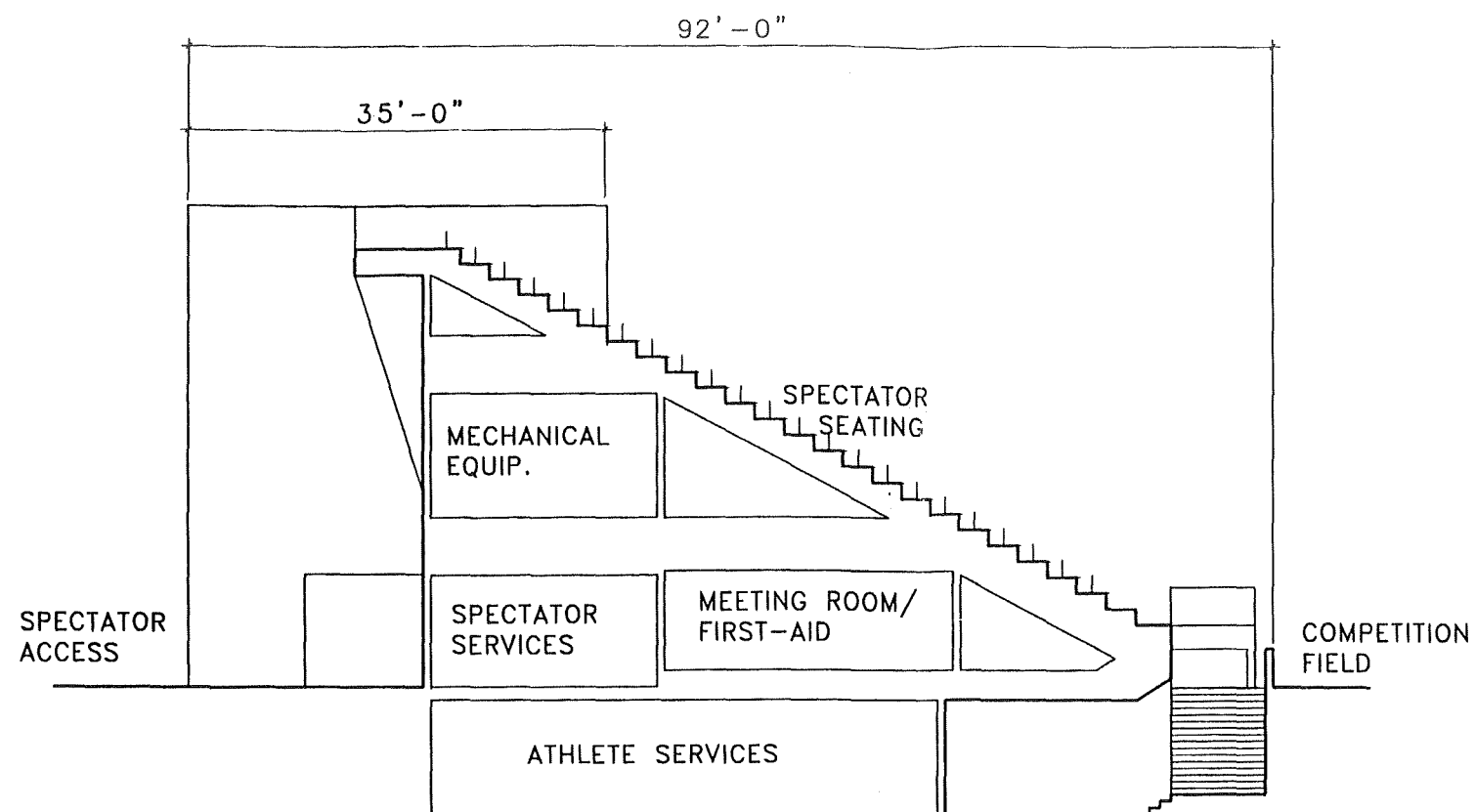
**Site Plan**

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115 N. Fourth Street  
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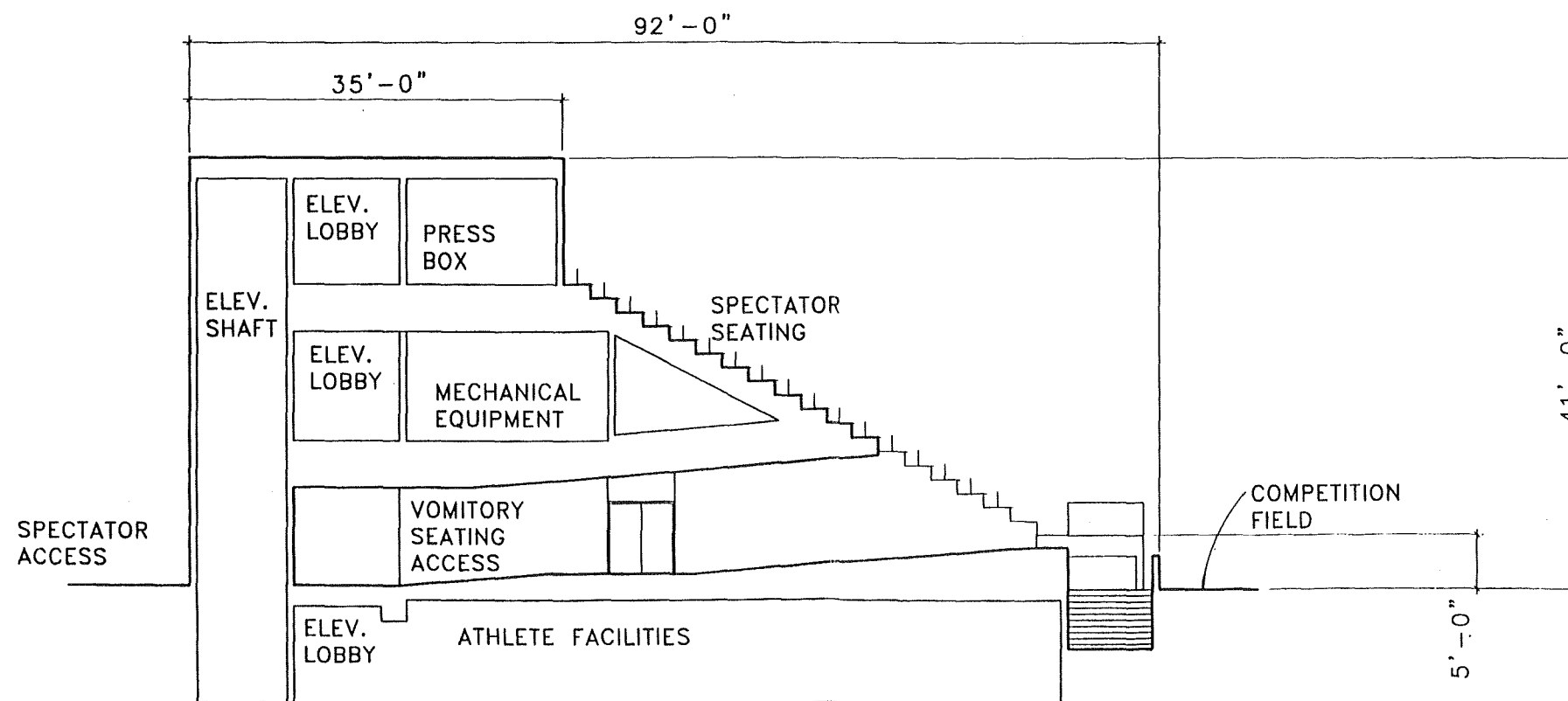
**PROJECT PROGRAM**  
October 31, 1994

1" = 200' - 0"



STADIUM SECTION-TYPICAL

0 5 10 25 50



STADIUM SECTION- AT VOMITORY

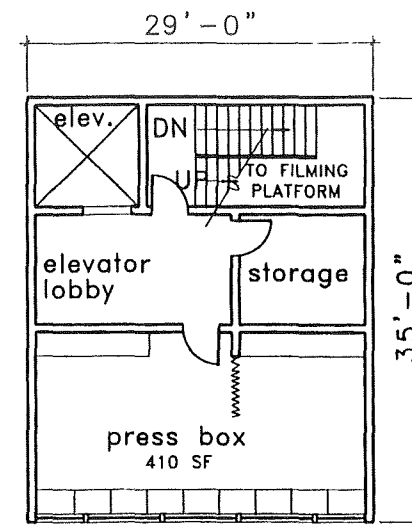
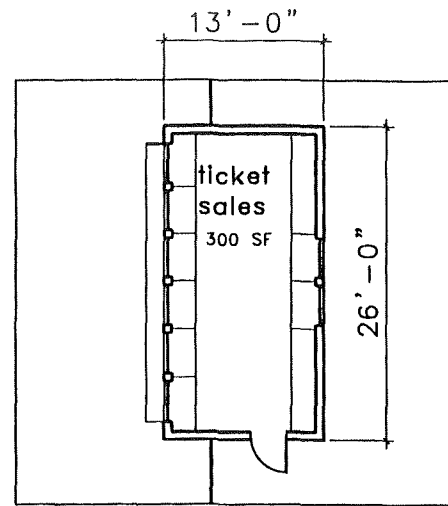
0 5 10 25 50

**Building Sections**

ARCHITECTS  
THE STAGEBERG PARTNERS, INC.  
115 N. Fourth Street  
Minneapolis, MN 55401  
Tel.: 612-375-1399  
Fax.: 612-375-1399

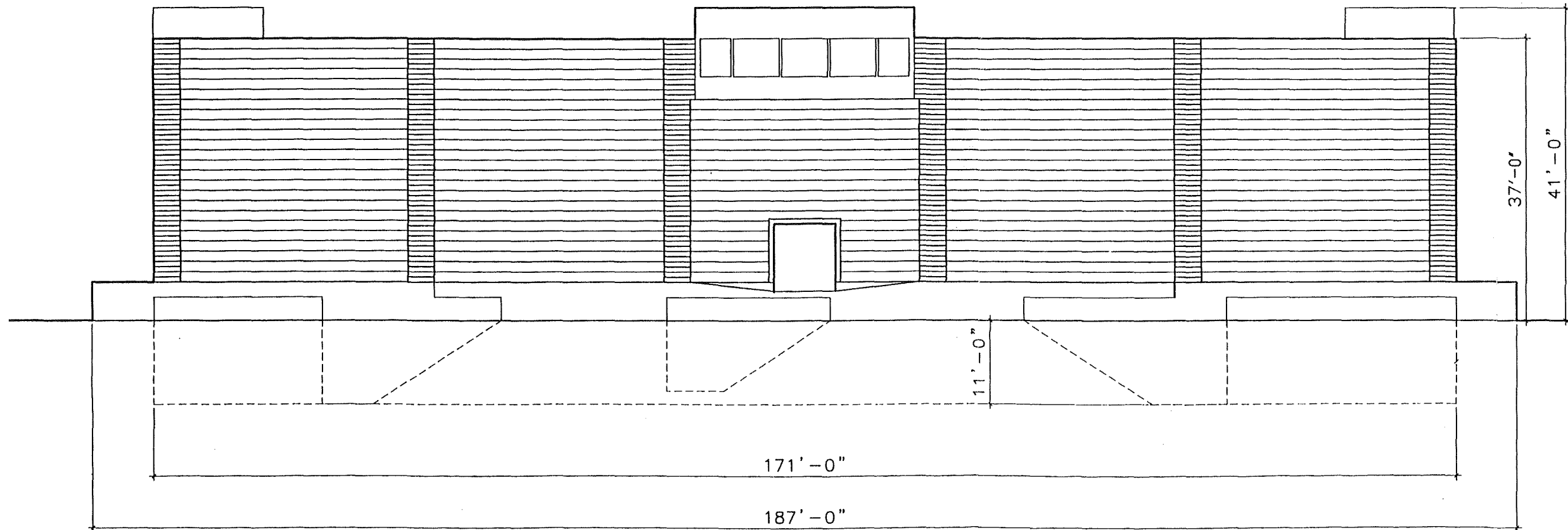
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Minneapolis, MN 55416  
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October 31, 1994



○ REMOTE TICKET SALES BUILDING PLAN  
0 5 10 25 50

○ PRESS BOX PLAN  
0 5 10 25 50



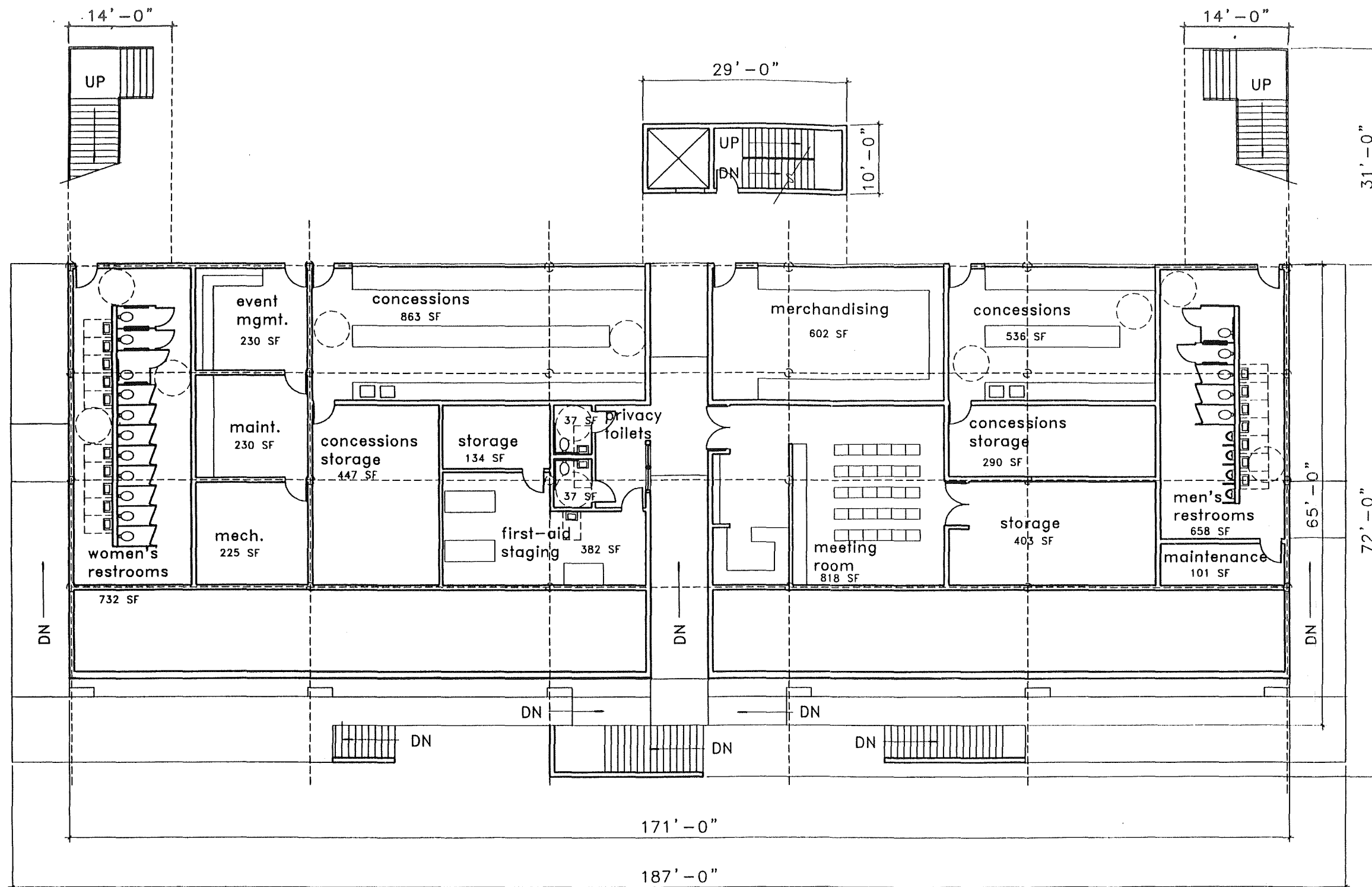
○ STADIUM ELEVATION-FIELD SIDE  
0 5 10 25 50

*Elevation and Misc. Plans*

ARCHITECTS  
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PROJECT PROGRAM  
October 31, 1994



GROUND FLOOR PLAN—SPECTATOR SERVICES

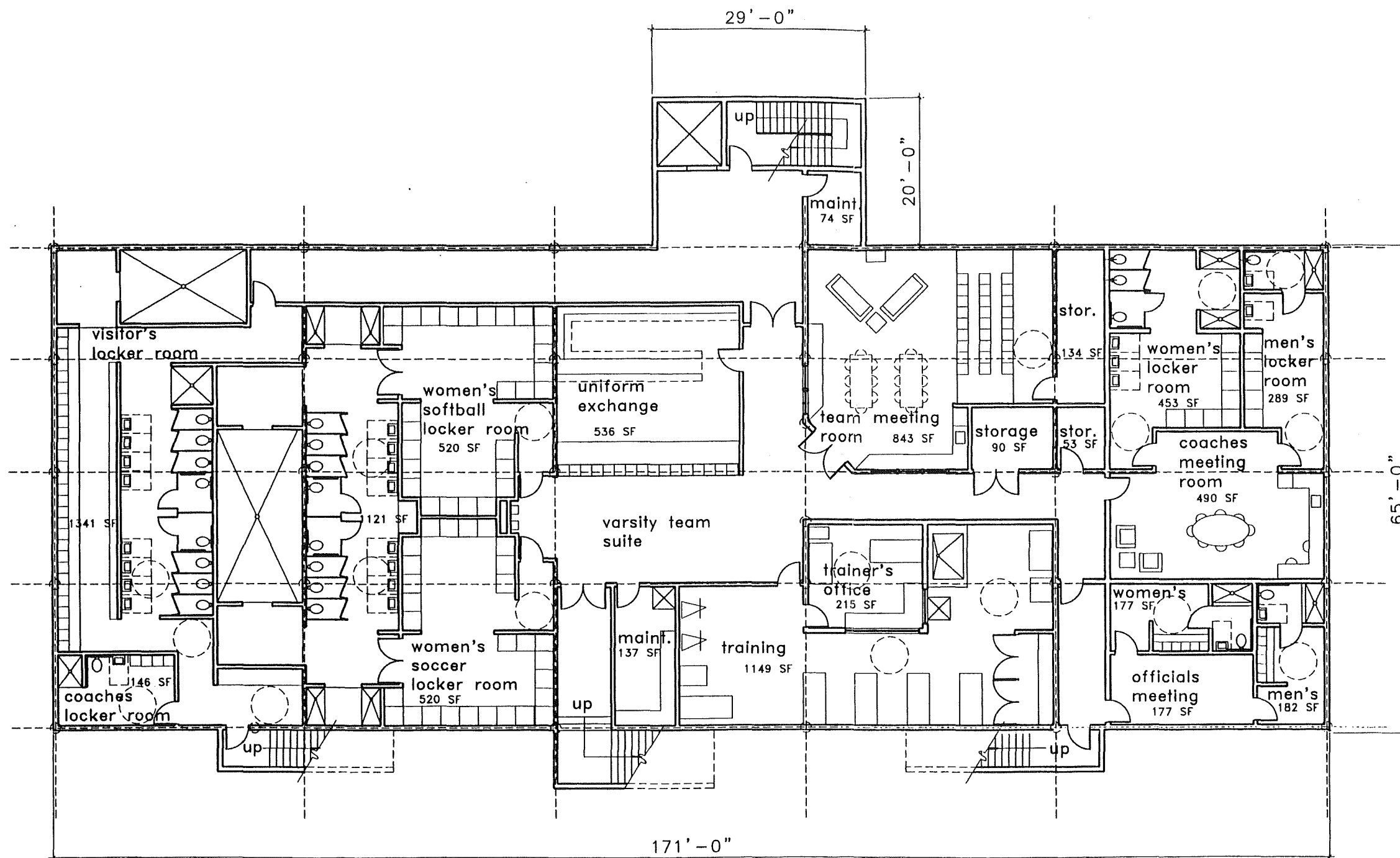


**Ground Floor Plan**

ARCHITECTS  
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Tel.: 612-375-1399  
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**PROJECT PROGRAM**  
October 31, 1994



BASEMENT PLAN- ATHLETE SERVICES

**Basement Plan**

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**PROJECT PROGRAM**  
 October 31, 1994

**APPENDIX:  
program sources &  
cost estimates**

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## APPENDIX A:

This program was developed from a variety of sources. The primary sources are as follows.

### **U of M Women's Soccer Facility Committee/Consultant meetings comprising of:**

UM Project Development:  
Gayle Gedstad, P.E.  
L. McCracken-Hunt  
Ray Jackson

UM Women's Athletics  
Donna Olson  
Sue Montagne

UM Men's Athletics  
Mark Dienhart

UM Recreational Sports  
Dan Allen

UM President's Office  
Pam Young

Damon Farber Associates  
Joan Mac Leod

The Stageberg Partners, Inc.  
Bill Beyer  
Lisa Nelson

### **Building Space Requirements:**

Donna Olson and Sue Montagne with the U of M Women's Sport Pavilion as client example of spatial needs and types. Especially requested, similar locker rooms with similarly styled lockers.

### **Site Maps from:**

University of Minnesota: Site Map

### **City of Minneapolis:**

Maps office- composite aerial and contour maps available June 1994  
Dept. of Public Works, Engineering Design Division: Most current copy (as of 8/18/94) of plans for the Dinkytown by-pass and plans for the pedestrian access ramp.

**By-pass coordination:**

Coordination information from conversation with Minneapolis Public Works  
Office (see A-1)

**Field Needs and Prices:**

Steve Tollefson, U of M Athletics (see A-2)

**Concessions Needs and Requirements:**

Todd Everett, Fine Host Corporations(see A3-4)

**Recreational Sports Requirements:**

Dan Allen, Recreational Sports and The City of Fridley (see A5-8)



TO: DONNA OLSON  
FROM: TODD EVERETT *Todd Everett*  
DATE: SEPTEMBER 12, 1994  
RE: SOCCER CONCESSION STAND INPUT

First off I would like to thank you for involving me in the beginning stages of the proposed soccer facility. I have listed my input and a brief explanation below. All input is based upon the assumption that the original specifications remain intact.

**CONCESSION STAND:**

Number of concession stands: My first concern is that there is only one (1) concession stand. If this facility anticipates developing an average of 3000 to 4000 patrons per event, the one (1) concession stand would be overwhelmed by the volume of patrons and business. We can offset some of the volume with a portable trailer, but for a venue this size I recommend that concession stands be located on both the home and visitors sides.

Finishes: Finishes on the counter tops should be of a hard surface such as laminate or formica and the floor also needs to be sealed.

Furnishings/equipment: This topic can be minimal or vast depending on the product line desired. A three compartment sink with a hot water heater is required due to Health Regulations. A separate hand washing sink is also needed. The basic equipment required would be a hot dog steamer, a popcorn popping/display unit, a soda fountain system or possibly two (2), several food warmers, a rear counter or stainless table, and an ice machine. The ideal set up would include an exhaust system which would allow a grill, deep fat fryers and a pizza oven if burgers, fries and pizza were desired.

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THE STAGEBERG PARTNERS, INC.  
&  
DAMON FARBER ASSOCIATES  
**PROJECT PROGRAM**  
October 31, 1994

Mechanical/electrical: Several circuits need to be specifically assigned to the concessions operation. The worst situation would be if everything was ready to go and the circuits kept popping. Several 220 outlets would also be needed if popcorn was popped on-site or the grill or fryers were installed. Several floor drains are required and overhead lights will be needed.

**CONCESSION STORAGE ROOM:**

Furnishings/equipment: If this space is to be used specifically for storage, equipment and furnishings would be minimal. Several floor dunnage racks would be needed to keep product at least 6" off the ground and several shelving units would complete the storage situation. If the exhaust system was installed in the stand, a freezer would be necessary to hold product in addition to the back-up refrigerator. Water is not a necessity in a storeroom

I would also like to recommend Kent Reese, the University's Environmental Hygiene Officer, to assist with any input in this project as we work on some of the fine details. Health regulations could be confirmed and set prior to the stand's completion. Any corrections or additions to such regulations would be more difficult to coordinate after completion.

I have tried to address the areas I know were important but I did not get into details such as locations of equipment and electrical outlets, etc. Please keep me informed as to the development of this facility since the logistics of the operations are generally as important as the equipment itself.

I hope this information helps and please give me a call if you need anything else. Thanks again for your consideration in including us in this project and I look forward to hearing from you.

krl:m13



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THE STAGEBERG PARTNERS, INC.  
&  
DAMON FARBER ASSOCIATES

**PROJECT PROGRAM**

October 31, 1994

August 19, 1994

STAGEBERG PARTNERS, INC.

AUG 23 1994

MEMORANDUM:

TO: Joan MacLeod, Damon Farber Associates  
FR: Dan Allen, Recreational Sports  
RE: Women's Soccer Facility Study

As requested, we have reviewed page 29 of the Women's Soccer Facility Study. We offer the following:

1. Softball diamonds: Not yet determined, but very important, is the number of fields and the layout. Also, NCAA guidelines are not utilized for recreational purposes. For example, pitching distances and home run fence distances may differ between recreation and NCAA standards.
2. The 400 square foot building is definitely far inadequate. Our current service building is 2392 gross square feet with a 760 gsf addition for equipment storage planned for this fall (a total 3152 gsf). Also it must be noted that some grounds equipment used on the Bierman Fields is stored at Siebert Field, which would become unavailable with a field relocation.

What is required is a combination service and maintenance building. Included in this structure would be rooms for supervision, equipment issue, restrooms, concession stand, sports equipment storage, and significant space for field equipment storage with water service and floor drains. The structure needs to be heated and have screened windows for air circulation during the warm months.

Attached is a diagram (please excuse the quality) of the service building for the city of Fridley's Community Park. This closely meets the needs that we are addressing. The shape is octagonal (20 feet a side) and has two (2) garage doors so that vehicles can drive right through the structure. Our estimate for this facility is about 1648 square feet for the ground level (there are two stories). The upstairs is used for scorekeepers and other game personnel and provides an excellent supervision vantage point. With both stories, the gsf is about 3000.

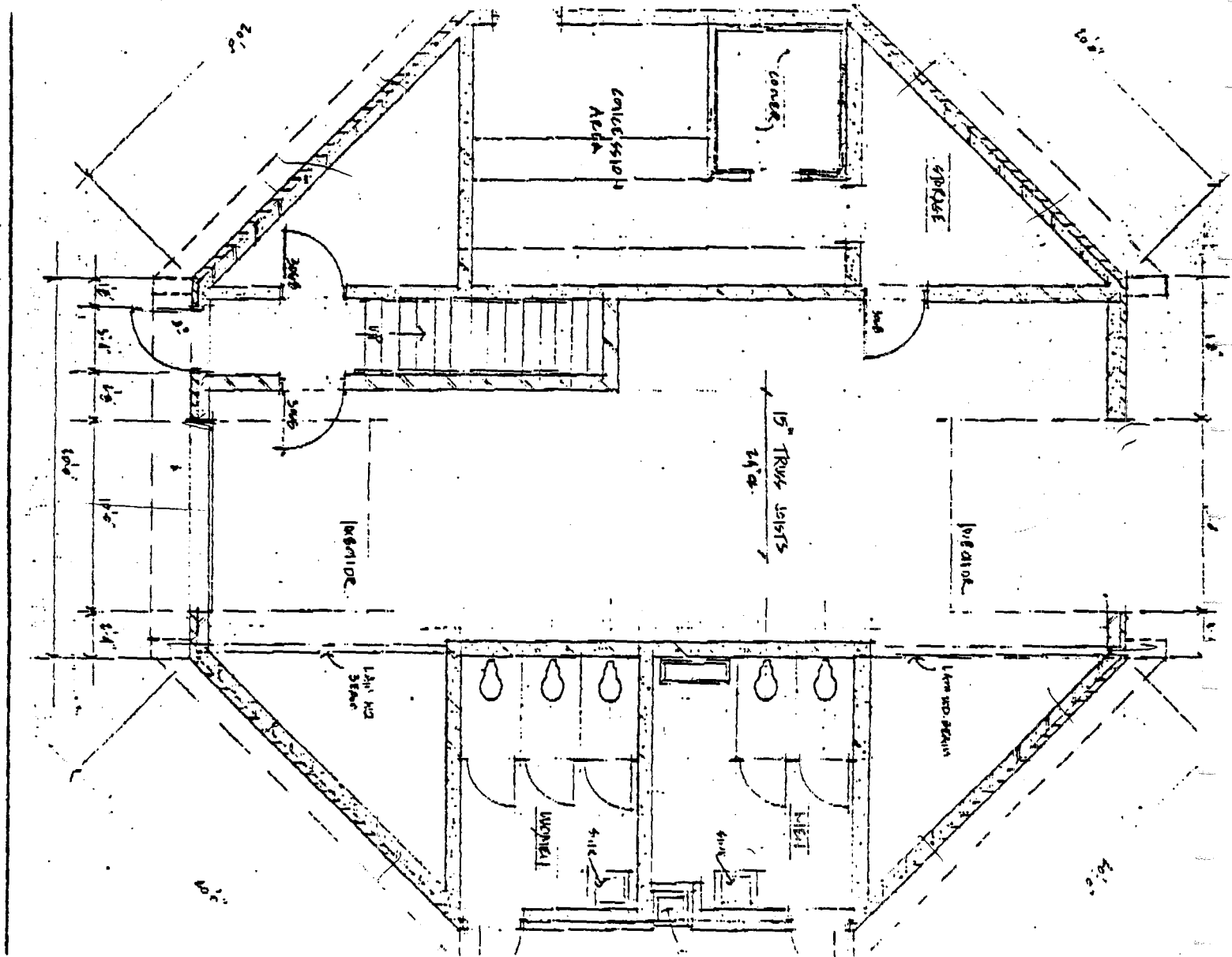
We will need about 3200 gsf for four (4) fields. If there are additional fields - and there will need to be - a larger structure and/or and auxiliary building will be needed.

3. As plans progress, we need to look at specific detail on infield/home plate composition, lighting configurations, drinking fountains, etc.

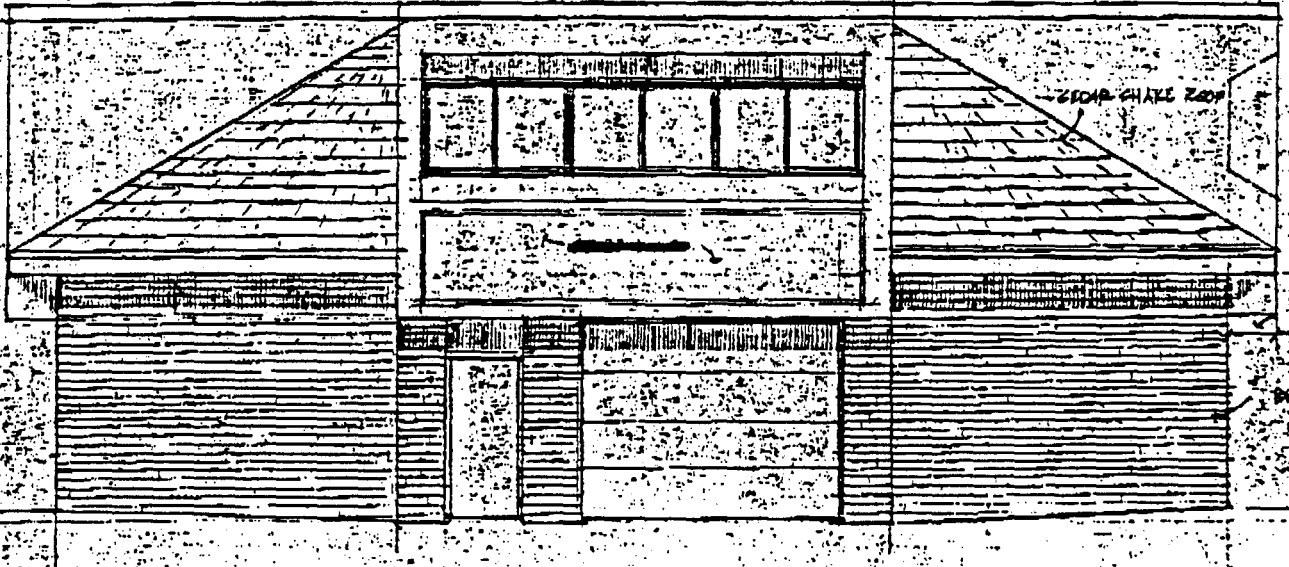
Please contact me if you have any questions. I hope this provides you with some of the answers you were seeking.

DA:ah

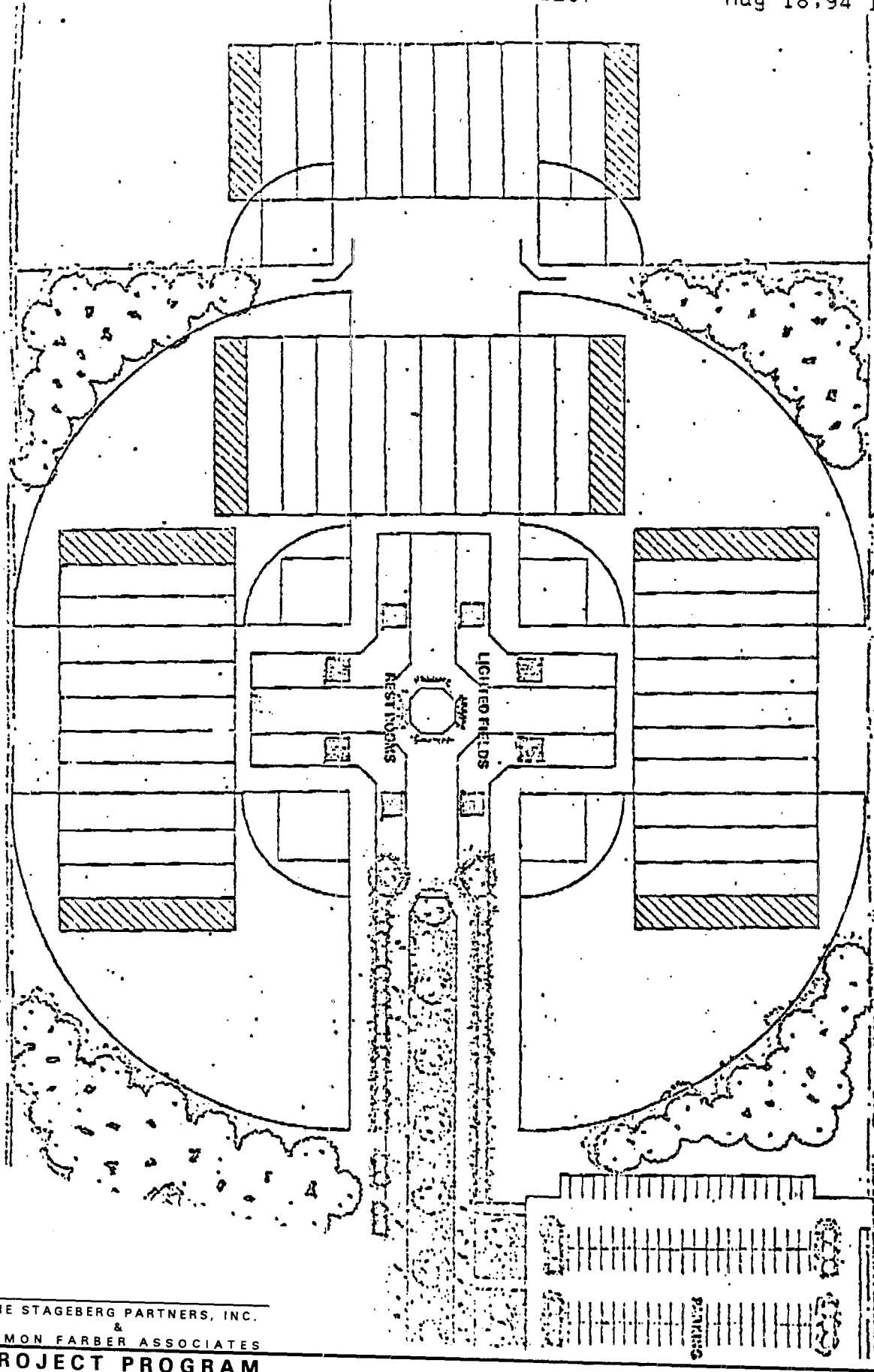
THE STAGEBERG PARTNERS, INC.  
&  
DAMON FARBER ASSOCIATES  
**PROJECT PROGRAM**  
October 31, 1994



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October 31, 1994



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**PROJECT PROGRAM**  
October 31, 1994



File 99-711  
Soxer

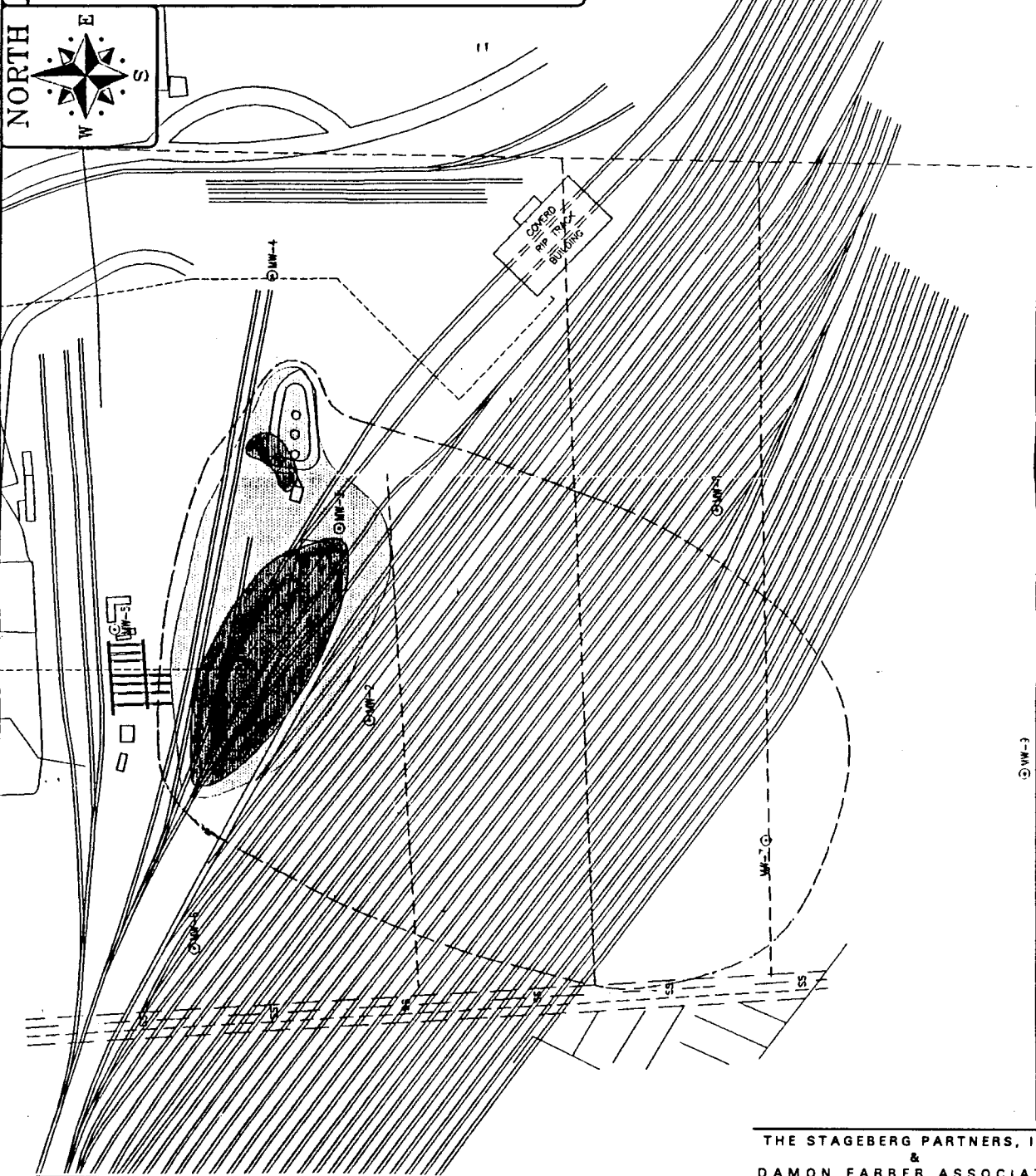
**NORTH**

**EXPLANATION**

**NOTE :**  
This drawing (including property lines, structures, and locations of buried utilities) is not exact. For precise locations, consult a registered land surveyor and appropriate utility company.

- ⊙ MW- MONITORING WELL
- SOIL > 50 ppm  
3" TO 6"
- SOIL > 50 ppm  
6" TO 12"
- SOIL > 0 ppm  
13"-17"

**SCALE:**



**DAHL**  
& ASSOCIATES, INC.  
Environmental Consultants, Contractors & Engineers  
4390 McHenry Road  
Suite 100, Mt. Airy, NC 28549  
Phone: (919) 212-1490-2905  
Fax: (919) 2480-3777

**AREA OF SOIL CONTAMINATION CO. TRANSPORTATION CO.**  
2000 ELM STREET  
MINNEAPOLIS, MINNESOTA  
Address: 0570-06A  
AutoCAD Plot 1/26/94

DATE	02/12/94
DRAWN BY	Jm
APPROVED BY	Jm
DRAWING NUMBER	E-06-A
PROJECT NUMBER	YEMN0570
SCALE NUMBER	

THE STAGEBERG PARTNERS, INC.  
&  
DAMON FARBER ASSOCIATES  
**PROJECT PROGRAM**  
October 31, 1994

ARCHITECTS PLANNERS  
*the Stageberg Partners inc*  
115 N FOURTH ST MINNEAPOLIS, MINNESOTA 55401 612/375-1399  
FAX: 612/342-2699

August 18, 1994

Joan MacLoed  
Damon Farber Associates  
253 Third Avenue South  
Minneapolis, MN 55415

RE: Women's Soccer Facility Program

Dear Joan:

In regard to your questions regarding the exact location of the Dinkytown Bypass, I have spoken the city planning office. Kent Peterson (673-3601) of the Public Works Engineering Design Division is going to provide us with plans of the most current planning/construction information. There will be an accessible ramp built that slopes back, similar to indications in previous discussions. He will also be providing us with the planned location for the bypass. It appears that the bypass will cross the tracks very near the southwest corner of the women's softball field and then run parallel to the tracks on the northeast side. They did say that the sections of the bypass that go under the bridge are definitive and likely to be under construction soon, but the curve from Oak Street to the bridges is not necessarily unchangeable. There was some question in regard to changing the curve, due to curve/speed requirements and right-of-way.

I will send you a copy of these plans when we receive them.

Sincerely:



Lisa D. Nelson

LDN/cpq

CC:9403h1&a

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THE STAGEBERG PARTNERS, INC.  
&  
DAMON FARBER ASSOCIATES  
**PROJECT PROGRAM**  
October 31, 1994

Damon Farber Associates Landscape Architecture  
and  
Site Planning

Project Name UM Soccer Project Number 94-111  
Subject Matter \_\_\_\_\_  
Conversation With Grove Tolleson Firm UM Athletics  
Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

Maintenance Requirements  
Soccer Field: 60,000 360 x 220 (w/ 5' skirt)  
1. 24" excavation  
2. PVC grid fabric sand-drain tile  
3. 12" soil (black dirt)  
4. 8" soil/sand  
    20' x 20' 80' x 10'  
5. Irrigation  
6. Seed - Scotts Athletic Turf  
Total: \$60,000

Lighting - Murco - Greg Gallop 533-2030

Fencing - 12' chainlink w/ double gate

Maintenance/Storage 40x40 bldg.  
w/ overhead door  
30x75 Blacktop pad for maintenance

The above constitutes my understanding of the issues addressed during this telephone conversation. If there are any questions or clarifications, please contact this office as soon as possible

Recorded By [Signature] Date 6/6/94

Copy To \_\_\_\_\_  
THE STAGEBERG PARTNERS, INC.  
&  
DAMON FARBER ASSOCIATES  
PROJECT PROGRAM  
October 31, 1994

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**WOMEN'S SOCCER FACILITY STUDY  
MINNEAPOLIS CAMPUS**

*UM PROJECT NO. 000-94-1215*

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THE STAGEBERG PARTNERS, INC.

&  
DAMON FARBER ASSOCIATES

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**PROJECT PROGRAM**

October 31, 1994

**WOMEN'S SOCCER FACILITY- CONCEPT ONE**

COMPETITION SOCCER FIELD	\$240,000.00
24" DEPTH EXCAVATION	
12" BLACK DIRT	
8" TOPSOIL / SAND	
PVC GRIDDED DRAIN TILE SYSTEM	
AUTOMATIC IRRIGATION SYSTEM	
ATHLETIC TURF SEEDING	
FIELD LIGHTING	
12' CHAINLINK FENCE WITH GATE	
** TELEVISION QUALITY LIGHTING	
UPGRADE- ADDITIONAL COST	(\$75,000.00)
<b>PRACTICE FIELD</b>	<b>\$148,000.00</b>
24" DEPTH EXCAVATION	
12" BLACK DIRT	
8" TOPSOIL / SAND	
GRIDDED PVC DRAINAGE SYSTEM	
AUTOMATIC IRRIGATION SYSTEM	
ATHLETIC TURF SEEDING	
FIELD LIGHTING	
<b>SITE WORK</b>	<b>\$90,000.00</b>
EARTHWORK	
5" CONCRETE PAVING	
PEDESTRIAN LIGHTING	
UTILITIES	
<b>STAFF PARKING LOT (50 CARS) &amp; BUS/ HANDICAP DROP-OFF</b>	<b>\$75,000.00</b>
EARTHWORK	
EXCAVATION	
SUBBASE	
DRAINAGE	
BIUMINOUS PAVING	
BITUMINOUS PAVING	
STRIPPING	
B618 CURB AND GUTTER	
METAL BOLLARD W/ CHAIN	
SIGNAGE	
PARKING LIGHTING	
PEDESTRIAN LIGHTING	
<b>LANDSCAPE WORK</b>	<b>\$95,000.00</b>
SHADE TREE	
EVERGREEN TREE	
ORNAMENTAL TREE	
SHRUB	
SOD/SEED	
IRRIGATION	
<b>SITE FURNISHINGS</b>	<b>\$30,000.00</b>
FLAGPOLES, DRINKING FOUNTAIN	
BIKE RACKS, TELEPHONE, TEAM BENCHES	
<b>SUBTOTAL</b>	<b>\$678,000.00</b>
15% CONTINGENCY	\$101,700.00
<b>TOTAL WOMEN'S SOCCER FACILITY</b>	<b>\$779,700.00</b>

**RECREATIONAL FACILITY - CONCEPT ONE**

SOFTBALL/FOOTBALL FIELD (5)	\$590,000.00
24" DEPTH EXCAVATION	
12" BLACK DIRT	
8" TOPSOIL / SAND	
PVC GRIDDED DRAIN TILE SYSTEM	
AUTOMATIC IRRIGATION SYSTEM	
ATHLETIC TURF SEEDING	
FIELD LIGHTING	
<b>SITE WORK</b>	<b>\$85,000.00</b>
EARTHWORK	
5" CONCRETE PAVING	
PEDESTRIAN LIGHTING	
<b>LANDSCAPE WORK</b>	<b>\$95,000.00</b>
SHADE TREE	
EVERGREEN TREE	
SOD/SEED	
IRRIGATION	
<b>SITE FURNISHINGS-ALLOWANCE</b>	<b>\$40,000.00</b>
BACKSTOPS, BIKE RACKS, DRINKING FOUNTAIN, ETC.	
<b>SUBTOTAL</b>	<b>\$810,000.00</b>
15% CONTINGENCY	\$121,500.00
<b>TOTAL RECREATION FACILITY</b>	<b>\$931,500.00</b>

**CONCEPT ONE SUMMARY**

WOMEN'S SOCCER FACILITY	\$779,700.00
RECREATIONAL FACILITY	\$931,500.00
<b>TOTAL</b>	<b>\$1,711,200.00</b>



**Landscaping  
Cost Estimate  
Concept One**

ARCHITECTS  
THE STAGEBERG PARTNERS, INC.  
115 N. Fourth Street  
Minneapolis, MN 55401  
Tel.: 612-375-1399  
Fax.: 612-375-1399

LANDSCAPE ARCHITECTS  
DAMON FARBER ASSOCIATES  
253 Third Avenue S.  
Minneapolis, MN 55416  
Tel.: 612-332-7522  
Fax.: 612-332-0936

WOMEN'S SOCCER FACILITY- CONCEPT TWO

DEMOLITION OF EXISTING RECREATIONAL FACILITIES, UTILITIES, ETC.	\$150,000.00
COMPETITION SOCCER FIELD	\$240,000.00
24" DEPTH EXCAVATION	
PVC GRIDDED DRAIN TILE SYSTEM	
ATHLETIC TURF SEEDING	
FIELD LIGHTING	
12' CHAINLINK FENCE WITH GATE	
PRACTICE FIELD	\$148,000.00
24" DEPTH EXCAVATION	
12" BLACK DIRT	
8" SOIL/SAND	
AUTOMATIC IRRIGATION SYSTEM	
ATHLETIC TURF SEEDING	
SITE WORK	\$80,000.00
EARTHWORK	
5" CONCRETE PAVING	
PEDESTRIAN LIGHTING	
UTILITIES	
LANDSCAPE WORK	\$70,000.00
EVERGREEN TREE	
ORNAMENTAL TREE	
SOD	
IRRIGATION	
STAFF PARKING LOT (50 CARS) & BUS/ HANDICAP DROP-OFF	\$75,000.00
EARTHWORK	
EXCAVATION	
SUBBASE	
DRAINAGE	
BIUMINOUS PAVING	
WEAR COURSE	
STRIPPING	
B618 CURB AND GUTTER	
METAL BOLLARD W/ CHAIN	
SIGNAGE	
PARKING LIGHTING	
PEDESTRIAN LIGHTING	
SITE FURNISHINGS-ALLOWANCE	\$40,000.00
BIKE RACKS, FLAGPOLES, DRINKING FOUNTAIN, TEAM BENCHES, ETC.	
SUBTOTAL	\$653,000.00
15% CONTINGENCY	\$97,950.00
TOTAL WOMEN'S SOCCER FACILITY	\$750,950.00

RECREATIONAL FACILITY -CONCEPT TWO

SOFTBALL/FOOTBALL FIELD (8)	\$928,000.00
24" DEPTH EXCAVATION	
12" BLACK DIRT	
8" TOPSOIL / SAND	
AUTOMATIC IRRIGATION SYSTEM	
ATHLETIC TURF SEEDING	
FIELD LIGHTING	
SITE WORK	\$40,000.00
EARTHWORK	
5" CONCRETE PAVING	
PEDESTRIAN LIGHTING	
LANDSCAPE WORK	\$95,000.00
SHADE TREE	
ORNAMENTAL TREE	
EVERGREEN TREE	
SHRUB	
SOD/SEED	
IRRIGATION	
SITE FURNISHINGS-ALLOWANCE	\$40,000.00
BIKE RACKS, BASES, DRINKING FOUNTAIN PUBLIC TELEPHONE	
SUBTOTAL	\$1,103,000.00
15% CONTINGENCY	\$165,450.00
TOTAL RECREATIONAL FACILITY	\$1,268,450.00
 SUMMARY CONCEPT TWO	
WOMEN'S SOCCER FACILITY	\$750,950.00
TOTAL RECREATIONAL FACILITY	\$1,268,450.00
PROJECT TOTAL	\$2,019,400.00



MINNEAPOLIS CAMPUS  
UM PROJECT NO. 000-94-1215

*Landscaping  
Cost Estimate  
Concept Two*

ARCHITECTS  
THE STAGEBERG PARTNERS, INC.  
115 N. Fourth Street  
Minneapolis, MN 55401  
Tel.: 612-375-1399  
Fax.: 612-375-1399

LANDSCAPE ARCHITECTS  
DAMON FARBER ASSOCIATES  
253 Third Avenue S.  
Minneapolis, MN 55415  
Tel.: 612-332-7522  
Fax.: 612-332-0936

PROJECT PROGRAM  
October 31, 1994

UNIVERSITY OF MINNESOTA  
WOMEN'S SOCCER FACILITY

9403j14a

Preliminary Estimate of Construction Cost - Grandstand/Support Facility - 10/14/94

	Unit	Quantity	Unit Cost	Subtotal
<b>02 Sitework</b>				
Building Excav./Backfill	CY	10000	\$2.50	\$25,000
<b>03 Concrete</b>				
Footing/Foundation	CY	75	\$85.00	\$6,375
Cip perimeter wall/ret wall	CY	350	\$125.00	\$43,750
Slab-on-grade	SF	14000	\$3.50	\$49,000
Precast plank - 10"/w/topping	SF	18000	\$8.00	\$144,000
Precast columns/beams	LS	1	\$55,000.00	\$55,000
Precast Stadium Tread/riser	LF	4300	\$40.00	\$172,000
<b>04 Masonry</b>				
CMU partition 8" - interior	SF	21500	\$5.00	\$107,500
CMU wall 8", w/stucco/insul- exterior	SF	13000	\$11.00	\$143,000
<b>05 Metals</b>				
Alum bench seats with backs	LF	3300	\$15.00	\$49,500
Misc. Metals/railings	LS	1	\$45,000.00	\$45,000
Roof structure under precast seats	SF	14000	\$5.50	\$77,000
Ext. Metal stairs	LF	90	\$150.00	\$13,500
<b>06 Wood/Plastics</b>				
Casework/cabinets	LF	400	\$225.00	\$90,000
Custom wood varsity lockers	@	46	\$350.00	\$16,100
Wood benches at lockers	LF	150	\$7.50	\$1,125
Rough carpentry	LS	1	\$7,500.00	\$7,500
<b>07 Thermal/Moisture Protection</b>				
Dampproofing	SF	7500	\$0.90	\$6,750
Building perimeter insulation	SF	3000	\$0.90	\$2,700
Roofing/insulation	SF	14000	\$3.00	\$42,000
Flashing/Waterproofing	LS	1	\$17,500.00	\$17,500
Sealants/Firestopping	LS	1	\$16,000.00	\$16,000
<b>08 Doors/Windows</b>				
HM doors/frames/hdwe	@	60	\$1,100.00	\$66,000
Glass/glazing	SF	600	\$40.00	\$24,000
Rolling shutters	SF	850	\$20.00	\$17,000
<b>09 Finishes</b>				
Carpet	SF	2500	\$4.00	\$10,000
Vinyl tile	SF	8000	\$2.50	\$20,000
Ceramic tile floors/thinset/cove base	SF	5400	\$11.00	\$59,400
Ceramic tile on CMU walls	SF	12500	\$5.00	\$62,500
Acoustic ceilings	SF	9500	\$2.50	\$23,750
Plaster Ceilings	SF	7000	\$4.75	\$33,250
Painting CMU walls	SF	55000	\$0.50	\$27,500
Misc. Painting/Sealing	LS	1	\$25,000.00	\$25,000
<b>10 Specialties</b>				
Metal lockers/full ht./18"	@	80	\$250.00	\$20,000
Toilet/bath accessories	LS	1	\$37,500.00	\$37,500

Building Signage	LS	1	\$15,000.00	\$15,000
FE Cabinets/Exting.	LS	1	\$3,500.00	\$3,500
Shelving	LS	1	\$4,500.00	\$4,500
Louvers and vents	SF	800	\$22.00	\$17,600
Visual display boards	@	12	\$800.00	\$9,600
<b>14 Vertical Conveyance</b>	LS	1	\$50,000.00	\$50,000
<b>15 Mechanical</b>				\$405,000
<b>16 Electrical</b>				\$175,000
Subtotal Div 02 - 16				\$2,236,400
General Conditions/Margin (12.5%)				\$279,550
Subtotal				\$2,515,950
Design/Program Contingency (15%)				\$377,393
<b>TOTAL</b>				<b>\$2,893,343</b>



MINNEAPOLIS CAMPUS  
UM PROJECT NO. 000-94-1216

**Grandstand/  
Support Facility  
Cost Estimate**

ARCHITECTS  
THE STAGEBERG PARTNERS, INC.  
115 N. Fourth Street  
Minneapolis, MN 55401  
Tel.: 612-375-1399  
Fax.: 612-375-1399

LANDSCAPE ARCHITECTS  
DAMON FARBER ASSOCIATES  
253 Third Avenue S.  
Minneapolis, MN 55415  
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Fax.: 612-332-0936

**PROJECT PROGRAM**  
October 31, 1994