PROJECT OVERVIEW

Project No. FS-272
Doak Campbell Stadium Premium Seating Enhancements
Doak Campbell Stadium
Tallahassee, Florida

FORWARD

This Brief is developed to assist project understanding. The project has many design facets, including demolition, utility relocation, infrastructure enhancement, code corrections, facility upgrades, foodservice design, interior, and exterior design, graphic design, and wayfinding.

The Brief is organized into four sub-sections: Project Overview; Premium Seating Enhancement; West Stands Stadium Deficiencies; and Appendices. Each sub-section includes a summary of the intended project design scope. Additional plan graphics and photos are included in the appendices to aid project understanding.

PROJECT SUMMARY

Seminole Boosters contracted for a detailed “Market & Financial Feasibility Study” to understand methods of enhancing the Seminole Fan’s experience. The goal is to provide a diverse range of products and experiences that caters to all market segments.

The study identified several premium seat alternatives and fan amenities incorporated into peer University stadiums. In addition, the study surveyed current ticket holders for the demand for various seating choices, including luxury suites, loge box seating, and ledge seats. The West stands and South end zone are selected for implementing the enhanced spectator amenities.

West Stands: The existing bench seating between grid 14S and 14N shall be removed and reconfigured into enhanced premium seating. The design professional shall design a new lower concourse level serving the Founders Suites, Founders Loge Boxes, and Lower Level Club seating. The concourse shall have independent elevator and stair access and shall serve the new premium seating and amenities. A kitchen and back-of-house support facilities are required to serve the club and lounges.

Founders-level Suites and Loge Boxes as well as Club seats are proposed for views of the field, team, and coaches. A large outdoor plaza for standing and ADA seating is proposed. An adjacent ground level club shall serve the Club seating, plaza and ADA guests. Access to all seating and lounges shall be restricted to appropriate ticket holders.
**South End Zone:** The design professional shall design the following enhanced SEZ seating changes to the Dunlop Champions club:

- **Level 4 – Center:** The current Club seats shall be replaced with new sofa chair seating. Redesign the upper portion for ADA and Loge box seating. The Center interior club space to remain with limited access from the east and west sides.
- **Level 4 – East:** The current club seats shall be replaced with new club seats and the upper portion redesigned for ADA seating and Loge box seating. The East interior club space to remain with limited access to the center and West club space.
- **Level 4 – West:** The current club seats shall be replaced with new club seats and the upper portion redesigned for ADA seating and Loge box seating. The West interior club space to remain with the addition of a full bar and limited access to the center and East club space.
- **Level 6 – Center:** The current club seats shall be replaced with new club seats. Remove the upper rail seating and redesign into Loge Cabana seating. The Center club deck to remain.
- **Level 6 – East:** The club seats replaced with Ledge seating and Safe Standing Porch. Remove the current upper rail seating and redesign into ADA and Loge box seating. The East outdoor terraces to remain.
- **Level 6 West:** The club seats replaced with Ledge seating and Safe Standing Porch. Remove the current upper rail seating and redesign into ADA and Loge box seating. The West outdoor terraces to remain.

**Additional Considerations:** In the Summer of 2021 the Seminole Boosters hired EMI Architects to do a comprehensive assessment of Doak Campbell Stadium infrastructure with a focus on structural, life safety, and other building code related deficiencies, which was completed January 2022. It is the University’s intent that the majority of these deficiencies be addressed primarily through two separate projects: This project - “Doak Campbell Premium Seating Enhancement” (FS-272) - is the second; the first is “Doak Campbell Stadium Improvements” (FS-211) which will begin design and construction in Summer 2022 and is anticipated to finish in 2024. The FS-211 project will be limited to issues identified in the EMI Stadium Assessment and will likely focus primarily - though not entirely - on the east and north stands. Each project has separate funding sources that must not overlap, and because both projects will address similar issues from the EMI report in different sections of the stadium, it is critical that the two project teams collaborate with each other through the FSU Facilities Project Manager throughout design and construction to clearly establish proper scope delineation while maintaining consistent detailing and design across the facility.
Program: The design professional shall be responsible for preparing the building program. The program shall include reviewing the existing facilities and the owners project scope and becoming thoroughly familiar with its content. Following the acceptance of the program and prior to the commencement of the design phase, the design professional shall be invited to meet with representatives of the building committee to discuss program requirements, project schedule, design constraints, and other considerations.

Site Analysis and Design: The design professional shall be responsible for becoming thoroughly familiar with the specific project site, existing structures, and the remaining parts of campus around it. This understanding shall include a thorough appreciation and comprehension of the entire project site including, but not limited to, all natural features, vegetation, surrounding facilities, utility systems, vehicular/pedestrian/bicycle/transit circulation patterns, and so on. It is expected that the design professional shall be responsible for preparing and submitting a detailed analysis of the existing conditions. Recommendations for mitigating any adverse effects created by this project are also expected. Prior to the commencement of the design phase, the design professional shall consult with the Facilities Department to review specific site requirements and issues.

Architectural Design: The design professional shall be responsible for the preparation of all phases of architectural design, commencing with schematic design and continuing through the development and submittal of completed construction documents. As with the design of all major capital projects, the University desires to utilize the services of design professionals who are knowledgeable and proficient in the design and construction of similar facilities. Adherence to the current version of the Florida State University Design Guidelines and Specifications is expected for this project.

Engineering Design: The design professional shall be responsible for the preparation of all engineering design, commencing with schematic design and continuing through the development and submittal of completed construction documents. In general, engineering design shall include all civil, structural, mechanical, electrical, plumbing, fire protection, and telecommunication/data disciplines necessary to complete the project.

Cost Control: During the design of this project, it is essential that the University be kept informed as to estimates of probable construction costs. The design professional shall work with the University to resolve all cost over-runs.

Project Delivery and Construction Administration: The University proposes that this project be administered using the construction management delivery system. The University shall utilize its standard practice for the selection of the construction management firm. The design professional may be asked to assist the University in the selection of this firm.

Building Code Administration: The University’s Building Code Administration Section shall provide plans review and construction inspection services for this project.
**PREMIUM SEATING ENHANCEMENT:**

**A. WEST STANDS - FOUNDERS SUITES, FOUNDERS BOXES, CLUB SEATING AND CHAIRBACKS**

**Enhanced seating:** The design professional shall redesign the west stands to provide a menu of enhanced premium seating. The design to include new Founders Suites with lounge, Founders Loge Boxes with lounge, separate Club seating with Field Level Lounge, and chair back seating.

- The design and construction schedule shall be based on full occupancy in fall 2025.

**West stands demolition:** The enhanced West side seating design requires significant demolition. The design professional shall review and inventory the affected elements, including concessions, restrooms, storage rooms, utilities (chilled water, steam, fire sprinklers, electrical data, etc.), and egress, and incorporate these amenities and utilities into the new design.

**STRUCTURE:**

**Structure:** The existing stadium structure was originally built in the 1950’s with additions starting in the 1960’s with many additions and changes through today. Also, there have been numerous repairs completed to the structure during this same time period.

**West stands:** The existing west stadium bowl consists of structural steel braced frames supporting the elevated concourse level, ramps, and the stadium seating. The existing elevated concourse and ramps consists of steel beams supporting concrete slabs on steel decking. The seating risers are made from steel bent plates. Existing foundations for the West Stands Seating Bowl are either shallow spread footings or drilled shaft bell foundations. There are many expansion joints in this structure which will require evaluation.

**South Endzone:** The existing south stadium bowl consists of structural steel columns, bracing, and trusses. The concourse, ramps, and floor levels consist of composite steel beams and composite steel deck with concrete slabs. The seating risers are made from steel bent plates. The south end zone was extensively modified in 2015. Existing foundations for the South End Zone are drilled shaft bell foundations. The south stadium bowl has several expansion joints which separate the quadrants of the building.

**West Academic Facility:** The existing University Center Building “C” and existing skybox suites are laterally braced by the west stand bowl structure. Any changes to the bowl structure will require the evaluation of the interaction with these existing buildings. Existing foundations for the Wrap Buildings are auger cast piles with concrete pile caps.
MECHANICAL, ELECTRICAL PLUMBING & FIRE PROTECTION:

MEP systems for the west stands enhancements should consider the following evaluations, repairs, and upgrades:

**Mechanical:** In consideration with the west stand enhancements the design professional may also evaluate the following HVAC items. Existing chilled water and heating hot water utilities are distributed to the surrounding buildings through the west stands concourse, the design professional should work with FSU, to determine the impacts, outages, and necessary modifications to the utilities. The design professional shall also be responsible for determining the available central plant capacity (located in the NE corner of the stadium) and the necessary upgrades for new spaces to be air conditioned. Along with new spaces to be air conditioned, EMI’s Assessment Report (2022) identified potential improvements to the concessions and other buildings in the concourse could be converted to chilled water and heating hot water served from the central plant.

**Plumbing:** In consideration with the west stand enhancements the design professional may also evaluate the following plumbing items. The design professional may need to confirm the available capacity of the domestic water main traversing the west stands concourse and the necessary upgrades to the domestic water service. EMI’s Assessment Report (2022) identified potential improvements including: new water heaters for the concessions, new ADA water coolers, repairs to the water main insulation and providing accessible isolation valves for the various water usage locations throughout the concourse. Additionally, the west stands do not have grease interceptors. The design professional should evaluate anticipated grease waste needs and associated utility upgrades. Work within the scope of this project should be concurrent with the east and north stands improvements.

**Fire Protection:** In consideration with the west stand enhancements the design professional may also evaluate the following fire protection items. Automatic sprinkler systems and standpipe systems should be considered in accordance with the Florida Building Code, Florida Fire Prevention Code, and the latest NFPA standards. The stadium is equipped with a fire pump and a below-grade, looped main that supplies the surrounding buildings and some areas of the stadium. The design professional shall confirm adequate capacity is available and coordinate modifications to the existing main with the new west stands work. The design professional shall work with FSU to determine necessary impacts, outages, and modifications. Work within the scope of this project should be concurrent with the east and north stands improvements.

**Electrical:** In consideration of the west stand enhancements the design professional may also evaluate the following electrical items. Existing electrical distribution systems serving spaces outside the project area may need addressing. These systems may include but not be limited to: power circuits (normal, optional standby and emergency), lighting circuits (normal and emergency), fire alarm, telecommunications, security cameras, blue-lights, audio visual systems, and cellular enhancement systems. The design professional shall work with FSU to determine necessary impacts, outages, and modifications of these systems. EMI’s Assessment Report (2022) identified aging overhead busduct that is in the path of the new construction. The Design professional should consider demolishing this busduct and provide power to remaining loads previously served it. Work within the scope of this project should be concurrent with the east and north stands improvements.

Florida State University owns and maintains the stadium’s medium voltage equipment. The design professional shall evaluate the electrical loads on the medium and low voltage distribution equipment and feeders, and the replacing/upgrading of the equipment as needed.
WEST STANDS HOSPITALITY AMENITIES:

The marketing study looked at a mixture of enhanced seating and amenities with current boosters and ticket holders. The following enhancements are the goals supported by the survey and envisioned by FSU Athletics and the Seminole Boosters. The Design Professional shall incorporate these amenities into the design of the enhanced premium seating:

- Design a private Gate entrance and reception lobby for ticket access to Founders Suites, Founders Loge Boxes and Club level seating.
- The reception lobby shall have access to a private elevator serving the Founders Suites and Founders Loge Boxes.
- Private toilet facilities shall serve the Founders Suites and Founders Loge Boxes.
- The design shall include upscale, private food and beverage service for Founders Suites and Loge Boxes as well as enhanced concessions serving the Field Level Club for Club seating.
- The design professional shall meet with FSU’s food service provider and design a support Kitchen suitable to serve all new West side premium seating. The design professional shall review options for separating back-of-house and front-of-house functions.

WEST STANDS ALTERATIONS

Founders Suite Lounge: Design a private lounge serving the Founder Suites. The design professional shall work with FSU’s food vendor for a luxurious lounge with seating and eating amenities. The Founders Lounge shall have a private entrance lobby and elevator.

Founder Suite: Design eight 1,100NSF luxury suites to serve a total suite capacity of 176. Locate the suites between the 20-yard lines for excellent field viewing. The suite shall have private access to the Founders Suite Lounge. Each suite shall accommodate a catered bar area and a refrigerator and ice maker for pre-packaged goods. The suite shall have comfortable plush stepped seating for 22, a kitchenette, lounge area, toilet facilities, coat closet, and a full-featured audio-video system. In addition, the suite will have fully operable clear glass windows for enjoying the outside crowd atmosphere. The design professional shall study the air conditioning system to provide comfort while maintaining energy efficiency.

- Eight 22-person Founder suites for a total of 176 guests

Founders Loge Box Lounge (2): Founders Loge Box Lounges shall include upscale areas with seating and eating amenities. Locate Founders Loge Box Lounges adjacent to Founders Suite Lounge and between the 10- and 20-yard lines on each end. The design shall provide private access to the Loge Box Seating. The entrance access shall be through the private entrance gate and lounge elevator.

Founders Loge Boxes: Provide a series of spacious Founders Loge boxes to take advantage of the west side field views. Locate the Loge box seating to surround the Founders Suites extending from approximately the 10-yard lines north and south. Each Founders Loge box shall have a private entrance with aisle access to the Founders Loge Box Lounge. Each box includes plush sofa couch seating. Guest seating bench and audio video of field action. The goal is to design the following:

- Sixteen 4-person boxes for a total of 64 guests
- Ten 6-person boxes for a total of 60 guests
- Two 2-person boxes for a total of 4 guests
**West Club Seat Field Level Lounge:** Provide a private club seat lounge at field level that shall include eating amenities and restrooms. The club seat lounge shall serve the club seats and ADA seating.

**West Club Seats:** Design Club seats extending the full length of the field forward and below the Founders Loge Box seats. Each seat to have ample leg room and good views of the field. Guests to access the club seats through the Entrance lobby and Field Level Lounge. Provide a series of vomitories from Field level club seats to vertical aisle.

- Provide a minimum **1,646 club seats**

**Stadium chairback seating:** Design a series of chairback seating located between the 10-yard lines. Design the seats with quality views, and access through the upper concourse vomitory. The chairback seating is accessed from the general upper concourse and provides increased comfort versus the current stadium bench seating.

- Design for maximum chairback seating

**Stadium Bench seating:** The design professional shall rework the bench seating and exit aisle to meet the current code. The added aisle width and handrail changes affects seating layout and stadium seating manifest. Additionally, the new layout shall use a minimum seat width per code.

**ADA seats:** Provide sufficient ADA seating to all seating types following Chapter 11 FBC. Design a series of lower-level ADA seats with views of the Field and player’s bench. Next, provide ADA access to the Field Level Lounge. Also, design a series of ADA seats at the Founders Loge Box level with access to the Loge Box Lounge. Finally, provide ADA seating at the upper concourse level to serve chairback and bench seating areas.

**B. SOUTH END ZONE SEATING RECONFIGURATION.**

**ENHANCED SEATING OVERVIEW:** The design professional shall reconfigure the Dunlap Champions Club seating types. The interior space amenities shall remain mostly as-is. The new enhanced seating shall include Club seating, Loge Box seating and Sofa Chair seating at Level 4. The upper Level 6 seating shall include additional Club seating, Ledge seating, Loge Box seating and east & west Standing Porch areas.

**LOWER CHAMPIONS CLUB ENHANCED SEATING:** The design professional shall reconfigure the Level 4 Champions Club seating into three enhanced seating sections. The design professional shall design a middle sofa seat area flanked by an east and west club seating area. Each seating area shall include club seats, Loge box or sofa chair seats, and access to the respective interior lounge spaces.

**Lower Center Sofa Chair Seating** shall consist of Sofa Chairs with Loge Box seating behind. All seating to have quality views and ample legroom space. The middle Sofa Chairs and Loge Box shall have access to an exclusive Center Champions club.
Lower Center Loge Boxes shall consist of padded chair seating for five or four guests with access to the Champions Club. All padded seating to be a minimum 22” wide with quality views and ample legroom space.

- Middle Sofa seats 537 guests
- Eight Middle Loge Boxes of 5 each seating 40 guests

**Lower East and West Enhanced seating change** shall consist of Club Seating and Loge Box seating. Reconfigure the Champions Club to provide private amenities to the east and west club seating.

**Lower East and West Club Seating** shall consist of padded chairback seating with Loge Box seating behind. Provide access to the independent clubs. The west club shall be redesigned with a bar and serving to match the East club.

- East & West club seats 1,636 guests
- Fifteen Loge Box of 4 each seating 60 guests

**UPPER LEVEL CHAMPIONS CLUB ENHANCED SEATING OVERVIEW:** The design professional shall reconfigure the upper Champions Club seating into - Club seating, Ledge seating, Loge box seating, Loge Cabanas Seating, and Safe Standing porches. All updated seating is served by the existing east and west terrace lounges, restrooms, and the Upper Champions Club Lounge. In addition, provide ADA amenities as required by the current code.

**Upper Center Club seating** shall consist of club seating and nine Loge Cabanas in the middle. The club seat shall be a padded back chair seat with ample legroom. Provide ADA seating at the Upper Club level as required by code.

**Loge Cabana seating** shall consist of Sofa Chair seating with quality views and ample leg room space.

- Middle Club seats 772 guests
- Nine Loge Cabana of 4 each seating 36 guests

**Upper East and West Ledge seating** shall consist of chairback seating with a drink rail bar. Each ledge seat shall include a free-standing chair back seat and a continuous drink rail. The chair type shall be determined to maximize views of the field. ADA seating are shall be provided.

**Upper Loge Box seating** shall consist of comfortable padded Chairback seating with quality views and ample leg room space.

- East and west ledge seats 576 guests
- Twenty-four Loge Box of 4 each seating 96 guests

**Upper Safe Standing Porch** shall consist of a drink rail and bar table with adequate standing space. Located to the east and west respectively of the Ledge seating. Provide access to the Upper terrace and Upper Champions Club. Provide an ADA area accessed to the Upper-level Terrace concourse.

- Safe standing Porch 184 guests
South End Zone stadium bench seating: The design professional shall renumber the bench seating to meet the current code. The new layout shall use a seat width per code to maximize comfort and access to exit aisles.

West Stands Stadium Deficiencies:

The design professional shall consider the current stadium code deficiencies. All new construction shall meet current code and any remaining stadium elements brought into code compliance. To that end, the design professional shall coordinate with the Doak Campbell Stadium Improvements (FS-211) as described above.

Code Deficiencies: The Doak Campbell Stadium’s original bench seating and vomitory exit ramps were constructed under the original NFPA 102 code. Exit widths and ramp slopes have evolved in NFPA 102, particularly in ADA accessibility. In addition, the current stadium exiting is controlled by NFPA 101 and mirrors those used in an enclosed structure.

Multiple renovations have occurred throughout the ’80s, ’90s, 000’s, and 010’s, none of which triggered reconfiguring the exiting and the vomitory ramps system. As a result, the current ramps system is non-code compliant, structurally failing, and requires replacement. All new construction shall follow NFPA 101 and FBC 7th edition codes.

Existing bench seating and exit path deficiencies:

- Refer to EMI Stadium Assessment Report for full list and further detail
- Lack of mid-aisle handrail and extensions to stadium aisle stairs, aisle ramps and vomitory ramps
- Vomitory Ramp Slope does not satisfy FBC and NFPA.
- Insufficient drainage at vomitories to catch water
- Storm water grates exceed ½” openings
- Threshold changes in level exceed 1/4”
- Insufficient seating width.
- Steps at seating row heights exceed 10” riser height in west stands

Existing structure deficiencies:

- Refer to the EMI Stadium Assessment Report for full list and further detail
- Structural corrosion has damaged and compromised the structure at vomitories and other locations
- Vomitory posts and beams
- Combustible wood Strutures
- No Cane protection at concourse overhead bracing
- Vomitory beams
- Damaged steel plate at seating pans
PROJECT BRIEF – Doak Campbell Stadium Premium Seating Enhancements

Existing MEP deficiencies:

- Refer to the EMI Stadium Assessment Report for full list and further detail
- Overhead electrical bus - alternative switchgear solution
- Switchgear - 14 panels at lower level, 6 panels at upper levels
- High voltage switches
- Main electrical feed lacks duplication
- Exposed domestic piping - 6,200 LF
- Units at concessions - 19 units lower, 13 @ upper
- No domestic shut-off valves at concessions and restrooms
  - Valves at lower facilities
  - Valves at upper facilities
- Manual lavatory faucets
- Concession stand water heaters
- Chiller capacity
- Fire piping insulation
- DX equipment at concessions - 19 units lower, 13 @ upper

Coordinate ADA improvements in the west stands with the south and east as noted below:

- Refer to the EMI Stadium Assessment Report for full list and further detail
- Coordinate ADA effort with concurrent Doak Campbell Stadium Improvements (FS-211) project. Shortage of ADA seating.
- Add additional ADA van and car Parking. Coordinate with Doak Campbell Stadium Improvements (FS-211) project.
- Elevators access to enhanced seating.

ADDITIONAL STADIUM DEFICIENCIES: There are a number of amenities and communication enhancements to the stadium that are lacking. The following may need to be evaluated as part of this project.

- Communication coverage serving the stadiums
  - WIFI coverage
  - Antennae distribution for better phone reception
- Existing concessions and toilet rooms:
  - Fire protection for all concessions and toilet rooms
  - Grease traps for concessions
  - Insufficient ventilation at storage rooms
- Refer to the EMI Stadium Assessment Report for full list and further detail
EX-1 - Doak Campbell Stadium – Existing Third Floor Plan
APPENDIX

WEST STANDS GRID 1 – Structural framing

WEST STANDS GRID 14 – Structural framing

EX-2 - Doak Campbell Stadium - Existing framing sections
APPENDIX

Champions Club - Center structural section

Champions Club – East and West structural section

EX-4 Doak Campbell Stadium – Champions Club Framing
APPENDIX

West Stands – Existing bleacher seating

West Stands – Existing bleacher seating

EX-5 - Doak Campbell Stadium – West side Photos
APPENDIX

Champions Club – Lower Level

Champions Club – Terrace Level

EX-6 - Doak Campbell Stadium – Champions Club Photos