



New Braunfels Independent School District
New Braunfels
High School Stadium

Facility Assessment & Planning Options

February 19, 2015

Process





Assessment Process

Staff Interviews:

- Facilities and Maintenance Staff

Existing Docs/Reports:

- Existing Building Drawings

Site Observation & Documentation

- Each structure is evaluated based on its current condition to determine the recommendation for either renovation or demolition. Items that are evaluated on each structure include but are not limited to the interior and exterior condition of buildings both functionally and aesthetically, structural systems, HVAC systems, electrical and plumbing systems, code and ADA compliance, bleacher seating capacities, as well as ease of operation for users.

Findings





Structures Assessed

- Unicorn Stadium Track and Field
- New Braunfels H.S. Stadium Bleachers (Home and Visitor's sides)
- Home Side Restrooms Bldg.
- Home Side Small Concession Bldg.
- Home Side Concessions / Restrooms Bldg.
- Home Side Ticket Booth
- Visitor's Side Concession Bldg.
- Visitor's Side Ticket Booth
- Visitor's Side Restrooms Bldg.





Stadium Track and Field

General Information

The football playing field is artificial turf. Both the turf and track were replaced in 2009 and have been very well maintained and indicate minimal wear. The half-circle ("D") areas adjacent to each end zone were also infilled for track and field events during the 2009 renovation. Track and field will not require any additional work at this time.



Stadium Bleachers – Home Side

General Information

The overall condition of the home side bleachers of Unicorn Stadium is GOOD. The structure is galvanized steel which has maintained an acceptable appearance and structural integrity to date. Current total seating capacity is approximately 6,000 spectators based on 18" wide seats. The press box was constructed approximately 15 years ago and appears to be code compliant including an elevator. Accessible ramp has also been installed on the north end of the bleachers.

Deficiencies Identified

- According to the IBC, 6,000 spectator seats would require a total of 40 wheelchair spaces as well as 40 companion seats.
- Open risers at seating.
- Lighting levels for the playing field need to be verified and possibly upgraded.
- Home side bleachers currently face towards the west causing harsh sun exposure in the evening.
- Vomitory ramps need to be reconfigured.





Stadium Bleachers – Visitor's Side

General Information

The overall condition of the visitor's side bleachers of Unicorn Stadium is POOR. The lower portion of the bleachers were constructed in 1954. The bleachers were expanded with the middle and top section in the mid 70's. The structure is painted steel and is currently rusting and oxidizing causing the finish paint to flake resulting in an unsatisfactory appearance throughout. Recommendation is to demolish the visitor's side bleachers.

Deficiencies Identified

- Wheelchair and companion seating spaces do not meet minimum code requirements.
- Open risers at seating.
- Condition of steel structure is unsatisfactory.
- Current seating capacity does not meet current and future venue needs.
- Lighting levels for the playing field need to be verified and possibly upgraded.
- Vomitory ramps would require reconfiguring.





Restroom Building – Home Side

General Information

Building is approx. 500 sq. ft.. The overall condition of the restroom facility on the home side is POOR. The building currently contains a men's and women's restroom with a pair of drinking fountains on the exterior. The building is very dated and is showing a substantial amount of wear. Exterior wall patching has occurred where previous doors were located that does not match the remainder of the façade and the wood fascia contains damage and rotting has occurred in numerous locations. Recommendation is to demolish this structure and construct new restroom facilities.

Deficiencies Identified

- Current plumbing counts for this facility are as follows:
 - Men's Restroom = 6 Toilets
 - Women's Restroom = 4 Toilets
- Plumbing counts for existing, home side concession/restroom facility located at the northeast corner of the home side:
 - Men's Restroom = 10 Toilets
 - Women's Restroom = 8 Toilets
- According to Uniform Plumbing Code, toilets required per current spectator occupancy for future visitor's side are as follows:
 - Men's Toilets = 21 (Currently deficient by 5 fixtures)
 - Women's Toilets = 32 (Currently deficient by 20 fixtures)
- Modifications would be required to interior of restrooms to be code compliant.
- Drinking fountains are not code compliant.
- Ventilation is exhausted into the concourse area.





Small Concession Bldg. – Home Side

General Information

The overall condition of the concession facility on the home side is POOR. The building is very small and does not currently accommodate the equipment required to serve as needed (ex. Ice storage is currently located outside, behind the building. Recommended to add ice machines inside in lieu of ice storage). Significant wear is evident on the interior and exterior of the building. Recommendation is to demolish this structure and construct new concession facilities or expand newer, concession/restroom building to the north.

Deficiencies Identified

- Modifications would be required to interior of building to be code compliant.
- Queuing area is limited and not ADA compliant.
- Ventilation is exhausted into the concourse area.
- No accessible route into the building.
- Existing steel structure for bleachers penetrates the envelope of the building in several locations.
- Portion of building plumbing is exposed, above grade.



Concession/Restroom Bldg. – Home Side

General Information

The overall condition of the concession/restroom facility on the home side is FAIR. The building appears to be newer than most structures supporting the stadium. Some modifications would be required to bring the restrooms up to current code standards. Interior and exterior finishes would need to be freshened up. Concession area is very restrictive and does not allow for optimal operation. Recommendation is to expand this building to create a larger concession area which would allow the building to be brought up to meet code requirements and provide more interior space for concession operations.

Deficiencies Identified

- Current plumbing counts for this facility are as follows:
 - Men's Restroom = 10 Toilets
 - Women's Restroom = 8 Toilets
- Plumbing counts for existing, home side restroom facility:
 - Men's Restroom = 6 Toilets
 - Women's Restroom = 4 Toilets
- According to Uniform Plumbing Code, toilets required per current spectator occupancy for future visitor's side are as follows:
 - Men's Toilets = 21 (Currently deficient by 5 fixtures)
 - Women's Toilets = 32 (Currently deficient by 20 fixtures)
- Building not ADA compliant.
- Concession area is very tight and needs expansion. Currently does not accommodate both cashiers and food preparation personnel.
- Currently does not accommodate soda fountains. All drinks are currently bottled and require storage space for refrigeration.





Ticket Booth – Home Side

General Information

The overall condition of the ticket booth on the home side is POOR. Significant wear is evident in both the interior and exterior of the building. Recommendation is to demolish the structure and build a new ticket office to serve the east side of the stadium.

Deficiencies Identified

- Building not ADA compliant.
- Interior of the building contains tight clearances that does not allow for optimal operation.
- Lighting is insufficient.
- Non air-conditioned.



Small Concession Bldg. – Visitor's Side

General Information

The overall condition of the concession facility on the visitor's side is POOR. The building is very small and does not currently accommodate the equipment required to serve as needed (ex. Ice storage is currently located outside of the building. Recommended to add ice machines inside in lieu of ice storage). Significant wear is evident on the interior and exterior of the building. Recommendation is to demolish this structure and construct new concession facilities for the west side of the stadium.

Deficiencies Identified

- Modifications would be required to interior of building to be code compliant.
- Queuing area is limited and not ADA compliant.
- No accessible route into the building.
- Portion of building plumbing is exposed, above grade.
- Drinking fountains and approach to the fountains does not meet current code requirements.





Ticket Booth – Visitor's Side

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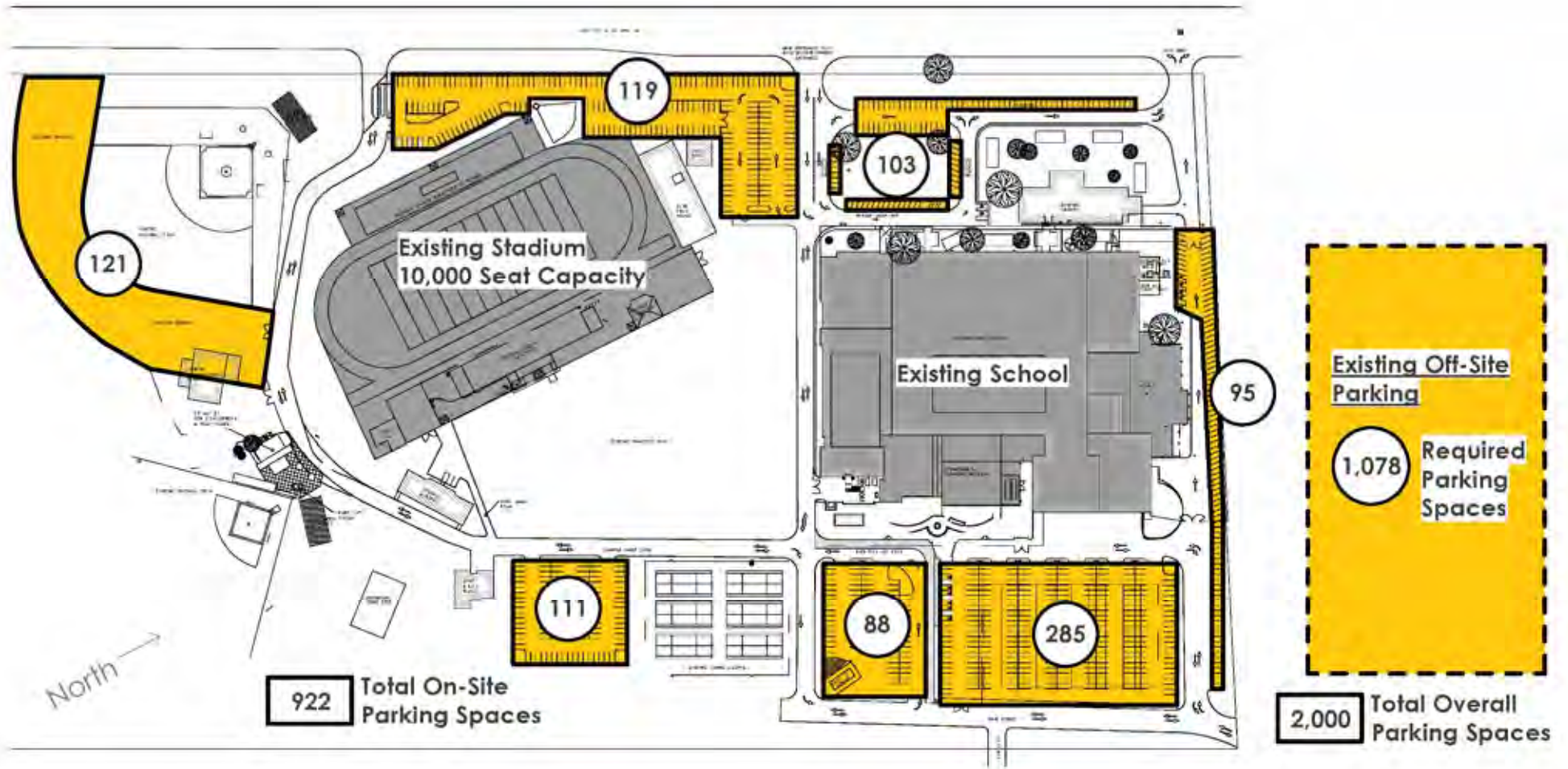
Restroom Building – Visitor’s Side

General Information

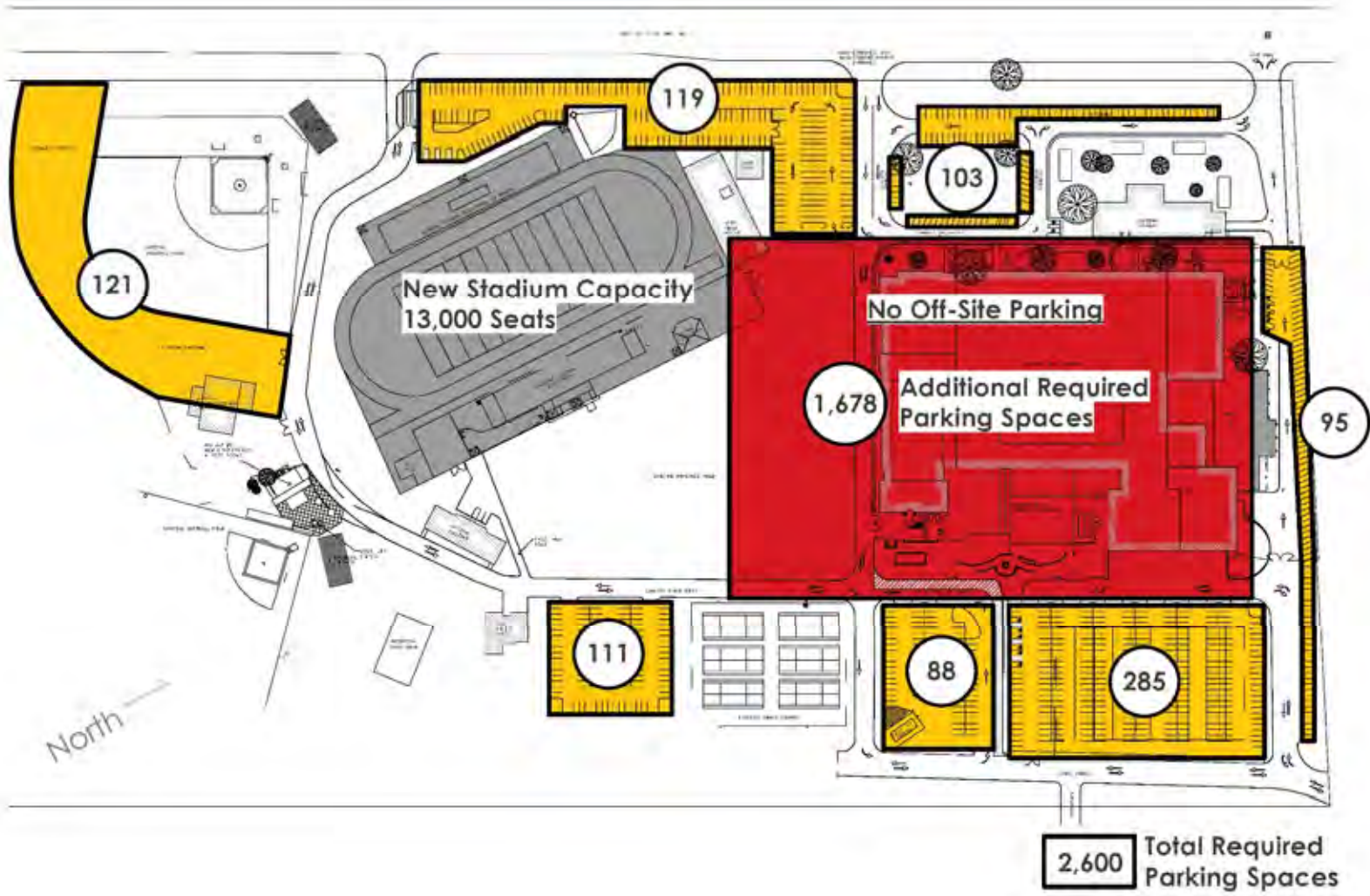
Building is approx. 500 sq. ft.. The overall condition of the restroom facility on the home side is POOR. The building currently contains a men’s and women’s restroom. The building is very dated and is showing a substantial amount of wear. Exterior wall patching has occurred where previous doors were located that does not match the remainder of the façade and the wood fascia contains damage and rotting has occurred in numerous locations. Recommendation is to demolish this structure and construct new restroom facilities.

Deficiencies Identified

- Current plumbing counts for this facility are as follows:
 - Men’s Restroom = 6 Toilets
 - Women’s Restroom = 4 Toilets
 - According to Uniform Plumbing Code, toilets required for spectator expansion to 7,000* seats are the following:
 - Men’s Toilets = 24 (Currently deficient by 18 fixtures)
 - Women’s Toilets = 36 (Currently deficient by 32 fixtures)
 - Modifications would be required to interior of restrooms to be code compliant.
 - Ventilation is exhausted into the concourse area.
 - No accessible routes into the restrooms and contains obstructions in the ground in the pathways into the building.
- * New home side



Existing High School & Athletic Stadium



Required Parking



Q&A

I wish I had an answer to that because I'm tired of answering that question.

Yogi Berra