7.M Athletics Master Plan
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Introduction

In the summer of 2013, Minnesota State University Mankato (MSU) retained the services of RDG Planning & Design (RDG) to prepare a Outdoor Athletics Master Plan. RDG worked with MSU over the next few months to ascertain and develop a comprehensive outdoor athletics master plan that will guide the development of the Mavericks outdoor athletic venues over the coming years. This report is the culmination of the master planning process.

Process

The master planning process was built around a series of workshops with the Maverick Athletic Department and other, key departments within the University. Two workshops were conducted on campus. Through these workshops, the planning team reviewed the existing facilities, held fact finding meetings with the sports associated with the master plan, developed goals for the plan, and developed a series of program and plan options and, ultimately, recommendations.

The planning team also conducted a review of the peer institutions within the Northern Sun Intercollegiate Conference (NSIC) and four additional aspirational institutions. This information was utilized to establish a benchmark for Maverick Athletics.

Finally, the planning process included the development and refinement of several options. These recommendations were vetted by MSU and RDG in a collaborative effort, resulting in the preferred outdoor athletics master plan you find in this report.

Statement of Needs

The development of the master plan goals was key to the success of the plan. These goals were established during the first workshop. The planning team used the goals to test the options throughout the planning process. The outdoor athletic master plan goals are:

1. Bring the quality of the outdoor athletic venues up to the same level as the existing indoor venues
2. Recruitment boost
3. Improved first impression
4. A step up from High School feel to Collegiate feel
5. Keep up with what student-athletes expect
6. Additional revenue generation opportunities
7. Sequencing of improvements to minimize disruption of athletic events
8. Improved amenities and playing surfaces for student-athletes & spectators
9. Attract other events to campus (e.g. HS State Track Meet)
The planning team met individually with representatives from the sports involved in the master planning process. Those sports include football, baseball, softball, track and field, and soccer. Meetings with Operations, Facilities and Recreation Sports also occurred. From these meetings a program of needs was developed. The following summary provides the overall needs of the program. A detailed list of each individual's sport/venue can be found in Section 3: Recommendations.

- New stadium for football
- New stadium for soccer
- Indoor turf practice facility
- Baseball stadium improvements (per 2013 I&S Group plan) plus grandstand, field and press box improvements
- Softball stadium improvements including grandstand, team rooms, field and press box improvements
- Track & Field stadium improvements including new grandstands, support building upgrades, additional storage and relocated/renovated field events
- New Tennis courts
- New Facilities & Grounds maintenance building
- General site improvements and amenities

Summary

The outdoor athletic master plan is an exciting overhaul of the existing outdoor athletic facilities on the campus of Minnesota State University Mankato. When fully implemented, Maverick Athletics will have the premier outdoor athletic venues in the Northern Sun Intercollegiate Conference and the region. The master plan is anchored by a completely new Football Stadium. Located at the site of the existing Blakeslee Stadium, the new stadium will accommodate 6,000 spectators, a synthetic turf playing surface, expanded and improved player, spectator and operational facilities. This will give the Mavericks a stadium complex that matches the quality of the product the players and coaches put on the field each and every Saturday.

Complementing the new football stadium, the new soccer stadium will be located just west of the football stadium. This location allows the football stadiums support functions to serve soccer as well. The soccer stadium will feature an all season synthetic field, with seating for 300. Additional space for portable bleachers allow for larger matches and other functions to take place at this facility.

The new indoor turf practice facility will provide MSU with an edge over the competition in recruitment, player performance and flexibility. The one and one half fields (soccer) of covered synthetic turf allows for year-round use by student-athletes and the student body.

Improvements to Baseball, Softball and Track and Field will put these existing facilities at the head of the class for the NSIC. By utilizing the existing facilities, the University is able to spend funds wisely to improve and enhance these venues for the student-athletes and spectators. These improvements include new grandstands, press boxes, field lighting, to name a few.
As the master plan evolved, it became apparent some existing facilities and venues would need to be relocated to best support the master plan goals. Of these, the relocation of the grounds maintenance spaces, currently located beneath the grandstands at Blakeslee, is the largest move. A new grounds maintenance facility, located north of the softball stadium, will provide a stand alone, right-sized facility for the grounds needs. The relocation of the tennis courts was important to properly locating the indoor turf practice facility. Two locations are included for the courts, as shown in section 3. Improvements to the hammer throw and discus throw areas brings the throwing events closer to the track facility, allowing for more comprehensive coaching of these events.

The existing soccer stadium will be turned over to Recreation Sports, in a land swap with Athletics for the existing Ultimate Frisbee field. This land swap allows the two departments to mutually benefit from the existing fields for the betterment of their respective programs.

When completed, the outdoor athletics master plan will bring a new competitive edge to Maverick Athletics. The price for these improvements, in 2014 dollars, will be around $31,000,000.00. It is anticipated that the Athletic Department and the University will engage in a capital campaign to raise the majority of these funds.

It is an exciting time in the life of Mavericks Athletics. This master plan is to be a guide, allowing for flexibility, to accomplish the goals set at the beginning of the process. Thoughtful implementation of the various aspects of the master plan will lend to the success of the plan and the programs.
Overall athletic master plan

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A  New Football Stadium
B  New Soccer Stadium
C  Expanded Football Practice Field
D  Indoor Turf Practice Facility
E  Renovated Baseball Stadium
F  Renovated Track & Field Stadium
G  Renovated Softball Stadium
H  Relocated Recreation Field
I  New Tennis Courts
J  New Grounds Maintenance Facility
K  Relocated Hammer Throw
athletic master plan existing conditions
Peer Analysis

A key way to establish the benchmark for a master plan such as this is to conduct a peer analysis. RDG developed a list of key features commonly found at college athletic venues and began to analyze the facilities found at MSU as well as the selected peer institutions. The peer institutions selected were the NSIC conference schools and four aspirational schools selected by the athletic department.

The twelve schools that comprise the NSIC were used for the benchmark standard in the summary in the next column. Those schools are:

- Minnesota State University, Mankato
- Augustana College
- Bemidji State University
- Concordia University - St. Paul
- University of Mary
- University of Minnesota - Crookston
- University of Minnesota Duluth
- Minnesota State University Moorhead
- Minot State University
- Northern State University
- University of Sioux Falls
- Southwest Minnesota State University
- St. Cloud State University
- Upper Iowa University
- Wayne State College
- Winona State University

The four aspirational schools were reviewed as schools to aspire to and were reviewed as such. Those statistics are not included int he summary in the next column. Those schools are:

- Grand Valley State University
- Ashland University
- Northwest Missouri State
- Central Missouri

The following is a summary of the findings of this peer analysis. This information was used as a benchmark for the development of the master plan.

Football Stadium
- Average venue capacity of 4,800
- 10 of 12 schools have artificial turf
- 100% lighted
- 50% + schools offer suites

Baseball Stadium
- 80% of facilities are on campus
- Very few have sunken dugouts
- 15% are lighted facilities
- 75% of the baseball facilities are located on campus
- All have natural turf facilities

Track & Field Venue
- Average venue capacity of 4,100
- 37% share venue with football
- Most have 8 lane facilities
- 8 of 12 schools have spectator concessions/ restrooms

Softball Stadium
- 80% of facilities are on campus
- No sunken dugouts
- All are natural turf facilities
- Confirmed 1 as being a lighted facility

Soccer Stadium
- 85% of facilities are on campus
- 7 of 12 schools have synthetic turf fields
- Approximately 40% have lighted fields
Overall Existing Conditions

The overall athletics complex on the campus of Minnesota State University, Mankato is conveniently located on the south edge of campus. All of the outdoor athletics venues are located in relative close proximity to each other and to campus. This provides the athletic programs good access to indoor and outdoor practice and competition venues.

Connectivity

The athletic complex is connected to the main campus by several crosswalks across Stadium Drive. Pedestrians cross throughout the athletic village frontage, not just at the designated crossings. This creates unsafe situations for motorists and pedestrians. Within the complex, the pedestrian connectivity is adequate, but lacks the amenities necessary to provide the pedestrian an enjoyable experience. Pavement types and widths vary, lighting is limited and there are very few places to sit.

Landscape

The landscape is relatively simple. A few shade trees dot the complex and the rest is covered with turf. The lack of trees allows for great views across the complex, especially from the home grandstand of Blakeslee. This limits options for visitors to find respite on sunny or inclement weather days.

Parking

Access to parking around the complex is good. There are lots that bookend the complex on the east and west, providing visitors plenty of options for parking. The west parking lot is showing its age and will need to be rehabilitated in the near future.
existing conditions

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Blakeslee Stadium

Code Compliance
The existing stadium has a number of code non-compliance issues. Although an extensive code analysis was not performed a number of issues are readily apparent. The configuration of the seating does not provide for the proper width of aisle stairs to meet the egress requirements. The stadium does not have the required handrails at the aisle stairs. The wheelchair spaces that are provided do not meet the requirements of the Americans with Disabilities Act (ADA).

Fan Experience
The existing stadium has excellent sight lines and proximity to the field for viewing football games once fans are in the stadium and in their seats. In general the fan experience before, during and after the games when fans are not seated are lacking. The entry points into the stadium from the North and East are not clearly defined or celebrated. The ticket building, the first impression for fans entering from the north, is run down and the ticket windows are partially blocked by the columns supporting the scoreboard. The route for the fans from the entrances to the seating takes the fans along the back of the grandstands past the maintenance shops and storage. The concession stands are not adequately sized to serve the number of fans and do not have appropriate power and services. The toilet facilities do not provide enough fixtures to meet current code requirements for the number of spectators. The Eastside visitor’s grandstand does not provide permanent concessions or toilet amenities. On game day the athletic department enhances the fan experience and branding with temporary tents and banners but the permanent facilities do not reinforce these efforts.

Safety
The proximity of the grandstands to the playing field provides for excellent sight lines and an intimate feel to the stadium but also causes a safety issue. The overrun distance at the sidelines in not adequate to provide a safe competition venue. The concrete slab edge and supports at the front of the grandstands is too close to the field sidelines. The athletic staff shared several anecdotal examples of players and cheerleaders coming into contact with slab edge and concrete supports during games due to players running out of bounds during competition. No serious injuries have been reported but the condition creates the potential for injury.
In addition to not being code compliant, the lack of handrails at the stadium aisle stairs also creates a safety issue. The tread and riser configuration of the stadium seating creates a steep rake to the seating and aisle stairs. The concrete surface of the aisle stairs also has the potential to become slippery in inclement weather particularly late in the season when temperatures drop.

Currently vehicles, fuel and fertilizer for the field maintenance are stored beneath the grandstands. Although the concrete grandstand structure is non-combustible and provides inherent fire resistance, depending on the quantities of fuel and fertilizer being stored there may be a code violation and an issue with the storage of these materials beneath a large assembly use.

A shortage of electrical service capacity to the venue could pose a potential safety issue if excessive extension cords are being used or if game operations are causing overloading of circuits.

**Physical Condition of Structure**
A thorough structural survey of the stadium was not performed as part of the scope of this master plan. During the tour of the stadium facilities some structural deterioration was observed. Some cracking and spalling of concrete was noted at the supports along the front of the stadium. With the age of the stadium some deterioration is to be expected. No major cracking or settlement issues were observed.

**Press and Coaches boxes**
The press boxes are in very poor condition and do not accommodate the needs of the press, coaches and game operations personal. They do not meet the requirements for holding regional playoffs games and do not accommodate the needs of television crews covering games at the stadium. The Athletic Dept. has had to provide temporary accommodations for television coverage. The press boxes are only accessible from the grandstand aisle stairs and do not meet ADA requirements.
Scoreboard
The existing scoreboard is located beyond the North end-zone just north of the ticket building. The columns for the scoreboard partially block the ticket windows. The back side of the scoreboard provides some area for advertising revenue generation and branding. The scoreboard does not have a video display board.

Operations
Game operations are not well accommodated in the press-boxes. There is inadequate electrical service to the entire venue. This shortage of electrical service impacts game operations, concessions, maintenance and press. The ticket building is in poor condition and does not provide a secure area for storage and cash counting. The field and maintenance operations are housed beneath the east and west grandstands and conflict with game day operations and fan experience.
MSU Baseball Complex

Field of Play
The existing infield is one of the best in the conference, according to the MSU baseball staff. The outfield is irrigated and in decent condition. The outfield drainage system is in need of upgrades. The backstop is a chain link fence with a rubber mat located at the bottom 12 - 18 inches to assist with passed balls. The tarp is located within the field of play and was expressed as a safety concern. The two bullpens are simple and adequate, but lack any amenities, such as benches and are not enclosed. The complex has two batting cages. The cages are older and in need of some updating. Two cages were deemed too few for the programs needs. The lack of an indoor hitting facility was also mentioned. Currently, indoor hitting happens at the Myers Field House. Scheduling time for this activity is difficult due to the high demand for the field house. The baseball complex does not have field lighting.

Athlete Amenities
Athlete amenities are outdated and lacking many of the features expected by today’s student-athletes. The existing dugouts are sunken and constructed of concrete block. Water is available within the dugout. Very few other amenities exist. Team locker rooms are located on the main campus. No team room exists at the existing baseball complex.

Fan Experience
Fans amenities are minimal. The baseball complex has aluminum style bleachers located behind home plate that begin at grade and rests on a concrete pad. Additional movable bleachers can be found located along the first base line, resting directly on the existing turf. There are no permanent restrooms or concessions available at the baseball complex.

Press Box, Storage & Scoreboard
The press box is located between the home plate and the first base dugout. The structure sits at grade and is constructed of concrete block and a metal roof. The structure is wrapped in MSU baseball graphics, celebrating the history and successes of the program. Existing storage consists of a small metal building. The size and construction of this facility does not meet the needs or aesthetic that MSU is seeking. The existing scoreboard is outdated and lacking video.
existing conditions

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The Pitch at Gage Towers

Field of Play
The existing pitch is an irrigated natural turf surface. The field is oriented East/West. This orientation is less desirable than a more traditional North/South orientation. The playing surface is in need of an overhaul, including regrading, updated irrigation, new soil matrix and turf. The program is not opposed to going to a synthetic turf playing surface. The lack of a separate practice field makes a synthetic turf more desirable. The field does not have lighting.

Athlete Amenities
The new team room facility recently completed provides the soccer team a place to change, meet as a group and a place of refuge during inclement weather. The team rooms are simple with block walls and small lockers and benches for the players. The facility does have restroom facilities for players, coaches and spectators. Amenities on the pitch are limited, comprising of a team bench and other portable team related amenities (tables, water, etc.)

Fan Experience
Fan experience is limited. Aluminum bleachers for approximately 100 are set on a concrete pad. Restrooms can be found in the support building shared with softball. Concessions are portable and limited. Portable ticketing is used with table and folding chair. The support building was designed with a ticket window, but not very functional, as the window faces north towards softball and is not visible to spectators as they approach the pitch.

Press Box, Storage & Scoreboard
The Pitch does not have a press box. The scoring is handled at a table covered by a small shelter. Storage in the support building is limited. Additional storage is needed. The scoreboard is simple, but functional. The scoreboard does not have video.
The Diamond at Gage Towers

Field of Play
The field of play for softball is comprised of an irrigated, natural turf outfield and an adjusted Shakopee infield mix. The infield drainage is in need of improvements as parts of the field do not drain properly. The outfield turf is in good condition. The tarp is located within the field of play and was expressed as a safety concern. The backstop consists of only chain link fence, but is in good condition. The two bullpens are simple and adequate, but lack any amenities, such as benches and are not enclosed. The home side has three mounds and the visitor’s side has two. The complex has two batting cages. The cages are older and in need of some updating. Two cages were deemed too few for the programs needs. The lack of an indoor hitting facility was also mentioned. Currently, indoor hitting happens at the Myers Field House. Scheduling time for this activity is difficult due to the high demand for the field house. The field does not have lighting.

Athlete Amenities
Dugouts are relatively new and in good condition. The addition of a restroom in the home team dugout is desired. The support building has team rooms. The team rooms are simple with block walls and small lockers and benches for the players. The facility has restroom facilities for players, coaches and spectators.

Fan Experience
Fan amenities are fairly consistent with the other facilities. The shared support building with soccer provides restrooms and limited concessions. The ticket window faces north and is not visible to spectators as they approach the facility. The bleachers are a traditional aluminum bleacher system on a concrete pad. Sight lines from the bleachers are limited due to the height of the dugouts. The bleachers sit on grade and the front edge of the dugouts is approximately 10 above the field. Views down the first and third base line are obscured for many individuals in the stands. The stands hold 500 spectators, allowing for MSU to host regional NCAA events.

Press Box, Storage & Scoreboard
The press box is located in the third base dugout. It is at the field level. The space is small and provides little flexibility. Storage is limited and spread out between the support building and a stand alone storage shed. Additional storage is needed to store specific field maintenance equipment. The scoreboard is outdated and lacks video capabilities.
Track & Field Complex

Field of Play
The existing track facility is a little over two years old. The track is a Mondo surface with nine lanes. The infield is irrigated natural turf. The infield serves as one of the javelin throw areas. The infield is also the Recreation Sports soccer fields. Two of the long jump pits run east/west on the north side of the track. The remainder of the field events are in three locations. To the east of the track are two shot put rings, two long jump pits and three high jump and pole vault lanes. The shot put rings are failing and need to be redone. Discus is located south of the track in the Ultimate recreation field and is in good condition. The hammer throw is located to the far south of the recreation fields. This area is not irrigated.

Athlete Amenities
The athlete amenities are very limited at the track complex. The support building is primarily storage and a ticket window. There are no team rooms, restroom facilities or water fountain. There are no places, except in the storage spaces, for athletes and coaches to seek refuge from the weather. There are no permanent benches or shade structures for the athletes. The lack of a team room is evident as well. The track is lit by four poles. A fifth pole for the field events is desirable.

Fan Experience
There currently are no fan amenities. The support building has a ticket window, but much like the soccer/softball facility, the window is placed in such a way as to make it unclear where to purchase tickets. The track complex has no bleachers, restrooms or concessions. There is convenient parking to the west of the entrance to the track.

Press Box, Storage & Scoreboard
There is currently no press box at the track complex. The support building has adequate storage for most of the track needs, but the storage space for mats for high jump and pole vault is too far away to be beneficial. The scoreboard is outdated and does not have video capabilities.
Football Practice Fields

The football program has three practice fields. These fields are located due west of Blakeslee Stadium. The fields are all in good condition, with irrigation and drainage systems. Field #1 (closest to Blakeslee) is currently the primary field used by the Minnesota Vikings during their training camp each August. MSU football utilizes the other two fields, primarily using field #2. Three fields is seen as a luxury for the football program.

Amenities at the practice fields are minimal, due to the nature of the use of these fields. Most of the equipment necessary is brought in for the practices. There is currently no storage available on site. The football program brings in scissor lifts for filming purposes.

Tennis Courts

The existing tennis courts are old, but have been recently resurfaced. This is the last time they can be resurfaced before a major overhaul has to be done. There are no lights at the tennis courts. The courts also do not have amenities for spectators. The athletic department does not use these courts. They are used by Recreation Sports and for educational courses.

Parking

While not a part of the scope, the various parking lots adjacent to the athletic complex were looked at briefly. The lot to the west of the track is congested and the pavement is beginning to fail. The lot north of practice field #1 is in adequate condition. This lot does create a mid-block egress onto Stadium Road and is potentially dangerous for vehicles and pedestrians.
athletic master plan recommendations
Overall Recommendations

As outlined in the Executive Summary, the outdoor athletics master plan has a number of large, medium and small scale recommendations. When completely implemented, Mavericks Athletics will have the premier outdoor athletic venues in the Northern Sun Intercollegiate Conference and the region.

Through the master planning process, a number of options were developed. As the options were developed, three primary principles came into focus. First, soccer was the linchpin for the sequence and location of the plan. By relocating the soccer stadium, the other pieces fell into place. Secondly, the Blakeslee Stadium needs to be replaced, but in its existing location. It serves as a gateway to campus and its connectivity to campus is vital. Thirdly, baseball, softball, track and field venues have good structure, but are in need of a number of enhancements and upgrades to elevate them to the level of excellence desired by MSU. Two primary options rose to the surface and were studied in more detail. They are referred to in this master plan as Option A and Option B.

Option A

Option A took the three common principles for the plan option and developed into a plan that is relatively true to the existing layout of the venues with enhancements. First, this option rebuilds Blakeslee Stadium in its current location and orientation, maintaining the existing field. Secondly the soccer stadium would relocate to the current practice field #3. This move allows for the indoor turf practice facility to be located at soccer stadium site. A portion of the existing parking lot would be removed to accommodate the indoor facility. The facilities grounds maintenance building would be built between baseball and track. The field events would be relocated to the south by existing hammer throw and at the corner of the Ultimate Frisbee recreation field. Baseball, Softball, Track and Field all receive upgrades and enhancements, detailed further in the venue specific recommendations. This plan also maintained two football practice fields (fields #1 & #2). This option allows for Vikings training camp to continue without disruption at practice field #1.
Option B

Option B took the three common principles for this plan option and developed into a plan that brings soccer and the indoor turf facility into the core area of the athletics complex and creates a more cohesive recreation sports area. Blakeslee Stadium in this option is completely removed and a new stadium, with a true north/south orientation is built in its place. Second, a new soccer stadium is built at the location of practice field #1. Soccer would share support facilities with the new football stadium. The indoor turf practice facility would be constructed on practice field #3. Practice field #2 would be extended north, providing staging areas for the football program.

With the elimination of two practice football fields, this master plan option recommends that both the new football and soccer stadiums be constructed with synthetic turf fields. Due to the size of the indoor turf practice facility, the existing tennis courts will need to be relocated. This plan option relocates these to the parking lot north of the new soccer stadium. Baseball, Softball, Track and Field all receive upgrades and enhancements, detailed further in the venue specific recommendations. The current Ultimate Frisbee recreation field will also continue to serve as the home for the discus throw and serve as the new home for the hammer throw. Recreation Sports would take ownership of the existing soccer stadium. Finally, the facilities grounds maintenance building would be located north of the Softball Stadium, providing access directly off of the new parking lot being constructed at the former Gage Towers site.
A variation for Option B (B1) was explored and included in this report. This option looks to retain the parking lot north of the new soccer stadium and relocate the tennis courts on the existing Ultimate Frisbee recreation field, leaving the hammer throw in its current location. This option allows for the parking to remain, though this parking does cause some unsafe conditions at the mid-block of Stadium Drive. This parking lot also encourages pedestrians to cross at this location, adding to the unsafe conditions. While this option is viable, it is not the preferred recommendation.

After discussion and review by the steering committee, Option B was selected as the preferred plan option and will be the basis for all venue specific recommendations. This plan provides MSU an implementable solution to the various needs, concerns and wants of the Athletic Department and the University.
Athletic Master Plan - Option A

- A. New Football Stadium
- B. New Soccer Stadium
- C. Football Practice Field
- D. Indoor Turf Practice Facility
- E. Renovated Baseball Stadium
- F. Renovated Track & Field Stadium
- G. Renovated Softball Stadium
- H. Relocated Recreation Field
- I. New Grounds Maintenance Facility
athletic master plan - Option B (Recommended)

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A  New Football Stadium  
B  New Soccer Stadium  
C  Expanded Football Practice Field  
D  Indoor Turf Practice Facility  
E  Renovated Baseball Stadium  
F  Renovated Track & Field Stadium  
G  Renovated Softball Stadium  
H  Relocated Recreation Field  
I  New Tennis Courts  
J  New Grounds Maintenance Facility  
K  Relocated Hammer Throw
athletic master plan - Option B1 - alternate tennis location

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Football Stadium

Recommendations
As part of the Athletics Master Plan effort RDG looked at the options of renovating the existing stadium; Option A: construction of a new stadium around the existing field; or Option B: the construction of a new stadium with a new field in a north-south orientation. Due to shortcomings and issues with the existing stadium and existing field orientation it is RDG’s recommendation that the existing stadium be demolished and Option B: a new football stadium and artificial turf field venue be constructed with a north-south orientation. It is also RDG’s recommendation that the campus maintenance and operations functions be separated from the football stadium.

As outlined in the Existing Conditions portion of this report the current stadium has a number of code and safety issues which need to be addressed. Extensive renovation work would be required to improve the safety and fan experience. Major renovation work would also be required to upgrade the team accommodations and press-boxes. Renovation of the existing stadium would still not address the safety issue of the proximity of the grandstands to the field side-lines and a renovated stadium would still have the undesirable northwest-southeast field orientation. The location and orientation of the existing field also does not allow for the preferred location of a new soccer venue to the west of the stadium on the current practice field #1.

Option A proposes constructing a new stadium around the existing football field. This option would address the code and safety issues as well as enhance the fan experience and provide the required team accommodations and press-box upgrades. A positive feature of this option was the relocation of the home grandstand to the northeast side of the field which would create a grand entry plaza at the corner of South Stadium Drive and Warren Ave. Due to the ability to reuse the existing field the cost of Option A is approximately $1 million less than Option B. The opinion of probable cost for Option A is based on the stadium being closed for one season and all of the work performed at once. RDG looked at the potential phasing of the work to construct one side of the new grandstands in season 1 of construction while utilizing one of the existing grandstands to keep the venue open. The other side new grandstand would be constructed the following season. By extending the construction period and adding the complexity of phasing to the project RDG’s opinion is that due to the loss of efficiencies, extended general conditions costs and inflation the cost savings of reusing the existing field would be eliminated. That would result in a similar cost to Option B and when all was said and done the stadium would still have the undesired northwest-southeast orientation.
Recommendations

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Option B addresses all of the issues present in the existing stadium and also allows for all program needs to be met in a new facility. The construction of an entirely new venue would allow for the field to be oriented in the ideal north/south orientation. This would also allow for the venue to be located in such a way to make room for a new soccer venue at the existing practice field #1. This is the preferred location for a new soccer venue and creates a synergy between the soccer and football venues, sharing fan amenities and game operations facilities. The new football venue would have a new artificial turf field.

A new 4,000 seat home grandstand would be constructed on the west side of the field and would house concessions, toilet rooms, football home team room, a satellite training room, game support facilities and soccer team rooms beneath the stands. A new press-box tower at the back of the home grandstand would provide upgraded press, game operations, television and revenue generating private suite facilities. The press-box tower would also provide press and game operations facilities on the back side of the tower for the new soccer venue to the west. A new 2,000 seat visitor’s grandstand would be constructed on the east side of the field. The visitor’s grandstand would house a visitor’s locker room which could be sub-divided to provide multiple smaller team locker rooms for use by high school teams. The visitor’s locker room would also serve as the visitor’s team room for the baseball venue to the south. An enhanced entrance gate and ticket building would be constructed at the east boundary of the complex. A earthen berm would be recreated at the south end-zone to recreate the ‘hillside seating’ that is popular at the existing stadium. A masonry wall would be constructed at the north perimeter of the venue to separate the venue from South Stadium Drive and create a more intimate enclosed venue. The new grandstands would provide the appropriate safe sideline clearance dimensions and should maintain excellent sight lines to the field.

Option B was the consensus choice of the Steering Committee and is RDG’s recommendation for the new football venue.
MSU Baseball Complex

The master plan recommends that MSU follow and implement the recommendations already in place for the baseball stadium prepared by the I & S Group. This plan was developed as a three-phase plan. They include Dugout & Backstop improvements (Phase 1); Locker Room / Concessions Building (Phase 2); and the Baseball Site Improvements (Phase 3).

In addition to these improvements, a series of enhancements and upgrades are also recommended to improve the student-athlete and fan/spectator experience. These include a new grandstand that can accommodate 500 spectators and a new press box behind the grandstands and home plate. The addition of field lights will allow for more games at night and help with drawing more regional events to MSU. Replacement of the scoreboard with a modern video board and upgraded sound system is recommended.

A number of enhancements and maintenance items are necessary in the field of play. These improvements include an updated and upgraded irrigation system, drainage upgrades to both the infield and outfield, turf upgrades to the outfield and a covered tarp storage in right field that is out of the field of play.

Finally, the batting cages will be upgraded and expanded to include a third batting cage.
Soccer Stadium

The master plan recommends that the existing soccer stadium be transferred to the Recreation Sports department and a new 300 seat soccer stadium be built west of the new football stadium, currently practice field #1. The synthetic turf field will provide Maverick a soccer stadium that serves as their practice venue and the home venue for soccer matches and tournaments. The stadium will include field lights, allowing for the ability to practice and host matches and tournaments in the evening hours. The new stadium will include a video scoreboard and sound system. By enclosing the entire stadium within a fence (20 foot height on the north and south), the control of errant balls will be improved, as well as giving the field a stadium feel.

Fan amenities will be greatly improved over the existing stadium. The 300 seat bleachers will be located on the east side of the field, directly west of the home grandstands of the new football stadium. This relationship will allow the soccer program to utilize the restrooms, concessions and press box at the football stadium. By doing this, the university will save money by not having to duplicate these amenities. This relationship between the two sports also will build a synergy between the programs and strengthen the Maverick Athletic brand.

The west side of the field will be home to the team benches, which will include shade canopies for each team. Also a new film and officials tower will be constructed. This tower will have film platforms for football practice and soccer practice and games. It will also house a small officials and scorekeepers room at the base for soccer matches.
Indoor Turf Practice Facility & Football Practice Field

The master plan recommends that an indoor turf practice facility (bubble) be located at the existing football practice field #3 and the existing tennis courts. Utilizing the study prepared by Ballard King, RDG developed this recommended location based on the criteria established by that bubble study and discussions during this planning process. The bubble will cover approximately a full football field and another half a field. For further information regarding the practice facility, refer to the Ballard King study dated April of 2013.

The addition of this facility will greatly enhance the ability of MSU to conduct practices and training during inclement weather. The spring of 2013 was unusually wet and cold, making it exceedingly difficult for the in-season sports to practice and compete and for other off-season training to occur. Because of the already high demand for Myers Field House, there was limited availability for indoor space for these often displaced outdoor sport programs. This resulted in an inordinately high number of lost practice and home competition dates.

Further, the addition of an indoor practice facility would be a major boost to the recruitment of student-athletes and enhance retention of those same student-athletes throughout the remainder of their college career.

Finally, this facility will also enhance accessibility and the overall experience of the growing numbers in the general student population involved in intramural and recreational activities, by not only providing a new highly desirable indoor turf space, but by also increasing accessibility to high demand court space facilities such as Myers Field House and Schellberg Gym, where pressure would be eased.

The availability of synthetic field surfaces and improved drainage systems recommended throughout this report, along with this indoor practice facility, would immediately help to address these issues. In addition, such a space would also offer a solution for highly successful fall sports teams such as football and soccer who might be in need of alternative spaces, as they more frequently see their seasons extended for postseason conference and NCAA championship play.
as athletic teams such as baseball, softball, football, and soccer are relocated to more appropriate off-season training space in the new training bubble.

A support building is recommended to be placed on the north of the bubble, allowing for space for users to store gear, wait for groups ahead of them to finish up and for storage of equipment and the bubble when not in use.

The football program has given up two of the three practice fields they currently use in this master plan. Enhancements to the remaining practice field (practice field #2) are recommended. The most important is to capture the space north of the field between the new tennis courts and practice bubble for football practices. This provides a space off of the practice turf for drills, meetings and equipment storage.
The Diamond (Softball)

Much like the baseball stadium, the Diamond for the softball program has many good aspects but is in need of upgrades to bring it to the level of expectation set forth by the steering committee.

The master plan recommends the infield be reworked with new drainage and infield mix improvements to improve the quality of the infield. The addition of field lights will allow for more games at night and help with drawing more regional events to MSU. The inclusion of a covered tarp storage in right field that is out of the field of play will enhance the safety for the student-athlete. Replacing the existing backstop with a concrete backstop and new fencing or netting above is recommended. This will give the stadium a collegiate feel. The final field improvement is a new video scoreboard and sound system.

Recommendations for the student-athlete areas include the addition of a restroom in the home team dugout, upgrades and expanded batting cages, as well as upgrades to the team rooms in the support building.

Fan/Spectator focused recommendations include several key upgrades. The first and most important is a new grandstand that holds at least 500 spectators and elevates the stands to improve sight lines down the first and third base lines. Moving the ticket window on the support building to face east will greatly improve the functionality of this space and the spectators entrance to the ballpark.
Track & Field

The master plan recommends a number of enhancements to the track and field venue to improve the student-athlete experience, the fan experience and the ability to draw regional and/or state events to the campus of MSU.

The track is currently just that, a high quality, all weather track. To bring it up to the level of the peers in the conference, the addition of permanent seating is key. The master plan recommends a grandstand with a seating capacity for 1,200 spectators be constructed. A press box would be included in this grandstand. A new video scoreboard with sound system is recommended.

The field events that focus on jumping and the shot put are located east of the track. The shot rings are in poor condition and are recommended to be completely redone. The jumping events are in good condition. The addition of a small storage building in this area will provide the much needed storage for the mats used for pole vault and high jump. The addition of field light for these field events will greatly enhance the usability of these events at night.

To the south of the track, the former Ultimate Frisbee field will continue to be home to the discuss throw and the new home for the hammer throw.

The existing support building will be expanded to include a team room, training room, restrooms for athletes and spectators and will relocate the ticket window to face west, allowing visitors to see the ticket window.
**Maintenance Facility**

Currently a number of the Facilities and Maintenance functions are housed beneath the home and visitor’s grandstands at the Blakeslee Stadium. The master plan recommends a separate Facilities and Maintenance building. The storage of fertilizers and fuels is not compatible with the grandstand usage. Housing these functions under the grandstands also interferes with the fan experience. Fan and team related amenities are a more appropriate use of the under grandstand space.

The existing Facilities and Maintenance functions take up approximately 10,000 sq. ft. of space beneath the grandstands and also utilize some outdoor storage area. The Athletic Master Plan recommends a new 12,000 sq. ft. free standing building located just north of the softball field. The proposed area is based on information gathered from MSU staff during the Master Plan workshops and is a rough estimate of the space needs. A more detailed programming process will need to be performed to determine the actual space needs. In addition to the space provided by the new building the Master Plan proposes providing localized storage at each of the venues to store maintenance equipment specific to that venue.
General Site Improvements

The master plan recommends that the University plans to make a number of general site improvements. The master plan budget has included line items for pedestrian circulation, parking and vehicular circulation and general landscape and site improvements throughout the master plan implementation. While no specific items are called for, experience shows that MSU can anticipate implementing a number of improvements related to these categories.

Pedestrian Circulation improvements include upgrades to the path between the track and the practice fields and from the track to the softball complex. Upgrades to paving, lighting and wayfinding should all be considered.

Parking and vehicular circulation improvements will include the lot north of the new soccer stadium and the lot east of softball. The access drive along the south of the athletic complex should also be considered. Upgrades and improvements will include paving, lighting and utility upgrades.

General landscape improvements will include renovation of turf areas, the addition of shade and ornamental trees, signage, and wayfinding.
athletic master plan budget and phasing
Budget

Throughout the master planning process, RDG applied planning level budget numbers to the list of recommendations. This process was fluid as the plan took shape. The budget has been developed as a venue/sport list of items to allow for planning of individual projects or projects that can be bundled together. The aggregate total for all projects is found in the chart below.

The overall master plan budget based on the preferred and recommended Option B is $31,300,000. Two projects account for over half of the proposed budget. The new football stadium is budgeted at $12.75 million and the indoor turf practice facility is budgeted at $6.00 million (based on the budget provided in the Ballard King study). The remainder of the projects fall within a range from $702,000 (tennis courts) to $2,312,500 (maintenance facility).

<table>
<thead>
<tr>
<th>ACTIVITY NEEDS</th>
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<td>Utility Costs added to each project cost</td>
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<td>TOTAL PROJECT COST - 2014</td>
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## Recommended Master Plan

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<th>Project Total</th>
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<tr>
<td>Drive and Parking Lot Improvements</td>
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<tr>
<td><strong>Competition Venues</strong></td>
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<td><strong>Football Stadium - New</strong></td>
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<tr>
<td>Press Box &amp; Suites</td>
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<td>Concourses/Staff/Storage under grandstand</td>
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<tr>
<td>Support Building</td>
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<td>Field Lighting</td>
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<tr>
<td>Plots &amp; Aflates</td>
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<td>Ticket Booth &amp; Gateway</td>
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<tr>
<td>Fencing</td>
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<td>Scoreboard &amp; Sound system</td>
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<td>Scoreboard - incl. video &amp; sound system</td>
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<tr>
<td>Pressbox - new</td>
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<tr>
<td>Scoreboard upgrades - incl. video &amp; sound system</td>
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<tr>
<td>Infield drainage and mix improvements</td>
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<td>Dugout &amp; Backstop improvements (Phase 1) per Baseball MP</td>
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<tr>
<td>Locker Room / Concessions (Phase 2) per Baseball MP</td>
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<td><strong>Total</strong></td>
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<td><strong>Practice/Multi-purpose Venues</strong></td>
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<td><strong>Total</strong></td>
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<td>$31,291,350</td>
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### ACTIVITY NEEDS

#### General Site Development

- **Pedestrian Circulation**  
- **General Landscape Improvements**  
- **Drive and Parking Lot Improvements**

#### Competition Venues

- **Football Stadium - New**  
  - Demo Existing Stadium
  - Grandstands - 4,000 seats
  - Field - Synthetic
  - Press Box & Suites
  - Concourses/Staff/Storage under grandstand
  - Support Building
  - Team Room, Training, Visitor LR, Office LR, venue specific maintenance + Soccer
  - Field Lighting
  - Plots & Aflates
  - Ticket Booth & Gateway
  - Fencing
  - Scoreboard & Sound system
  - Renovating Chairs
  - Surfacing
  - Landscape

- **Soccer Improvements - New Stadium**  
  - New Stadium - 3,000 seat capacity
  - Synthetic Turf
  - Field Light
  - Scoreboard - incl. video & sound system
  - Fencing
  - Press Box/Fire Tower
  - **Team Room upgrades (additional team room if soccer space put)**

- **Softball Improvements**  
  - Elevated Granstand - 1,000 capacity
  - Field Lights
  - Dugout Restrooms
  - Bunting Cage upgrades
  - Pressbox - new
  - Scoreboard upgrades - incl. video & sound system
  - Infield drainage and mix improvements
  - **Team Room upgrades (additional team room if soccer space put)**

- **Baseball Improvements**  
  - Dugout & Backstop improvements (Phase 1) per Baseball MP
  - Locker Room / Concessions (Phase 2) per Baseball MP
  - **Team Room upgrades** - stadium exits
  - **Pressbox - new**
  - Field Lights
  - Scoreboard upgrades - incl. video & sound system
  - Infield System upgrades
  - **Infield/Cutfield drainage & Turf upgrades**
  - **Turf Storages**
  - **Bunting Cage upgrades**

- **Track & Field Improvements**

- **Practice/Multi-purpose Venues**

  - Per Ballard-King Study

  - **Total**

- **Total**
**Recommended Master Plan**

<table>
<thead>
<tr>
<th>Activity Needs</th>
<th>$/Unit</th>
<th>Cost</th>
<th>Total</th>
<th>Project Total</th>
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<tr>
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<td><strong>Construction Cost</strong></td>
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**Utility Costs added to each project cost**
- Ind. sanitary, water, irrigation, storm, electrical & data

**Soft Costs - included in project costs above**
- Site Survey (5%)
- Soil Testing (1%)
- Construction Testing (1%)
- Furniture and Equipment (3%)
- Central Facilities Staff (1%)
- Architect/Engineer Fees and Expenses (3% of construct)
- Construction Contingency (5%)
- Bidding Contingency (10%)
Phasing

The planning team looked at several scenarios for the phasing of the master plan. While there is no clear cut sequence that must be followed, the following three scenarios demonstrate the projects that are contingent upon other projects. The work associated with the improvements at baseball, softball and the track can be treated as individual projects and completed as funds and necessity permit. The recommendations related to the new football stadium, the new soccer stadium, and the indoor practice facility are contingent on each other and two additional projects.

First, the new football stadium relies on the development of a new grounds maintenance facility. Second, the indoor practice facility is contingent on the relocation of the tennis courts. Finally, the new soccer stadium is, due to the shared support facilities and its footprint, tied to the development of the new football stadium.

Phasing Option 1 looks at the development of the new football stadium as the major improvement. The development of the new grounds maintenance facility would need to happen prior to Blakeslee Stadium being demolished. The construction of the soccer stadium at the same time as the football stadium may provide for some efficiencies in time and money.

Phasing Option 1 - New Football Stadium First

[Image of a map showing the planned developments]
Phasing Option 2 looks at the development of the indoor practice facility being the first major improvement. For this to happen, the existing tennis courts will need to be relocated to the existing parking lot north of practice field #1. This scenario brings to campus a much desired facility by administration, coaches and student-athletes.

Ultimately, MSU will need to evaluate which project(s) are the top priority and move in that direction. This master plan offers the flexibility to move forward with any number of projects and improvements.

**Phasing Option 2 - Indoor Practice First**