

SPARTAN STADIUM

Spartan Stadium is the home of Michigan State University football. The stadium features a natural grass turf field, press box, team support spaces, fan amenities, and seating for 75,005 spectators. Future improvements to the stadium will include basic, fundamental updates throughout, as well as a complete renovation of the East Side in an effort to continually enhance the game day atmosphere for both players and fans.

Built in 1923, Spartan Stadium is the primary home of the men's football program. Over the years the facility has received numerous improvements and renovations to continuously maintain and enhance the game day experience for student athletes and fans.

Spartan Stadium

The stadium features locker rooms for teams, coaches, and officials, a training room, media center, and an engagement center for all varsity sports. A new natural grass turf field and LED field lighting were installed prior to the 2019 season.

The East Side is planned to receive a complete renovation to improve circulation, add restrooms, and

create a new entrance for an improved game day experience. It will encompass improvements to concessions, concourses, and public restrooms. Premium club and loge box seating, luxury clubs, team store, and spartan vision broadcast center will also be included.

The existing motor pool and museum storage space must be relocated in order to make these improvements.





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COMPONENTS

SPARTAN STADIUM



CENTRAL SERVICES
BUILDING



SPARTAN STADIUM
EAST TOWER | SPARTAN CLUB

VARSITY S

ELITE CL



EXISTING CONDITIONS

FACTS	SITE	EXTERIOR
BUILT: 1923		
RENOVATED: 1935, 1946, 1990's, 2005, 2014, 2017		
GSF: 488,295		
FLOORS: 5		
CAPACITY: 75,005		
COMPETITION: FOOTBALL		
PRACTICE: FOOTBALL		

*THE EXISTING CONDITIONS SUMMARY FEATURED HEREIN HAS BEEN ADAPTED FROM ISES CORPORATION'S 2019 "FACILITY CONDITION ASSESSMENT" OF THIS FACILITY.

SEE THE FULL REPORT FOR A COMPREHENSIVE SUMMARY.

The site is extensively developed. Most of the surface area is paved, with only a small amount of landscape in planting beds along the North and South End Zones and the periphery of pavement on the west side. The east side has asphalt paving to the base of the concrete superstructure. Site parking is provided in shared lots located north and south.

Most of the secured area concrete pavement at the North and South End Zones and the unsecured site pavement associated with the West Tower addition are in satisfactory condition.

Security gates, ticket support, and patron access points are principally located at the North and South End Zone areas. Also, steel gates and security fencing protect a subterranean bus port in the North End Zone structure. The peripheral iron bar and brick/concrete pier security structure (site fence) surrounding the stadium compound is in good condition, as are the swinging entry gates, and should last well beyond the next ten years. The few areas of traditional chain-link fencing are also in good condition.

The concrete grandstands are cast-in-place decks supported by reinforced elevated concrete framework. The East and West Grandstand extensions are steel construction. The West Tower addition, North End Zone, and South End Zone are steel load-bearing structure with metal stud and sheathing or are CMU load-bearing structure (with brick or stone facing) and steel truss or beam and metal deck roofing. No significant load-bearing structural concerns are evident.

Exterior wall finishes are structurally sound, however some defects will require near- and long-term repair.

There is a significant amount of exterior glazing with installation dates ranging from the 1940s through 2014, some of which is decades beyond its normal service life and overdue for replacement.

Roofing systems are maturing throughout the complex, and many will be due for replacement within the mid the later part of ten future years.

INTERIOR

Interior finishes range widely in date of installation/facelift, quality, and future need. Many areas within and under the original concrete grandstands have older finishes and tend to have painted walls and ceilings and painted/coated floors. Generally, the applied finishes in the grandstand underfill areas are overdue for restoration.

Floor finishes include fluid-applied finish, vinyl composition tile, luxury terrazzo, ceramic/quarry tile, medical-grade sheet material, carpet, and a small amount of laminate plank. In general, the fluid applied flooring, including standard paint or clear sealant, should be planned for near-term renewal.

There are a number of apparently active interior water infiltration issues. These are located in three North End Zone basement rooms, data room W280, and rooms W290L and W290K in the West Tower addition. The sources of infiltration are specific and will likely require detailed investigation followed by tailored mitigations.

ACCESSIBILITY

Accessible parking (not part of this facility) is available in communal parking lots to the north and south. The most notable area of concern is the lack of wheelchair accessibility in the East Grandstands.

Paths from the parking through the main entrances are handicapped accessible, and there is grade-level handicapped access to fan amenities. The West Tower addition has fully accessible elevators serving all levels. Select spaces have knob hardware and non-compliant room / space identification signage. Restrooms in the East Grandstands lack accessible features.

ELEVATOR

Four traction elevators serve the West Tower, and two hydraulic elevators serve the North Addition. A comprehensive elevator assessment was not performed; however, all six elevators are expected to remain serviceable beyond the report scope.

SYSTEMS**Health**

The refrigeration systems are recommended for replacement due to lifecycle depletion and loss of efficiency associated with fin coil damage on a number of systems.

Fire / Life Safety

Fire alarm equipment in the West Tower and East Tower / Museum Storage area is recommended for lifecycle replacement.

HVAC

The stadium's heating and cooling systems have some immediate needs, as well as improvements recommended within the next ten years.

Electrical

Aging panel boards, electrical service and branch wiring distribution upgrades for nearly 50 rooms, 12 VFDs, and various light fixtures require replacement.

Plumbing

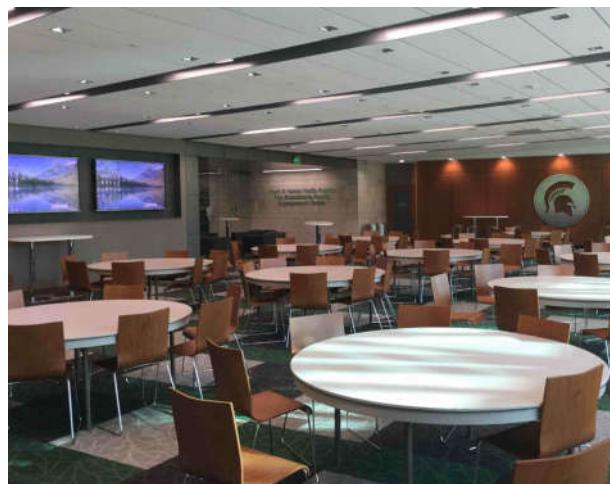
Aged supply and drain piping in approximately 56,000 square feet of the facility should be replaced.

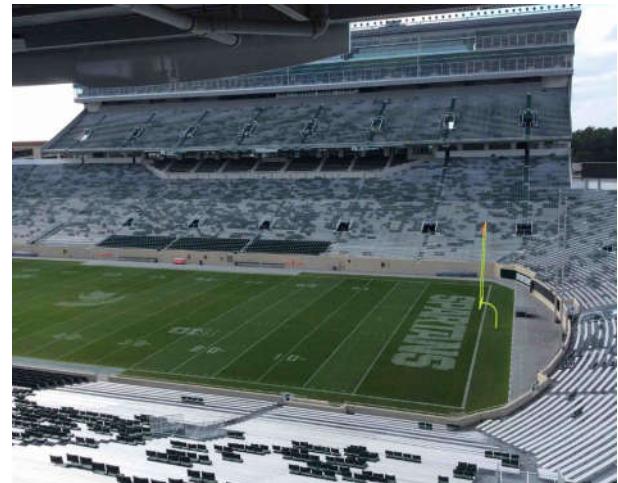
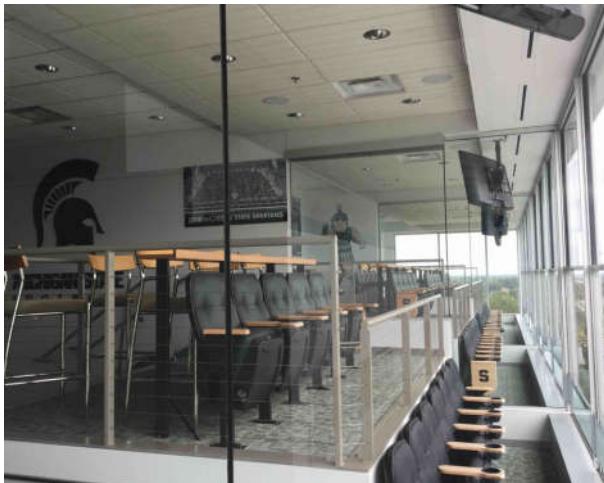
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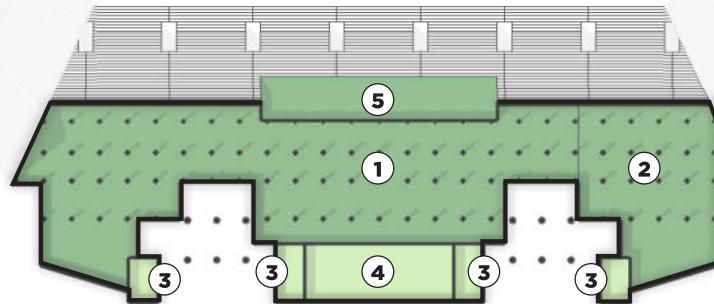
COMPONENTS

SPARTAN STADIUM

EXISTING CONDITIONS | PHOTOGRAPHS

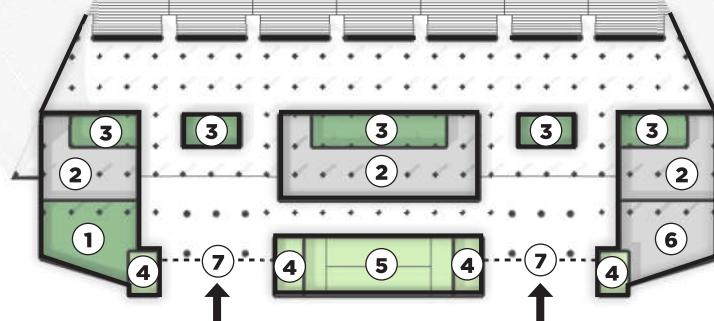






LEVEL 2 | CLUB LEVEL

- ① CLUB LOUNGE / SUPPORT - 1,800 CAP.
- ② ELITE CLUB - 500 CAP.
- ③ STAIRS / ELEVATOR
- ④ RAMP
- ⑤ OUTDOOR FIELD VIEW PATIO



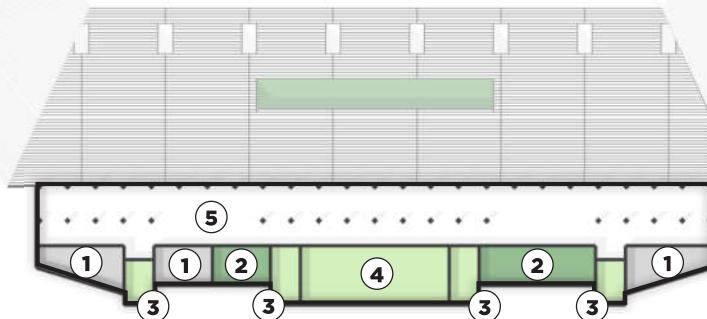
LEVEL 1 | CONCOURSE LEVEL

- ① TEAM STORE
- ② RESTROOMS
- ③ CONCESSIONS
- ④ STAIRS / ELEVATOR
- ⑤ RAMP
- ⑥ MECHANICAL
- ⑦ ENTRY GATES

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COMPONENTS

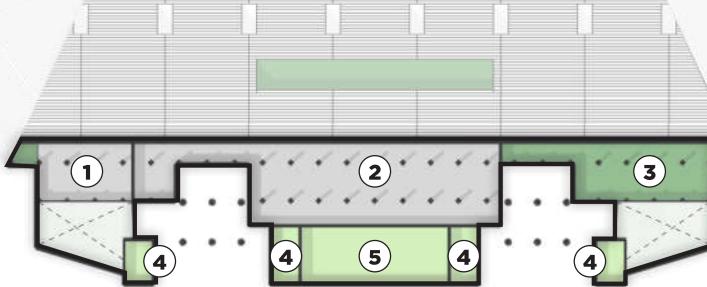
SPARTAN STADIUM



LEVEL 4 | LOWER BOWL, UPPER CONCOURSE

- ① RESTROOMS
- ② CONCESSIONS
- ③ STAIRS / ELEVATOR

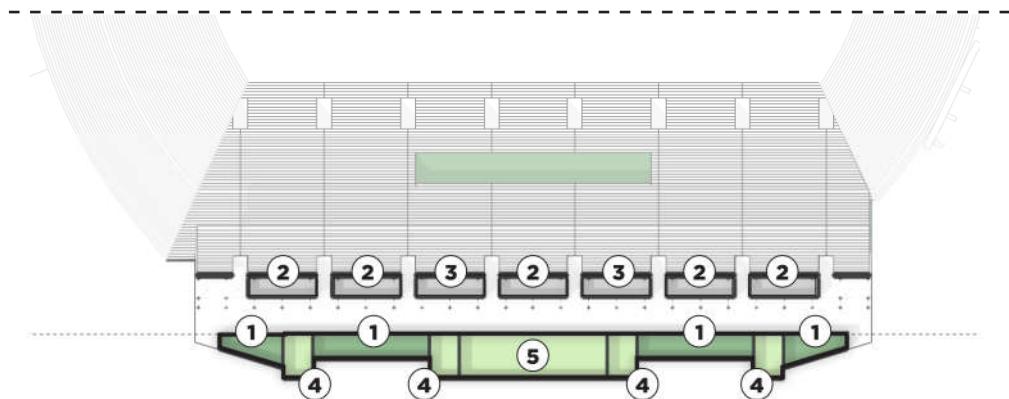
- ④ RAMP
- ⑤ CONCOURSE



LEVEL 3 | BROADCAST LEVEL

- ① MEP
- ② BROADCAST STUDIO
- ③ VARSITY S CLUB - 200 CAP.

- ④ STAIRS / ELEVATOR
- ⑤ RAMP

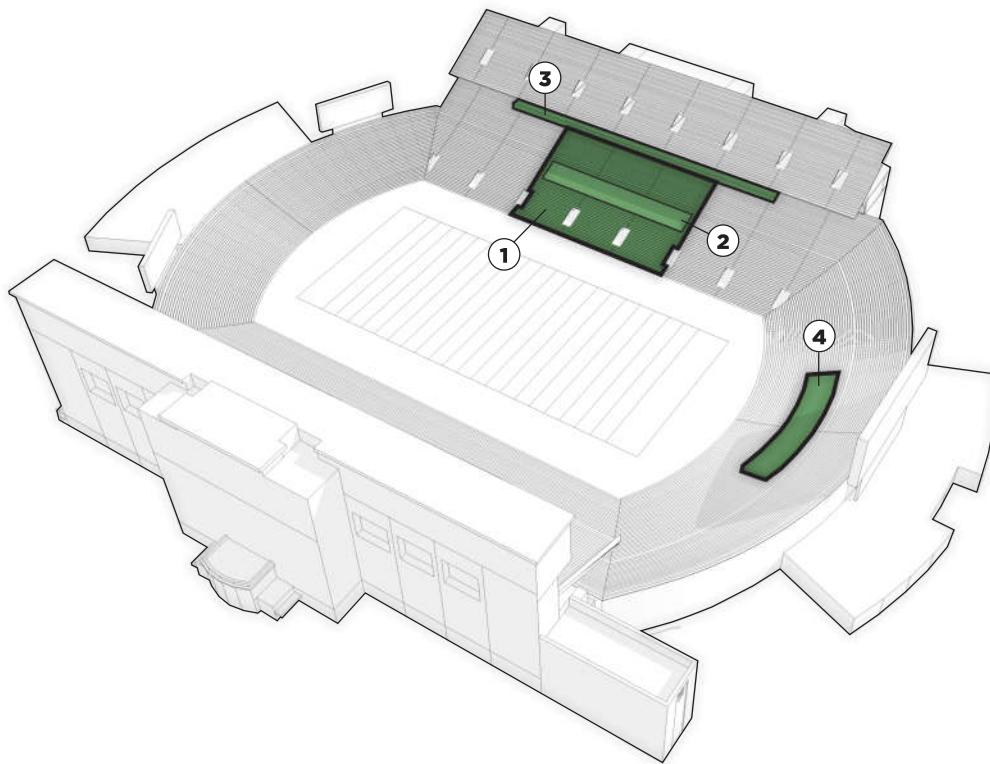


LEVEL 5 | UPPER DECK CONCOURSE

- ① CONCESSIONS
- ② RESTROOMS
- ③ MEP / STORAGE

- ④ STAIRS / ELEVATOR
- ⑤ RAMP





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COMPONENTS

SPARTAN STADIUM

SEATING | IMPROVEMENTS

① PREMIUM SEATING

LOGE BOXES

CLUB SEATS

THEATER SEATS

LIVING ROOM SEATS

② CLUB PATIO

③ LOGE BOXES

(30, 4 PERSON)

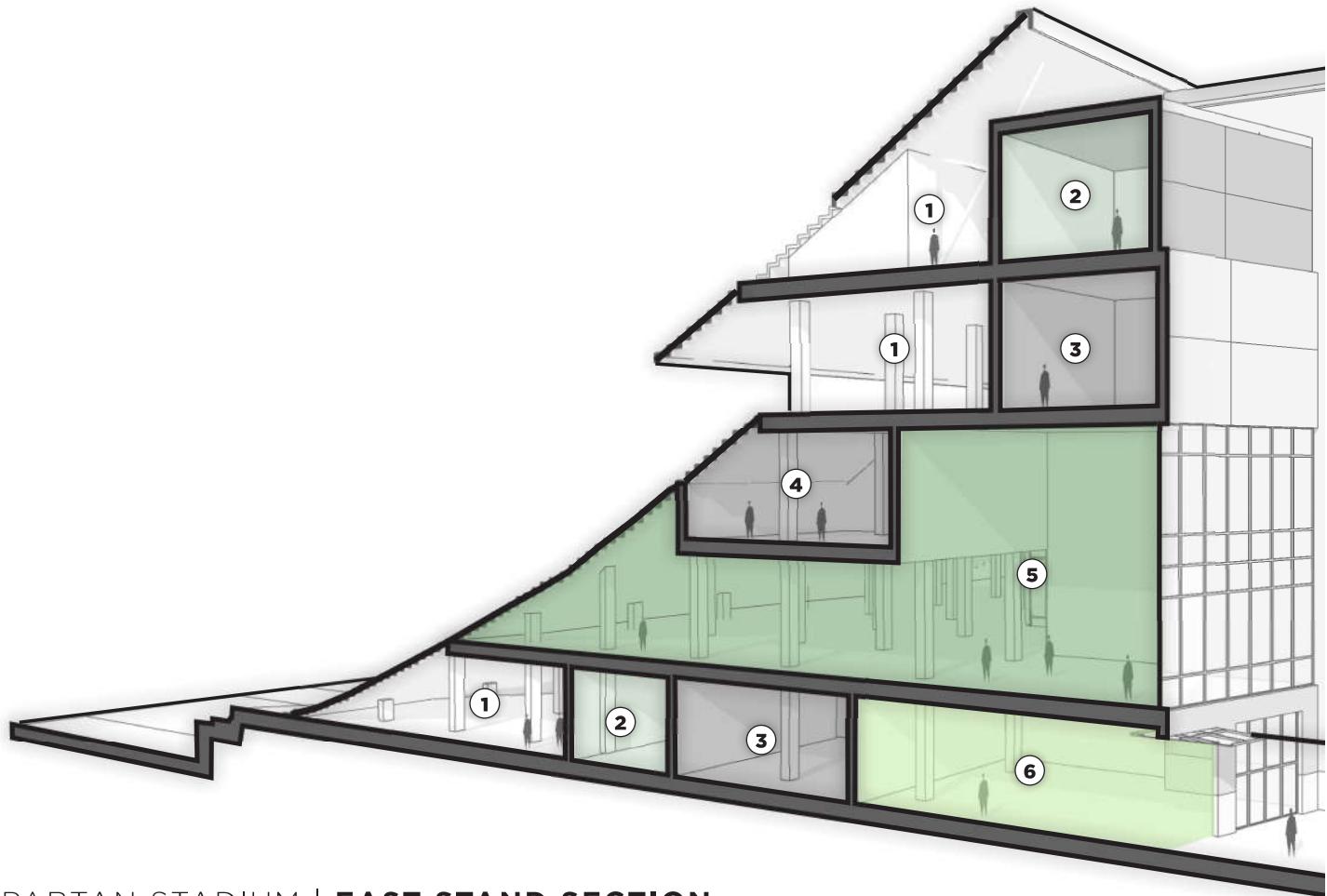
④ STUDENT SEATING

SAFE STANDING

PATIO

SOCIAL LOUNGE

SELFIE PLATFORM



SPARTAN STADIUM | EAST STAND SECTION

①	CONCOURSE	⑤	CLUB LOUNGE / SUPPORT
②	CONCESSIONS	⑥	TEAM STORE
③	RESTROOMS	⑦	GAME DAY PLAZA
④	BROADCAST STUDIO		



KEY PROPOSED SPACES

	RENOVATION	NSF	EXIST SF
SEATING	STUDENT SEATING SOCIAL AREA	3,000*	
	CLUB SEATING (APPROX 2,400)	19,100*	
	LOGE BOX SEATING (30 4-PERSON)	2,640*	
	LOWER BOWL CONCOURSES	48,000*	19,400
	LOWER BOWL PUBLIC RESTROOMS	14,500	6,200
	LOWER BOWL CONCESSIONS	7,000	3,400
	UPPER BOWL CONCOURSES	37,000*	8,300
	UPPER BOWL PUBLIC RESTROOMS	9,500	1,450
	UPPER BOWL CONCESSIONS	3,500	
	STADIUM CLUB (1,800 CAPACITY)	25,000	
	ELITE CLUB (500 CAPACITY)	9,500	
	VARSITY S CLUB (200 CAPACITY)	5,000	
	TEAM STORE	5,000	
	SPARTAN VISION BROADCAST CENTER	16,500	
	VERTICAL CIRCULATION	12,000*	
	STORAGE	4,000	3,400
	MEP / BUILDING SUPPORT	8,000	
TOTAL	TOTAL NSF	229,240	
	GROSS SF MULTIPLIER (25%)	26,007	
		255,247	

*NOT INCLUDED IN GSF MULTIPLIER.

**EXISTING SF VALUES ARE NOT INCLUSIVE OF ALL SPACES IN THE EXISTING FACILITY.

