

STATEMENT OF QUALIFICATIONS
FOR

ARCHITECTURAL SERVICES ON
THE STATION
HOSPITALITY & ATHLETIC COMPLEX
FEBRUARY 19, 2026

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February 19, 2026

City of College Station
1101 Texas Ave.
College Station, Texas 77840
979-764-3500

RE: Statement of Qualifications for The Station Hospitality & Athletic Complex

Dear City of College Station Council Members and Citizens,

We are pleased to submit this Statement of Qualifications in support of The Station Hospitality & Athletic Complex, a proposed development envisioned as a long-term community asset for the City of College Station. This submission represents a coordinated effort by a development, construction, and design team that shares a commitment to responsible growth, thoughtful planning, and the delivery of facilities that serve both immediate needs and long-term community goals. The Station is intended to be more than a single-purpose facility—it is envisioned as a destination that integrates athletics, hospitality, recreation, and economic development into a cohesive, well-planned environment that reflects the values and character of College Station.

At the core of this effort is a development team with deep experience in real estate development, construction operations, and sports-focused programming, as well as a strong personal and professional investment in the Brazos Valley. The developers bring complementary backgrounds that include master-planned communities, public-private partnerships, athletic facilities, and operationally complex destinations that support tourism, regional events, and local participation. Their shared vision for The Station is rooted in creating a high-quality, family-friendly environment that supports youth athletics, attracts regional tournaments, and provides year-round amenities for residents and visitors alike. Importantly, the development team understands that projects of this nature must be planned with long-term stewardship in mind—balancing economic viability with community benefit, operational sustainability, and adaptability over time.

The construction team is led by ABA Services, a College Station–based general contractor with a strong record of delivering public-sector, educational, athletic, and community-focused facilities throughout Texas. ABA's local presence, deep workforce base, and extensive self-perform capabilities allow for hands-on project leadership, enhanced quality control, and reliable schedule and cost management. Their experience working with municipalities, school districts, and universities has reinforced the importance of transparency, safety, and coordination—particularly on projects that remain active during construction or are highly visible to the public. Supporting ABA is Symmetry Sports Construction, a nationally recognized specialty contractor with exclusive expertise in athletic field systems and sports infrastructure. Symmetry's experience delivering high-performance fields for municipalities, universities, and professional organizations ensures that the athletic components of The Station will be designed and constructed to meet demanding performance, durability, and maintenance standards. Together, the construction team brings the technical capability and collaborative mindset necessary to deliver a complex, multi-phase project with consistency and accountability.

The design team, led by Makers Design Co., provides integrated architectural, interior design, and technical documentation services with a focus on clarity, constructability, and long-term operational performance. Makers Design Co. is a Texas-based firm with extensive experience in athletic, hospitality, and public facilities where circulation, durability, user experience, and maintenance considerations must be carefully balanced. The firm's principal-led approach ensures direct involvement from senior leadership throughout all phases of the project, promoting continuity, responsiveness, and informed decision-making. By integrating architecture, interior design, and in-house specifications, the design team produces clear, coordinated documentation that supports accurate pricing, efficient construction, and predictable outcomes. This approach is especially valuable for design-build delivery, where early alignment between design intent, budget, and construction strategy is critical.

Collectively, our team recognizes that projects like The Station carry a responsibility beyond successful delivery. Our approach emphasizes early coordination with the City, clear communication throughout planning and delivery, and thoughtful consideration of how the complex will function during both daily operations and peak event conditions. We are committed to working collaboratively with City staff, stakeholders, and consultants to ensure the project aligns with broader infrastructure planning, operational expectations, and long-term goals for College Station.

We appreciate the opportunity to present our qualifications and to share our collective vision for The Station Hospitality & Athletic Complex. Our team is enthusiastic about the potential of this project and is committed to serving as a dependable, transparent, and engaged partner to the City. We look forward to continued dialogue and the opportunity to contribute to a facility that strengthens community pride, supports youth and regional athletics, and delivers lasting value for College Station.

Thank you for your time and consideration.

A

DEVELOPER PROFILE



THOMAS RODGERS

Developer

Thomas Rodgers is a business owner and operator with experience spanning construction, real estate investment, and youth sports organizations. He serves as President of the Texas Outlaws Hockey organization, overseeing both recreational and travel teams and coordinating regional and national tournament events that bring visitors and economic activity to host communities. Thomas is also a Managing Partner of Demacer Investments, which owns and leases commercial properties across Texas. As Founder of ABA Services, he grew a small painting company into a statewide construction services firm generating more than \$70 million annually, with successful projects in hospitality, education, and public-sector facilities. He is a two-time Aggie 100 recipient in 2024 and 2025 and brings a strong operational mindset focused on execution, reliability, and long-term asset performance.



DANIEL KRUEGER

Developer

Daniel Krueger has more than 30 years of experience in the construction industry, delivering public, institutional, athletic, and commercial projects throughout Texas. His background includes leading multi-million-dollar projects for school districts, universities, municipalities, and private clients, with a strong emphasis on facilities that serve communities and support long-term use. Daniel has overseen major work for Texas A&M University, corporate manufacturing facilities, and multiple athletic fields and concession projects, guiding teams from preconstruction through final delivery. Known for his hands-on leadership style, Daniel brings a practical, results-driven approach that prioritizes quality construction, efficient execution, and accountability at every phase of a project. He is committed to building facilities that are durable, functional, and responsive to the needs of the communities they serve.



CHAD MURPHY

Developer

Chad Murphy brings over 25 years of experience in real estate and land development, with a career focused on delivering complex, high-impact projects through strategic planning and strong public-private partnerships. He has been directly involved in the planning and development of master-planned communities and mixed-use developments comprising thousands of residential lots and hundreds of millions of dollars in total value across multiple markets. Chad's expertise includes land assembly and entitlement, development agreements, infrastructure planning, and the creation of financing mechanisms such as Municipal Utility Districts (MUDs) and Tax Increment Reinvestment Zones (TIRZ). A graduate of Texas A&M University, Chad is deeply invested in the Brazos Valley and is actively involved in civic, faith-based, and industry organizations dedicated to sustainable growth and long-term community benefit.



Matt Juengel

Panola Junior College, 2008-2009
 Texas A&M University, 2010-2012
 Miami Marlins, 2012-2018
 Lead Hitting Instructor at The Lab at
 HUSTLE3, 2020-Present

Developer Profile

Together, Chad Murphy, Thomas Rodgers, and Daniel Krueger bring complementary expertise in development, construction, operations, and community-focused projects to create a premier baseball destination for the City of College Station and its residents. Their goal is to deliver a high-quality, family-friendly facility that supports youth athletics, attracts regional events, and contributes to the city's long-term economic and recreational vitality. The team is supported by former professional baseball player Matt Juengel, whose playing and instructional background helps ensure the project reflects the needs of athletes, families, and the broader baseball community. This team is committed to building a destination that strengthens community pride, creates lasting memories, and serves as a year-round asset for College Station.

CONCEPTUAL RENDERINGS



CONCEPTUAL RENDERINGS



B

CONTRACTOR PROFILE

GENERAL INFORMATION

Contractor Profile: ABA Services, LLC

Lead Building Contractor

ABA Services, LLC (ABA) is a Texas-based commercial construction firm with deep roots in the Bryan–College Station region and more than a decade of experience delivering high-quality projects across the state. Originally founded as a local specialty contractor, ABA has grown into a full-service general contractor and construction manager while maintaining a strong commitment to the communities it serves. The firm is headquartered in College Station, Texas, with a satellite office in Austin, allowing it to remain closely connected to Central Texas clients while providing statewide reach.

Community involvement and long-term relationships are central to ABA's approach to construction. The firm has built a significant portion of its portfolio working with Texas school districts, municipalities, universities, and public agencies—often returning to the same communities for repeat projects as needs evolve. ABA's work regularly supports essential public infrastructure, including K–12 schools, higher education facilities, emergency services buildings, and athletic and community facilities that serve as gathering places for local residents.

ABA specializes in General Contracting, Construction Manager at Risk (CMAR), and Design-Build delivery, with extensive experience managing complex public-sector projects that demand accountability, transparency, and schedule discipline. The firm has successfully completed projects for clients such as Texas A&M University, the University of Texas System, Sam Houston State University, Prairie View A&M University, and numerous independent school districts throughout Texas. This experience has equipped ABA with a strong understanding of public procurement requirements, stakeholder coordination, and the importance of minimizing disruptions to active campuses and neighborhoods.

A defining strength of ABA Services is its substantial self-perform capability. The firm routinely self-performs critical scopes such as concrete, flatwork, sitework, and select architectural finishes. This hands-on involvement provides tighter quality control, more reliable pricing, and greater schedule certainty—particularly important on projects with aggressive timelines or limited contingency. ABA's construction teams bring firsthand knowledge of construction means, methods, and sequencing, allowing the firm to identify risks early and resolve issues proactively.

ABA currently employs more than 125 full-time professionals and tradespeople and has been recognized as one of the fastest-growing companies in the region. The firm is a Texas-certified HUB business and maintains a strong safety culture, supported by comprehensive training, site-specific safety planning, and consistent field oversight. Through a combination of local workforce utilization, strong subcontractor relationships, and disciplined project management, ABA Services delivers projects that reflect both technical excellence and a genuine investment in the communities where it works.

Contractor Profile: Symmetry Sports Construction

Athletic Field & Sports Facility Contractor

Symmetry Sports Construction is a nationally recognized specialty contractor dedicated exclusively to the planning, construction, and long-term performance of athletic fields and sports facilities. Serving municipalities, school districts, universities, military installations, and professional organizations throughout Texas and across the United States, Symmetry brings a focused expertise that complements traditional vertical construction teams. Headquartered in Mount Pleasant, Texas, the firm is known for delivering high-performance sports environments that support competitive play, community use, and long-term durability.

As a full-service sports construction firm, Symmetry provides comprehensive turnkey services including preconstruction planning, design-build delivery, in-house engineering, synthetic turf and natural grass field construction, track and field systems, sports lighting, and maintenance and repair services. The company is the exclusive AstroTurf® partner in Texas and the highest-volume AstroTurf contractor in the nation, earning Contractor of the Year honors in both 2021 and 2024. This partnership provides clients with direct access to industry-leading turf systems, proven installation methods, and manufacturer-backed performance standards.

Symmetry's leadership team brings decades of experience in sports construction and operations. The firm is led by Jason Bell, Chief Executive Officer, with day-to-day operations supported by Kelly Clark, Chief Operating Officer, Joe Johnson, Executive Director of Operations, and Jana Huddleston, Chief Accounting Officer. Business development efforts are guided by Wayne Poage, Vice President of Business Development. Together, this team ensures consistent quality, strong client communication, and disciplined project execution from planning through closeout.

With more than 500 completed projects, including NFL installations, NCAA Division I facilities, military projects, and municipal athletic complexes, Symmetry has extensive experience working within active campuses and public environments. On this project, Symmetry Sports Construction will serve as the specialty contractor responsible for the athletic fields and associated sports infrastructure, delivering facilities designed to perform at a high level while standing up to intensive use and Texas climate conditions.



STEPHEN MARTIN

Project Director

Stephen Martin has over 15 years of experience overseeing construction projects, with a leadership style rooted in hands-on involvement and strategic oversight. He has successfully delivered more than 300 projects across public, higher education, healthcare, life sciences, advanced manufacturing, and community-focused facilities. Stephen brings particular strength in athletic and baseball-related projects, including field developments, concessions, and campus renovations that require careful phasing and public-use coordination. His portfolio includes complex work such as the TAMU Bright Building Renovation, Fujifilm Project Andromeda, and Austin State Hospital, demonstrating his ability to manage technically demanding and highly visible projects. His commitment to collaboration, quality, and client satisfaction makes him a trusted leader throughout the entire project lifecycle.

EXPERIENCE

15+ Years

REFERENCES

Dr. Rodney Schneider
Kermit ISD District Superintendent
rschneider@kermitisd.org

Michael Kissire
Sonora ISD District Superintendent
Michael.kissire@sonoraisd.net

Brandon Burr
Confidential Automotive Manufacturer
Procurement Manager
213-500-2471

RELEVANT PROJECT EXPERIENCE

- Kermit ISD Walton Field Projects | Kermit, Texas
- Kermit ISD Campus Wide Renovations | Kermit, Texas
- Kermit ISD Softball and Baseball Fields | Kermit, Texas
- Sonora ISD High School Renovation | Sonora, Texas
- TAMU Bright Academic Building | Sonora, Texas
- TAMU Bright Building Renovation | Sonora, Texas
- Fujifilm Project Andromeda | Texas
- Fujifilm Project Magnolia | Texas
- Fujifilm Project Flagship | Texas
- Fujifilm Project B200 Expansion | Texas
- Confidential Automotive Manufacturer | Texas
- Austin State Hospital | Austin, Texas
- Normangee ISD Campus Wide Renovations | Normangee, Texas



TYLER VANSTEINBURG

Project Superintendent



Tyler VanSteinburg brings over 30 years of experience in the construction industry, providing seasoned leadership and hands-on expertise to every jobsite he oversees. He has managed major projects including Kermit ISD's Walton Field, campus-wide renovations, softball and baseball field improvements, and confidential manufacturing facilities for a global automotive company. Tyler is highly experienced in coordinating field crews, subcontractors, and site logistics to maintain schedule, quality, and safety on complex, multi-phase projects. He is OSHA 30 certified, First Aid/CPR trained, certified to operate forklifts, boom lifts, and scissor lifts, and serves as a Hilti Powder-Actuated Instructor. Tyler ensures that projects are executed efficiently while maintaining a safe, organized, and team-oriented jobsite environment. His dedication to safety, craftsmanship, and accountability makes him a trusted superintendent.

EXPERIENCE

30+ Years

REFERENCES

Dr. Rodney Schneider
Kermit ISD District Superintendent
rschneider@kermitisd.org

Michael Kissire
Sonora ISD District Superintendent
Michael.kissire@sonoraisd.net

Brandon Burr
Confidential Automotive Manufacturer
Procurement Manager
213-500-2471

RELEVANT PROJECT EXPERIENCE

- Kermit ISD Walton Field Projects | Kermit, Texas
- Kermit ISD Campus Wide Renovations | Kermit, Texas
- Kermit ISD Softball and Baseball Fields | Kermit, Texas
- Confidential Automotive Manufacturer | Texas

Symmetry Sports Construction

Symmetry Sports Construction is a nationally recognized sports facility contractor with extensive experience delivering high-performance athletic fields for municipalities, school districts, universities, and professional organizations. As the exclusive AstroTurf® partner in Texas and the highest-volume AstroTurf contractor in the nation, Symmetry has completed hundreds of projects ranging from municipal sports complexes to NCAA Division I and professional facilities. On this project, Symmetry will serve as the specialty contractor responsible for the construction of the athletic fields and associated sports infrastructure, working in close coordination with ABA Services to ensure proper integration, scheduling, and long-term performance of the field systems.

Services Provided

- General Contracting
- Design - Build Services
- Synthetic Turf Sports Fields
- Natural Grass Sports Fields
- Track & Field Events
- Tennis & Pickle Ball Courts
- Sports Lighting
- Budgeting Services
- Project Management
- Maintenance & Repair Services
- Cad Design

Leadership Team

- Jason Bell, Chief Executive Officer
- Kelly Clark, Chief Operating Officer
- Jana Huddleston, Chief Accounting Officer
- Wayne Poage, VP of Business Development
- Joe Johnson, Executive Director of Operations

Related References

- Josh Symank, College Station ISD
- Kevin Hurley, Texas A&M University
- David Orr, City of Texarkana
- Doug Zadow, City of Melissa



PROJECT DATA
Type
 Synthetic and Natural Grass Field Construction and Amenities
Services Provided by Team
 Contracting, Project Management, Field Construction
Budget
 \$17 Million

MELISSA ZPLEX
Melissa, TX | Symmetry Sports Construction

Symmetry Sports served as the general contractor for the City of Melissa Z-Plex, delivering a premier multi-sport complex designed to support year-round tournament and community play. The project included the construction of five synthetic turf baseball fields, eight artificial turf soccer fields, and two natural grass soccer fields, creating a versatile facility capable of hosting large-scale regional events.

Our team managed all phases of construction, coordinating civil development, grading and drainage, turf systems installation, field amenities, and supporting infrastructure. Each field was constructed to meet high-performance standards, ensuring durability, consistent playability, and long-term reliability. The completed complex provides the City of Melissa with a modern sports destination built to serve athletes, families, and the broader community for years to come.



PROJECT DATA
Type
 Synthetic Field Construction
Services Provided by Team
 Preconstruction Budgeting Services, Contracting, Project Management, Field Construction.
Budget
 Unknown

COLLEGE STATION HIGH SCHOOL
College Station, TX | Symmetry Sports Construction

Symmetry Sports served as the contractor for the Baseball and Softball Field Conversions at College Station High School in College Station, Texas. The project included the full conversion of four competition fields to high-performance synthetic turf systems, complete with engineered drainage, perimeter curbing, fencing improvements, field equipment installation, and sport-specific markings.

Our team managed fine grading, base preparation, HDPE liner and drainage installation, and the installation of AstroTurf hybrid systems designed to enhance durability, playability, and long-term performance. The completed renovations provide College Station ISD with modernized, low-maintenance facilities built to support consistent play and year-round use.



DESIGN TEAM PROFILE

GENERAL INFORMATION

Design Team Profile: Makers Design Co.

Makers Design Co. is a Central Texas-based architectural and interior design firm dedicated to delivering thoughtful, efficient, and enduring design solutions. Founded and led by licensed architects with over a decade of experience in public-sector and performance-driven facilities, the firm offers fully integrated services including architecture, interior design, and specifications writing. Makers Design Co. brings particular strength in hospitality and athletic environments, where circulation, durability, occupant experience, and operational efficiency must work seamlessly together to support both daily use and peak event conditions. With a hands-on, principal-led approach, the firm provides responsive, well-coordinated design that aligns program goals with budget, performance, and long-term maintenance considerations. Their experience includes renovations, additions, and phased construction for facilities that serve large and diverse user groups, requiring careful planning and disciplined documentation. **Makers Design Co. is built on trusted relationships—90% of its work comes from repeat clients**—and is committed to delivering designs that make sense: practical, durable, and tailored to each client’s unique operational and community needs.

Philosophy of Service

We believe that good design should be clear, responsive, and built to last—and our process reflects that belief from the first meeting through project closeout. Our work is guided by three core values:

Designed for People We prioritize relationships, communication, and trust. Every project begins with listening—to the client, to the end users, and to the constraints of the site or facility. Our role is to translate those needs into practical, thoughtful design solutions that work for the people who use them every day.

Crafted for Longevity We bring deep technical knowledge to every decision, specifying materials and systems that balance cost, durability, and long-term performance. By integrating specifications and design from day one, we help clients avoid surprises during construction and reduce maintenance challenges over time.

Streamlined for Success As a lean, hands-on team, we work efficiently and adapt quickly. Clients work directly with the firm principals, ensuring continuity, accountability, and clear communication. Our process minimizes delays, reduces change orders, and delivers projects that are well-coordinated and construction-ready.

EXPERIENCE IN ATHLETIC FACILITIES & HOSPITALITY DESIGN

Makers Design Co. is a Texas-based architectural and interior design firm specializing in the planning, design, and delivery of hospitality- and athletic-oriented facilities. Founded in Bryan, Texas in 2021, our firm is led by licensed architects with extensive experience delivering baseball facilities, event-driven venues, and destination-focused developments throughout Texas.

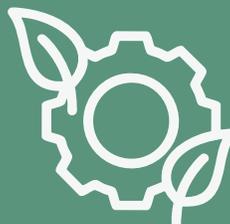
We understand the operational demands and scheduling sensitivities inherent to hospitality and athletic environments. Our experience includes new construction and phased developments, facility expansions, clubhouses and support spaces, event and gathering venues, and mixed-use program elements that support both public-facing and back-of-house operations. We are accustomed to working within evolving development frameworks, coordinating multiple stakeholders, and aligning design solutions with long-term operational goals.

Makers Design Co. provides fully integrated services—architecture, interior design, and in-house specifications—resulting in clear communication, consistent documentation, and well-coordinated project delivery. Our team has completed a wide range of athletic, hospitality, and mixed-use projects across Texas, with the majority of our work coming from repeat clients. We regularly collaborate with established consultant teams, allowing for efficient coordination and informed decision-making throughout design and construction. This reflects our focus on practical design, technical rigor, and long-term partnership. Our approach emphasizes clarity, accountability, and solutions that support long-term facility performance. We are committed to delivering facilities that perform reliably over time while supporting the operational and experiential goals of the ownership and user groups.



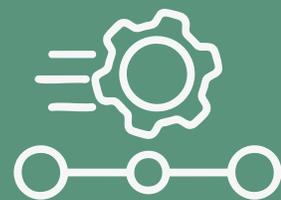
DESIGNED FOR PEOPLE

Responsive. Transparent. Client-Focused.



CRAFTED FOR LONGEVITY

Expertly Specified. Thoughtfully Designed. Built to Last.



STREAMLINED FOR SUCCESS

Lean. Hands-On. Adaptable.

SERVICES PROVIDED**Full Architectural Services**

- Feasibility Studies & Site Yield Analysis
- Programming Development & Space Planning
- Architectural Design & Documentation
- Code Compliance Review & Permitting
- Construction Documents
- Construction Contract Administration
- Design-Build Pricing & GMP Support
- Multi-Phase/Multi-Package Delivery Strategy
- New Construction and Renovation

Interior Design Services

- Guest-Oriented Space Planning & Circulation
- Durable Finish, Fixture, and Material Selection
- Interior Elevations & Millwork Details
- Furniture, Fixtures, & Equipment (FF&E) Coordination
- Lighting Layout & Concept Development
- Color Palette Development & Branding Integration
- Durable, Low Maintenance, Cost-Conscious Solutions

Specifications & Technical Documentation

- In-House Written Specifications (MasterFormat)
- Coordinated Specifications & Drawings
- Product & Material Research
- Constructibility & Maintenance-Focused Detailing

Client, Consultant, & Contractor Coordination

- Owner & Operator Stakeholder Engagement
- Direct Collaboration with Contractor
- Consultant Management
- Phased Project Planning Based on Operational Needs
- Ongoing Communication & Rapid Issue Resolution

Project Delivery & Support

- Accelerated Fast-Tracked Project Schedules
- Procure Platform Participation
- Phased Design Packages
- Site Observation, Submittal, & RFI Support
- Post-Occupancy Coordination

PROJECT APPROACH

At Makers Design Co., our methodology emphasizes clarity, collaboration, and disciplined execution. As a principal-led firm, we remain directly involved throughout all phases, working closely with ownership, consultants, and the design-build contractor to align scope, budget, schedule, and long-term performance goals.

Phase 0 – Feasibility Study & Master Planning (Entire Facility)

We begin with a comprehensive feasibility study and master planning effort for the full Station complex. This phase includes site and infrastructure analysis, program validation, operational planning, and long-term phasing strategy. Circulation, parking, utilities, expansion potential, and event-driven demands are evaluated to establish a cohesive framework that guides both the baseball and hospitality components and supports informed decision-making.

Phase 1 – Baseball Field Side (Design-Build Delivery)

Following master plan approval, we advance into full architectural services for the baseball field portion of the project under a design-build delivery model.

Schematic Design: We develop conceptual layouts addressing field orientation, player facilities, spectator experience, and infrastructure coordination, supported by early cost alignment with the design-build team.

Design Development: The design is refined through coordination of structural, MEP, lighting, and technology systems with a focus on durability, constructability, and event operations.

Construction Documents: Coordinated design-build documents are prepared with internal QA/QC reviews to support pricing, permitting, and efficient construction.

Bidding & Construction Support: We assist with procurement and remain engaged through construction with submittal review, site observations, and closeout support.

Phase 2 – Hospitality Side (Design-Build Delivery)

Upon advancement of Phase 1, we proceed with architectural services for the hospitality component.

Schematic Design: We develop layouts integrating event spaces, food and beverage functions, circulation, and guest experience within the campus framework.

Design Development: Systems, materials, and detailing are refined to support hospitality performance, acoustics, comfort, and flexibility during peak events.

Construction Documents: Design-build documentation is completed in coordination with consultants to ensure constructability and budget alignment.

Bidding & Construction Support: We provide construction-phase services to support smooth delivery and alignment with the overall master plan vision.

This streamlined, phased approach ensures the Station complex is planned holistically and delivered efficiently, supporting both athletic performance and hospitality experience within a unified long-term vision.

PROPOSED PROJECT TEAM FOR DESIGN

Makers Design Co. Master Planning, Architecture, Interior Design
New Braunfels, Texas

Makers Design Co. is a Texas-based architecture firm providing full-service planning, architectural design, and construction administration for public and private clients. As prime consultant for The Station Hospitality and Athletic Complex, Makers Design Co. leads the multidisciplinary team with a hands-on, owner-led approach that emphasizes clarity, coordination, and practical, buildable solutions.

The firm specializes in complex facilities that require careful integration of hospitality, athletic, and public-facing program elements. This includes facilities with high occupant loads, event-driven circulation demands, food and beverage service areas, locker rooms and support spaces, and exterior amenities that must function seamlessly during both daily operations and peak event conditions. Makers Design Co. brings a strong understanding of how architectural planning, site design, and building systems must work together to support safety, durability, operational efficiency, and long-term maintainability.

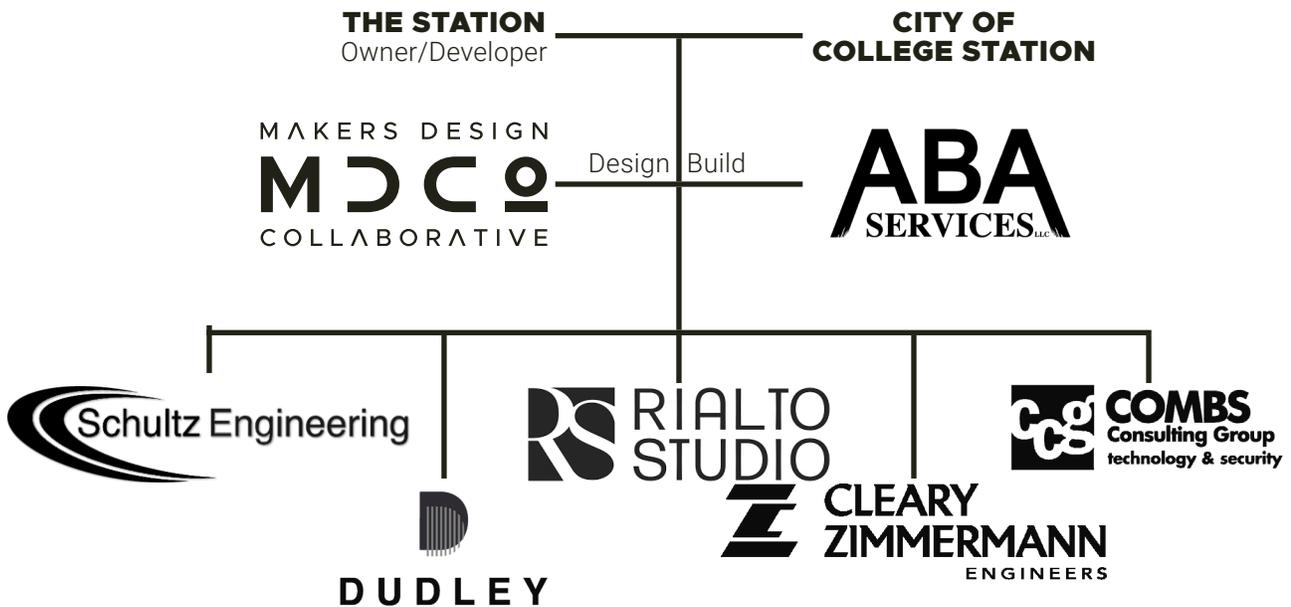
As prime consultant, Makers Design Co. is responsible for overall project leadership, client coordination, and integration of all consultant disciplines, including civil, structural, MEP, and specialty consultants. The firm has assembled a strong consultant team with proven experience working together and a demonstrated track record delivering similar hospitality and athletic projects in College Station and the surrounding region. The firm places particular emphasis on early coordination between architecture and engineering disciplines to identify constraints, resolve conflicts, and align design decisions with budget, schedule, and constructability goals. This proactive approach reduces downstream revisions and supports smoother permitting and construction phases.

Makers Design Co. is known for producing clear, well-coordinated construction documents that balance design intent with practical detailing. The firm’s leadership brings deep technical expertise and a strong command of specifications, quality control, and drawing coordination—resulting in documents that contractors can price accurately and build efficiently. This strength is especially valuable for athletic and hospitality facilities, where durability, life-cycle performance, and operational reliability are critical.

Client relationships are central to Makers Design Co.’s practice. The firm’s owner-led structure ensures direct involvement from senior architects throughout the life of the project, allowing for responsive communication, efficient decision-making, and consistent accountability. This approach has resulted in a high percentage of repeat and referral clients, reflecting the firm’s commitment to service, reliability, and long-term partnerships.

For the Station Hospitality and Athletic Complex, **Nathan Brandt, AIA, RID, CSI, NCARB** will serve as Project Manager and lead the firm’s Quality Assurance/Quality Control efforts, providing direct oversight of schedule, consultant coordination, document development, and construction administration. **Briana K. Brandt, AIA, RID** will serve as Project Architect and Interior Designer, leading day-to-day design development, documentation, detailing, and interior environment coordination to ensure a cohesive and high-performing facility from concept through completion.

Through disciplined project management, collaborative consultant coordination, and a focus on thoughtful, functional design, Makers Design Co. delivers facilities that serve their users well on opening day—and continue to perform for years to come.



PROPOSED PROJECT TEAM

Schultz Engineering Civil Engineering
College Station, Texas

Schultz Engineering, LLC is a College Station-based civil engineering firm providing site development and infrastructure design services throughout the Brazos Valley. Founded in 2010, the firm brings deep regional knowledge and extensive experience delivering grading, drainage, utilities, and roadway design for complex public and private developments. As civil engineering subconsultant for the Station Hospitality and Athletic Complex, Schultz Engineering will provide comprehensive site development services including grading and stormwater management, public and private utility coordination and extensions, roadway and access design, fire lane layout, and permitting support with local authorities.

The firm has significant experience with multi-use and event-driven facilities where circulation, parking capacity, drainage performance, and utility demands must function reliably during peak occupancy. Their familiarity with College Station's development standards, permitting processes, and local utility providers supports efficient review cycles and reduced project risk. Schultz Engineering emphasizes early identification of site constraints and proactive coordination with the architectural and consultant team to align design solutions with budget, schedule, and long-term operational goals.

Joseph (Joe) Schultz, PE, will serve as Principal-in-Charge, providing senior oversight, strategic guidance, and quality assurance throughout the project. **Deven Doyen, PE**, will serve as Senior Project Manager, leading day-to-day coordination, civil design development, and integration with the broader consultant team.

Dudley Engineering Structural Engineering
College Station, Texas

Dudley Engineering is a Texas-based structural engineering firm providing structural analysis and design services for public assembly, athletic, and hospitality facilities. The firm specializes in delivering efficient, durable, and constructible structural systems that support large occupant loads, long-span spaces, and demanding performance requirements. Dudley Engineering places a strong emphasis on early collaboration with the design team to align structural concepts with architectural intent, budget constraints, and construction sequencing. This approach represents particular value for athletic and event facilities, where clear spans, vibration control, and system integration are critical to performance and user experience.

Drew Dudley, PE, will serve as Principal-in-Charge, providing senior oversight, design guidance, and quality control. **Tyler Kornegay, PE**, will serve as Project Manager, leading day-to-day coordination, structural design development, and integration with the broader consultant team.

Rialto Studio Landscape Architecture
Austin, Texas

Rialto Studio, Inc. is a Texas-based landscape architecture and planning firm with extensive experience in athletic complexes, hospitality environments, and mixed-use developments throughout Central Texas. The firm brings a strong understanding of how outdoor spaces support both programmed athletic uses and public-facing hospitality environments. As Landscape Architecture subconsultant for the Station Hospitality and Athletic Complex, Rialto Studio will provide master planning support, public realm design, planting and irrigation design, grading coordination, and construction documentation. Rialto's work emphasizes durable materials, climate-responsive planting strategies, shade, and circulation systems designed to perform during both daily use and peak event conditions.

Robert Deegan, PLA, ASLA, will serve as Principal, providing senior leadership and oversight. **Edith Uresti** will serve as Project Manager, leading design development and coordination, with **Stan Albus, PLA, LI**, serving as Irrigation Lead, ensuring technically sound and sustainable irrigation systems

Cleary Zimmermann Engineers MEP Engineering
Bryan, Texas

Cleary Zimmermann Engineers is a Texas-based consulting engineering firm specializing in mechanical, electrical, plumbing, and fire protection systems for complex building types, including athletic, event, and hospitality facilities. With extensive experience in stadiums, event centers, and higher-education athletic facilities across Texas, CZE brings proven expertise designing systems that must perform reliably during peak occupancy and event-driven use.

For this project, **Madelyn Goerig, PE**, will serve as Lead Mechanical Engineer, **Michael T. Daniel, PhD, PE**, will serve as Lead Electrical Engineer, and **Sean McLeod, PE**, will serve as Lead Plumbing Engineer, providing discipline leadership and coordinated system design throughout all phases of the project.

Combs Consulting Group IT, A/V, Security
Houston, Texas

Combs Consulting Group provides specialized consulting services for information technology infrastructure, audiovisual systems, and security design for complex public, hospitality, and event-driven facilities. The firm designs integrated systems that support event presentation, distributed audio and video, digital displays, structured cabling, access control, and surveillance. Their approach supports both day-to-day operations and large-scale events requiring reliable connectivity, clear communication, and secure facility management.

Brian C. Combs, RCDD will serve as Principal-in-Charge, providing executive oversight. **Mark Calvo** will serve as Regional Director, overseeing coordination and delivery, and **Darren Graves** will serve as Audio/Visual Lead, guiding event and presentation system design.



NATHAN BRANDT AIA, RID, CSI, NCARB
Project Manager, QA/QC



Nathan Brandt is a registered Architect and Interior Designer in the state of Texas with over 13 years of experience. He oversees all aspects of design coordination, working closely with clients, consultants, and contractors to ensure projects stay on track and on budget. Nathan brings a decade of experience assembling comprehensive project manuals, ensuring that documentation is clear, consistent, and aligned with constructability and performance goals. He is a proactive leader who excels at managing large, multidisciplinary teams and is committed to providing transparency and accountability at every stage. Nathan fosters a highly collaborative process—working closely with construction teams to integrate real-time value engineering throughout design. His depth of experience across public-sector projects makes him a reliable and strategic partner from project kickoff through closeout.

AVAILABILITY

Nathan has provided architectural services on a range of similar projects, including work completed in Brazos County and the surrounding region. Nathan will serve as Project Manager and the primary point of contact for this project, providing direct leadership, coordination, and continuity from project initiation through completion.

CREDENTIALS

Registered Architect, TX
#26840

Registered Interior Designer, TX
#12185

EDUCATION

Master of Architecture
Certificate in Health Systems & Design
Texas A&M University

Bachelor of Environmental Design
Minor in Business Administration
Texas A&M University

EXPERIENCE

Architecture - 13.5 Years
Specifications Writer - 10 Years
Interior Design - 8 Years

AWARDS

Houston-Galveston Area Council (HGAC) 2024 Planning and Policy Award
Seabourne Creek Park Nature Center

AIA Brazos 2021 Design Honor Award
Hearne Public Safety Building

APWA 2022 Project of the Year Award - Structures
Travis Bryan Fields at Midtown Park

INVOLVEMENT

AIA Brazos
Executive Committee (2020 - 2024)

RELEVANT PROJECT EXPERIENCE

*The Station Hospitality & Athletic Complex | College Station, Texas
*Travis Bryan Fields at Midtown Park Renovation | Bryan, Texas
*Oscar Johnson Jr. Enrichment and Recreation Complex | Conroe, TX
*Sta-Mo Sports Park Redevelopment | Angleton, TX
*Pflugerville 1849 Park - Phase II | Pflugerville, TX
*Bachman Park Renovations | College Station, TX
Brazoria County Courthouse Expansion & Improvements | Angleton, TX
Pkg. 1 - Site Infrastructure
Pkg. 2 - Emergency Operations Center
Pkg. 3A - Administration Bldg. Steel Deck Package
Pkg. 3B - Core & Shell
Pkg. 3C - Interiors, Landscape, & Remaining Scope
Pkg. 4 - Justice Center Renovation & Expansion (Sky Bridge)
Martin Luther King Jr. Community Center Reno. & Exp. | Huntsville, TX
Hearne Public Safety Building | Hearne, Texas
Seabourne Creek Park Nature Center | Rosenberg, TX
Fire Station No. 1 Assessment & Renovation | Rosenberg, TX
Westside Recreation Center Roof Replacement | Conroe, TX
Hitchcock EDC Building Assessment | Hitchcock, TX
Brady City Hall Renovation - Phase 1 | Brady, TX
Brady Animal Control Facility | Brady, TX
Fire Station No. 1 & EMS | Clute, TX
Simonton Fire Station No. 1 | Fulshear, TX
Fire Station No. 6 | Georgetown, TX
Fire Station No. 7 | Georgetown, TX
Fire Station No. 3 & Training Facility | Klein, TX
Fire Station No. 8 | Klein, TX
Fire Station, Administration Maintenance, Training Master Plan | Klein, TX
Fire Station No. 1 | Pearland, TX
Fire Station No. 2 | Pearland, TX
Fire Station No. 3 | Pearland, TX
Fire Station No. 2 | Richmond, TX
Fire Station No. 3 | Schertz, TX
Fire Station No. 74 | Spring, TX
Fire Station No. 75 | Spring, TX
Fire Station No. 21 | Aldine, TX
Onion Creek Fire Station No. 1 | Austin, TX
Klein Maintenance Facility | Klein, TX
*Rochelle ISD | Rochelle, Texas
Vol. 1 Campus HVAC Upgrades
Vol. 2 Ag Barn Addition
Vol. 3 Elementary & Main Bldg. Renovations
Sweet Home ISD Renovations & Addition | Sweet Home, Texas
Comstock ISD CTE Building | Comstock, Texas
Kermit ISD Concessions & Restroom Bldg. | Kermit, Texas



BRIANA K. BRANDT AIA, RID
Project Architect, Interior Designer



Briana K. Brandt is a registered Architect and Interior Designer in the state of Texas. With 12 years of experience, Briana approaches each project with creativity, efficiency, strong analytical skills, and enthusiasm. Her detail-oriented mindset paired with strong problem-solving skills and technical expertise allow her to develop clear, buildable solutions that align with client needs. Briana has worked on a wide range of projects, including Public, Commercial, Higher Education, Hospitality, K-12, Healthcare, and Residential, guiding them from early design through construction. She is committed to fostering strong client relationships and a collaborative team approach, ensuring that each project is tailored to the unique goals of the owner and end-users. Her focus is always on delivering high-quality, well-coordinated designs that make sense both aesthetically and practically.

AVAILABILITY

Briana Brandt has provided architectural services on a wide range of projects, including athletic and hospitality facilities completed in the area. She will serve as Project Architect for this project, leading design development and technical coordination while supporting continuity from early design through construction completion.

CREDENTIALS

Registered Architect, TX
#27338

Registered Interior Designer, TX
#12184

EDUCATION

Master of Architecture
Certificate in Health Systems & Design
Texas A&M University

Bachelor of Environmental Design
Minor in Business Administration
Texas A&M University

EXPERIENCE

Architecture - 12.5 Years
Interior Design - 8 Years

AWARDS

Houston-Galveston Area Council (HGAC) 2024 Planning and Policy Award

Seabourne Creek Park Nature Center

AIA Brazos 2021 Design Honor Award
Hearne Public Safety Building

AIA Brazos 2019 Design Award
Mad Taco Interiors

INVOLVEMENT

AIA Brazos
Secretary (2021), Treasurer (2022),
President-Elect (2023), President
(2024), Past President (2025)

RELEVANT PROJECT EXPERIENCE

*The Station Hospitality & Athletic Complex | College Station, Texas

*Travis Bryan Fields at Midtown Park Renovation | Bryan, Texas

*Oscar Johnson Jr. Enrichment and Recreation Complex | Conroe, TX
Brazoria County Courthouse Expansion & Improvements | Angleton, TX

Pkg. 1 - Site Infrastructure

Pkg. 2 - Emergency Operations Center

Pkg. 3A - Administration Bldg. Steel Deck Package

Pkg. 3B - Core & Shell

Pkg. 3C - Interiors, Landscape, & Remaining Scope

Pkg. 4 - Justice Center Renovation & Expansion (Sky Bridge)

Municipal Operations & Consulting | Cypress, TX

Vol. 1 - Office Building Renovation

Vol. 2 - Shop Building

Hearne Public Safety Building | Hearne, Texas

Seabourne Creek Park Nature Center | Rosenberg, TX

Fire Station No. 1 Assessment & Renovation | Rosenberg, TX

Oscar Johnson Jr. Community Center | Conroe, TX

Westside Recreation Center Roof Replacement | Conroe, TX

Hitchcock EDC Building Assessment | Hitchcock, TX

Brady City Hall Renovation - Phase 1 | Brady, TX

Brady Animal Control Facility | Brady, TX

Brady Fire Station Feasibility Study | Brady, TX

Rochelle ISD Campus Renovations & Addition | Rochelle, TX

Vol. 1 Campus HVAC Upgrades

Vol. 2 Ag Barn Addition

Vol. 3 Elementary & Main Bldg. Renovations

Sweet Home ISD Renovations & Addition | Sweet Home, TX

Comstock ISD CTE Building | Comstock, TX

Kermit ISD Concessions & Restroom Bldg. | Kermit, TX

Kermit ISD Fieldhouse Addition | Kermit, TX

TAMU Agrilife Lab @ Centeq | College Station, TX

TAMU HEEP Lab 110 Renovation | College Station, TX

TAMU GI Lab | College Station, TX

Phase 5

Phase 6

TAMU Wisenbaker Graduate Office Renovation | College Station, TX

TAMU TCF Bay C | College Station, TX

SHSU Lee Drain Bridge Renovation | College Station, TX

Unitarian Universalist Church of the Brazos Valley | Bryan, TX

Light Pediatric Dentistry | College Station, TX

Lincoln Center Renovation & Addition | College Station, TX

Cleary Zimmermann Offices | Bryan, TX

Mad Taco Interiors | College Station, TX

Rx Pizza Interiors | College Station, TX

RAW BCS Interiors | College Station, TX

Lulu's Coffee y Tacos | New Braunfels, TX



JOSEPH (JOE) P. SCHULTZ PE
Managing Partner, Principal



Mr. Schultz has 41 years of consulting and civil engineering experience covering a broad range of projects in the public and private sectors including: commercial site and residential subdivision development; water distribution; wastewater collection; storm water drainage; dams and spillways for recreational, detention and sediment control reservoirs; and surface water control for the lignite mining industry. Mr. Schultz's responsibilities have included all levels of project involvement including problem identification, conceptual design, development and analysis of alternatives, preliminary engineering studies and reports, project design, preparation of construction drawings and technical specifications, project management of project team consisting of engineers/technicians/drafters/outside consultants, construction contract administration and client liaison.

CREDENTIALS

Professional Engineer, TX
No. 65889

EDUCATION

Bachelor of Science
Civil Engineering
Texas A&M University

EXPERIENCE

41+ Years

AFFILIATIONS

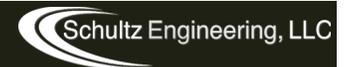
American Society of Civil Engineers
(Past President, Brazos Branch)

RELEVANT PROJECT EXPERIENCE

Park Hudson Infrastructure | Bryan, TX
Echols Street Rehabilitation | Bryan, TX
South Traditions Drive and Melrose Parkway Extension | Bryan, TX
Victoria Avenue & Williams Creek Drive | College Station, TX
Castle Rock Parkway, Eagle Avenue, Kingsgate Drive | College Station, TX
Arrington Road Extensions | College Station, TX
Brewster Drive and Offsite Sewer | College Station, TX
Yaupon Trails Phases 2-5A | Bryan, TX
Traditions Phase 35 | Bryan, TX
Cook Crossing Subdivision | Brazos County, TX
CityView Southwest Utilities & Drainage | College Station, TX
Sewer Relocation on Independence Avenue | Bryan, TX



DEVEN L. DOYEN PE
Partner, Sr. Project Manager



Civil engineer with 18+ years of experience in site development and public infrastructure, specializing in stormwater systems, roadway design, and public utilities. Proven track record managing projects from concept through construction, coordinating closely with developers, consultants, and municipal agencies to maintain schedules and deliver compliant, constructible designs. Highly regarded for navigating complex permitting processes and aligning development objectives with municipal requirements. Recognized for leading multidisciplinary teams with clarity and accountability, ensuring design quality and construction readiness. Actively contributes to internal workflow optimization and plan review coordination to streamline submittals and reduce project friction. Proficient in AutoCAD Civil 3D, HEC-HMS, HEC-RAS, WaterCAD, Hydroflow, HydroCAD, WinStorm, and Retain Pro.

CREDENTIALS

Professional Engineer, TX
No. 109835

EDUCATION

Bachelor of Science
Civil Engineering
Lamar University

EXPERIENCE

18+ Years

AFFILIATIONS

American Society of Civil Engineers
National Soc. of Professional Engineers

RELEVANT PROJECT EXPERIENCE

Brewster Pointe Subdivision | College Station, TX
Yaupon Trails Phases 2-5A | Bryan, TX
Traditions Phase 35 | Bryan, TX
Cook Crossing Subdivision | Brazos County, TX
CityView Southwest Utilities & Drainage | College Station, TX
Sewer Relocation on Independence Avenue | Bryan, TX
Barracks II Subdivision | College Station, TX
Caprock Crossing Commercial Subdivision | College Station, TX
Castlegate I & II Subdivision | College Station, TX
Echols Street Rehabilitation | Bryan, TX
Greens Prairie Center | College Station, TX
Lick Creek Subdivision | College Station, TX



DREW DUDLEY PE, SE
Structural Principal



Since founding DUDLEY in 2017, Drew has grown the firm into a multidisciplinary team serving a wide range of public and private clients across Texas. His dedication to education and professional excellence has earned him multiple honors, including being named the National Society of Professional Engineers' "Young Engineer of the Year" for the State of Texas in 2020. Drew brings extensive experience in the design of K-12 education facilities, with projects for Bryan ISD, College Station ISD, and a multitude of other districts across the state. His relevant portfolio includes renovations and expansions in Katy ISD, Cy Fair ISD, and a significant contribution to the Katy ISD Student Activity Complex, the District's multi-purpose athletic and event facility which includes Legacy Stadium.

CREDENTIALS

Registered Professional Engineer, TX
No. 123798

EDUCATION

Masters in Structural Engineering
Texas A&M University

Bachelors in Civil Engineering
Kansas University

EXPERIENCE

13+ Years

RELEVANT PROJECT EXPERIENCE

Bachmann Park | College Station, TX
Principal in Charge for two park support buildings serving Little League and Senior League baseball fields.

Blinn College Leroy Dreyer Field Upgrades | Bryan, TX
Principal in Charge for a baseball clubhouse addition at Blinn College that includes a dugout, locker room, offices, and club suites.

Travis Bryan Fields at Midtown Park Renovation | Bryan, Texas
Structural engineering for a new city park in Bryan, Texas.

1849 Park | Pflugerville, Texas
Principal in Charge for a multi-field recreational complex including four baseball/softball fields.



FEBRUARY 19, 2026

TYLER KORNEGAY PE
Project Manager



Since starting as an intern with DUDLEY, Tyler has grown into his role as Project Manager, building broad expertise across a variety of project types while directing, coordinating, and delivering successful engineering projects. He has developed strong capabilities as a specialty structural engineer, earning praise from contractors for his responsiveness, high-quality construction documents, and practical, "construction-wise" solutions. In addition to managing projects, Tyler serves as a team lead, providing mentorship and engineering guidance to the firm's younger engineers.

CREDENTIALS

Registered Professional Engineer, TX
No. 154949

EDUCATION

Masters in Structural Engineering
Texas A&M University

Bachelors in Civil Engineering
Angelo State University

EXPERIENCE

7+ Years

RELEVANT PROJECT EXPERIENCE

Blinn College Leroy Dreyer Field Upgrades | Bryan, TX
Project engineer for an approximately 5500 SF split-level baseball clubhouse addition at Blinn College that includes a dugout, locker room, offices, and club suites.

Bachmann Park | College Station, TX
Construction Administration oversight of two park support buildings serving Little League and Senior League baseball fields, including restrooms, concessions, official's space, and storage.

Kemah Crossing Amenity Center | Kemah, TX
BTU Administrative Headquarters | Bryan, TX
City of Bryan Midtown Boat House | Bryan, TX



ROBERT DEEGAN PLA, ASLA
Principal, Primary Point of Contact



Robert creates walkable, socially active communities by aligning innovative design with the ecological, economic, and regulatory forces that shape development. His experience spans urban design, parks and trails, higher education, multifamily, mixed-use, and transportation projects, and he is known for navigating complex planning, zoning, and permitting processes while keeping projects focused on clear, buildable outcomes.

CREDENTIALS

Registered Landscape Architect, TX
No. 2775

EDUCATION

Bachelor of Landscape Architecture
Texas A&M University

EXPERIENCE

22+ Years

INVOLVEMENT

American Soc. of Landscape Architects
Urban Land Institute

RELEVANT PROJECT EXPERIENCE

Midtown | College Station, TX
TAMU Liberal Arts and Arts & Humanities Building | College Station, TX
TAMU East Quadrangle Renovation | College Station, TX
The Grove at Shoal Creek Overall Master Plan | Austin, TX
The Grove at Shoal Creek Design Guidelines | Austin, TX
The Grove at Shoal Creek Parks Master Plan | Austin, TX
The Grove at Shoal Creek Grove Neighborhood Park | Austin, TX
Highland Neighborhood Park | Austin, TX
Brownie Neighborhood Park | Austin, TX
Walter E. Long Metropolitan Park | Austin, TX
Easton Park Master Plan | Austin, TX
Easton Park Design Guidelines | Austin, TX



EDITH URESTI
Senior Associate, Project Manager



Edith brings a multidisciplinary perspective shaped by her architectural training in Mexico City and postgraduate studies in landscape architecture. Her experience includes Walter E. Long Metropolitan Park, Holly Shores at Lady Bird Lake, San Pedro Creek Culture Park, Midtown, and the Highland and Brownie Neighborhood Parks. Her work emphasizes native planting, sustainable site strategies, and a clear line from concept to construction.

CREDENTIALS

Native Plant Society of Texas (NPSOT)

EDUCATION

Postgraduate Degree in
Landscape Architecture
Universidad Anahuac

EXPERIENCE

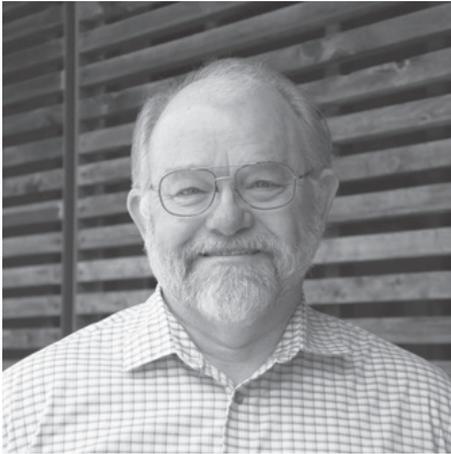
12+ Years

INVOLVEMENT

Urban Land Institute
Native Plant Society

RELEVANT PROJECT EXPERIENCE

Midtown | College Station, TX
Highland Neighborhood Park | Austin, TX
Brownie Neighborhood Park | Austin, TX
Walter E. Long Metropolitan Park Phase 1 Implementation | Austin, TX
Holly Shores Area at Lady Bird Lake Eastside Family Garden | Austin, TX
Holly Shores Area at Lady Bird Lake Lakefront Trail Park | Austin, TX
Milky Way at River Place | Austin, TX
San Pedro Creek Culture Park | San Antonio, TX
Hispanic Association of Colleges and Universities | San Antonio, TX
The Alamo Master Plan | San Antonio, TX
Veramendi | New Braunfels, TX
Persimmon | Buda, TX
Shadowglen | Manor, TX



STAN ALBUS PLA, LI
Senior Associate, Irrigation Lead



Stan brings a disciplined, performance-driven approach to projects that demand technical rigor and accountability. With experience spanning recreational, institutional, and federal work, he has led projects involving the City of San Antonio and the U.S. Army Corps of Engineers. His background in design-build delivery strengthens his focus on constructibility, schedule control, and field-level quality.

CREDENTIALS

Registered Landscape Architect, TX
No. 1202

Registered Landscape Irrigator, TX
No. LI 4058

EDUCATION

Bachelor of Landscape Architecture
Texas Tech University

EXPERIENCE

23 Years

INVOLVEMENT

American Soc. of Landscape Architects

RELEVANT PROJECT EXPERIENCE

TAMU Texas Institute for Pre-Clinical Studies (TIPS) | College Station, TX

TAMU Emerging Technologies Building | College Station, TX

District 3 Aquatics Facilities | San Antonio, TX

VIA Metro. Transit Westside Multimodal Transit Center | San Antonio, TX

VIA Metropolitan TransitNaco Pass Transit Center | San Antonio, TX

VIA Metropolitan Transit Buena Vista Transit Center | San Antonio, TX

Brackenridge Park | San Antonio, TX

Confluence Park | San Antonio, TX

Phil Hardberger Park | San Antonio, TX

Civic Park at Hemisfair GGN Partnership | San Antonio, TX

Hyatt Regency Hill Country Resort | San Antonio, TX

Pearl Brewery Redevelopment | San Antonio, TX



MADelyn GOERIG PE
Lead Mechanical Engineer



Madelyn Goerig, PE, has experience working directly with owners, architects, and other consultants, paired with a growing portfolio designing complex mechanical systems, coordinating these systems with other disciplines, and writing specifications. She has a history of success in consistently producing high quality results with clients across the higher ed, K-12, municipal, healthcare, and corporate sectors.

CREDENTIALS

Registered Professional Engineer, TX
No. 154528

EDUCATION

Bachelor of Science
Mechanical Engineering
Texas A&M University

Master of Science
Business
Texas A&M University

EXPERIENCE

7+ Years

RELEVANT PROJECT EXPERIENCE

City of Bryan Legends Event Center | Bryan, TX

Provided mechanical design for the Bryan Legends Event Center. The class A facility is suitable for attracting regional, state, and national indoor tournaments and events, along with use by citizens and out of town visitors.

Blinn College District Sports and Intramural Zone | Brenham, TX

Provided mechanical design services for a 27,000 SF field house, a 2,500 SF storage building, a competition softball field, a competition soccer field, and a practice football field.

Boys & Girls Club of the Brazos Valley New Building with Gym | Bryan, TX

TAMU Mitchell Tennis Center Renovation | College Station, TX

Travis Bryan Fields at Midtown Park Renovation | Bryan, Texas



MICHAEL T. DANIEL PhD, PE
Lead Electrical Engineer



Michael Daniel, PhD, PE, has more than 16 years of experience as an electrical engineer and is a former U.S. Navy Lieutenant. He has previously served as an adjunct professor at Western New England University. His work has encompassed projects such as large-scale nuclear and electric power plants, instrumentation, control, and electrical systems. Michael is also a member of the IEEE and has authored several peer-reviewed IEEE research publications in power systems and equipment. He consistently delivers high-quality designs for clients across various market sectors, including federal, municipal, corporate, and higher education.

CREDENTIALS

Registered Professional Electrical/Computer Engineer, TX
No. 139695

EDUCATION

Advanced Diploma, PhD
Electrical Engineering
Texas A&M University
Master of Science
Electrical Engineering
Northwestern University

EXPERIENCE

16+ Years

RELEVANT PROJECT EXPERIENCE

Sam Houston St. Univ. The Woodlands Center Reno. | The Woodlands, TX
Provided electrical design services for renovations to the third and fourth floors of The Woodlands Center.

Bryan Texas Utilities Administration Building | Bryan, TX
Provided electrical Design for a two-story, 37,600 SF facility that includes office spaces, meeting spaces, and support spaces for BTU administration.

Blinn College District New Administration Building | Bryan, TX
Providing electrical design services for Blinn College District’s new administration building located on the Bryan Campus.

TAMU College Station Golf Clubhouse | College Station, TX
Brazos County Brushy Station Addition | College Station, TX



SEAN MCLEOD PE
Lead Plumbing Engineer



Dedicated and client-oriented, Sean has experience with project management in addition to designing fuel systems for transportation centers, complex plumbing systems, and fire protection systems. Sean’s project management background allows him to successfully manage maintenance projects directly with owners with high quality results. He has completed projects across the K-12, higher education, municipal, and healthcare sectors.

CREDENTIALS

Registered Professional Engineer, TX
No. 142475

EDUCATION

Bachelor of Science
Mechanical Engineering
University of Houston

EXPERIENCE

11+ Years

RELEVANT PROJECT EXPERIENCE

TAMU System Blue Bell Park | College Station, TX
Provided plumbing design services for a new player development facility at Texas A&M University’s Blue Bell Park.

Blinn College District Sports & Intramural Zone | Bryan, TX
Provided plumbing design services for a 27,000 SF field house, a 2,500 SF storage building, a competition softball field, a competition soccer field, and a practice football field.

Blinn College Leroy Dreyer Field Upgrades | Bryan, TX
Providing plumbing design services for a renovation and addition to an existing facility.

Cleveland ISD Baseball & Softball Field Renovations | Cleveland, TX
Wharton ISD Fieldhouse at EJM Stadium | Wharton, TX



BRIAN K. COMBS RCDD
Principal-in-Charge



Mr. Combs is vice president of COMBS Consulting Group and responsible for all consulting services. Mr. Combs has more than thirty years of experience in the technology industry where he has held various positions including consultant, project manager, regional director and vice president of consulting services. Prior to founding COMBS, Brian spent six years with a large, independent technology consulting firm, where he developed the south Texas market and served as regional director for four years. His promotion to vice president of consulting services allowed him to oversee consulting services throughout the organization.

CREDENTIALS

Registered Communications
Distribution Designer (RCDD)
No. 12520

EDUCATION

Telecommunications, Management/
Information Technology
Community College of the Air Force

EXPERIENCE

22+ Years

INVOLVEMENT

American Society for Industrial Security

RELEVANT PROJECT EXPERIENCE

City of Laredo Uni-Trade Stadium (Home of the Laredo Lemurs) | Laredo, Texas
 COSA Alamodome Improvements for 2025 NCAA Final Four | San Antonio, Texas
 UTRGV Vackar Stadium | Edinburg, Texas
 UT Disch-Falk Field Renovation | Austin, Texas
 Texas State University Baseball & Softball Complex Renovations | San Marcos, Texas
 LSU Tiger Stadium South End Zone Expansion | Baton Rouge, Louisiana
 Northside ISD Baseball & Softball Complex | San Antonio, Texas



MARK CALVO PE
Regional Director



Mr. Calvo is the regional director for COMBS Consulting Group's Houston office where he is responsible for the daily operations of that branch. Additionally, Mark collaborates with clients to determine specific project requirements, designs technology and security systems, develops technical drawings and specifications, performs field investigations and manages the implementation of technology and security systems. Prior to joining COMBS Consulting Group, Mark spent six years with a mechanical, electrical, plumbing (MEP) engineering firm as Director of Technology. In addition to managing the technology department's personnel, his responsibilities included design and implementation management of technology and security systems, performing field investigations, writing proposals, invoicing and calculating man-power and work-flow projections.

EDUCATION

Bachelor of Science
Biology
University of Houston

Associates of Science
Electronics Engineering
ITT Technical Institute

EXPERIENCE

24+ Years

RELEVANT PROJECT EXPERIENCE

Texas A&M University Indoor Track | College Station, Texas
 Tarleton State University Convocation & Events Center | Stephenville, Texas
 Sam Houston State University Recreational Sports Facility | Huntsville, Texas
 Sam Houston State University Tennis Facility | Huntsville, Texas
 Macon Bibb Arena | Macon, Georgia
 Gregory-Portland ISD Baseball & Softball Complex | Portland, Texas
 Fort Bend ISD Mercer Stadium Renovation | Sugar Land, Texas
 Fort Bend ISD Cook Natatorium Renovation | Sugar Land, Texas
 Fort Bend ISD Aquatics Practice Facility #2 | Houston, Texas



DARREN GRAVES

Audio/Visual Studio Leader



Mr. Graves is the Audio/Visual Studio Leader for COMBS Consulting Group. His responsibilities include managing the audio/visual studio staff, collaborating with clients to determine specific project requirements, designing technology, security and audio/visual systems, and developing technical drawings and specifications. Mr. Graves has more than twenty years of experience in the technology, security and audio/visual industries. Darren has worked with clients in multiple markets including corporate, healthcare, education and municipal. Prior to joining COMBS Consulting Group, Darren worked as a senior consultant and project manager for a large engineering firm. His expertise includes all low voltage technology systems including structured cabling, security systems, audio/visual systems, CATV systems, overhead paging, and healthcare technologies.

EDUCATION

Austin Community College

EXPERIENCE

25+ Years

INVOLVEMENT

American Society for Industrial Security (ASIS)

Building Industry Consulting Services International (BICSI)

RELEVANT PROJECT EXPERIENCE

City of Portland 5th & Elm | Portland, Texas

Texas A&M University Indoor Track | College Station, Texas

Tarleton State University Convocation & Events Center | Stephenville, Texas

Sam Houston State University Recreational Sports Facility |

Huntsville, Texas

Sam Houston State University Tennis Facility | Huntsville, Texas

Macon Bibb Arena | Macon, Georgia

Gregory-Portland ISD Baseball & Softball Complex | Portland, Texas

Travisso Amenity Center | Leander, Texas

THE STATION HOSPITALITY & ATHLETIC COMPLEX

300,000 SF | College Station, TX | Makers Design Co., Schultz Engineering



- 01 250' FIELD
- 02 365' FIELD
- 03 380' FIELD
- 04 CONCESSIONS/RESTROOMS
- 05 COVERED PLAYGROUND
- 06 INDOOR TRAINING & SHOP
- 07 COVERED BATTING CAGES
- 08 WIFFLE BALL / AMENITIES
- 09 MAINTENANCE & GYM TENANT
- 10 CHAMPIONSHIP FIELD
- 11 POND
- 12 HOSPITALITY CABINS
- 13 RESTAURANT & LODGE
- 14 MAINTENANCE & GOLF CART RENTAL
- 15 EVENT CENTER

PROJECT DATA

Type
New Construction

Project Delivery Method
Design-Build

Anticipated Completion
2027

Actual Completion
TBD

Budget
TBD

Contractor
ABA Services

Owner Contact
Thomas Rodgers
979-492-5472
thomas@abas.build

SCOPE

The feasibility study evaluates the viability, scope, and implementation considerations for a proposed multi-component baseball and hospitality development. The program includes a championship-level baseball field, along with supporting infrastructure necessary for competitive play and spectator events. Additional program elements include tournament-support fields, spectator amenities, training facility, playgrounds, parking, and required site infrastructure to sustain regional tournament operations. Complementing the athletic complex, the development also envisions a hospitality component consisting of cabin-style lodging located around retention/amenity pond, a central lodge with restaurant and gathering spaces, and a conference/event center capable of hosting meetings, banquets, corporate and community events. Together, these elements are intended to create a regional destination that integrates athletics, recreation, tourism, and economic development.

The feasibility study assesses site conditions, infrastructure capacity, access and circulation, utility availability, regulatory constraints, and development limitations. Planning will be coordinated with the southwest development of the 313-acre tract currently being advanced by the City's engineering team to ensure alignment with broader infrastructure planning, utilities, roadway improvements, and long-term growth strategy.

TRAVIS BRYAN FIELDS AT MIDTOWN PARK REDEVELOPMENT

19,300 SF | Bryan, TX | Nathan Brandt (Architect of Record), Dudley Engineering, CZ Engineers

**PROJECT DATA****Type**

Redevelopment

Project Delivery Method

Design-Bid-Build (CSP)

Anticipated Completion

2020

Actual Completion

2021

Budget

\$6 Million

Contractor

Core Construction Services of Texas

Owner Contact

Frank Clark, Special Projects Mng.
979-209-5130
fclark@bryantx.gov

SCOPE

Redevelopment of the Travis Bryan Little League Fields at Midtown Park was a comprehensive project involving the transformation of existing facilities into a premier destination for youth and amateur baseball and softball in Central Texas. The project encompassed several key enhancements:

Field Upgrades Conversion of existing fields into three synthetic turf baseball and softball fields, providing durable, all-weather playing surfaces that reduce maintenance and increase playability.

Batting Cages Installation of 8 batting cages to support player training and development.

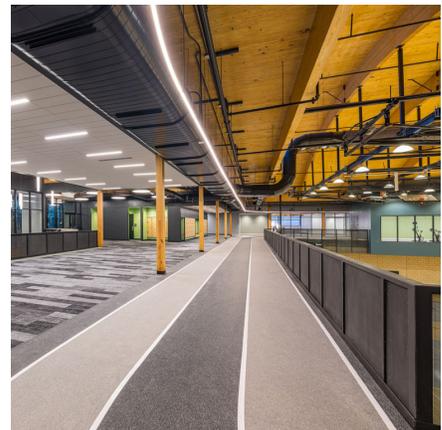
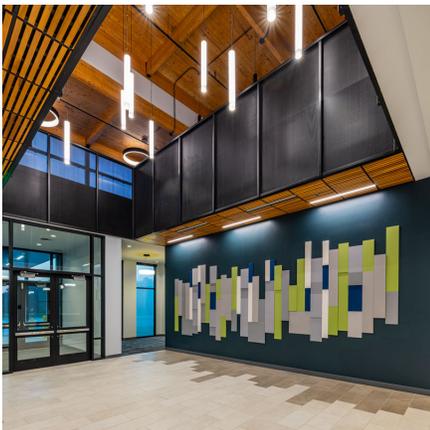
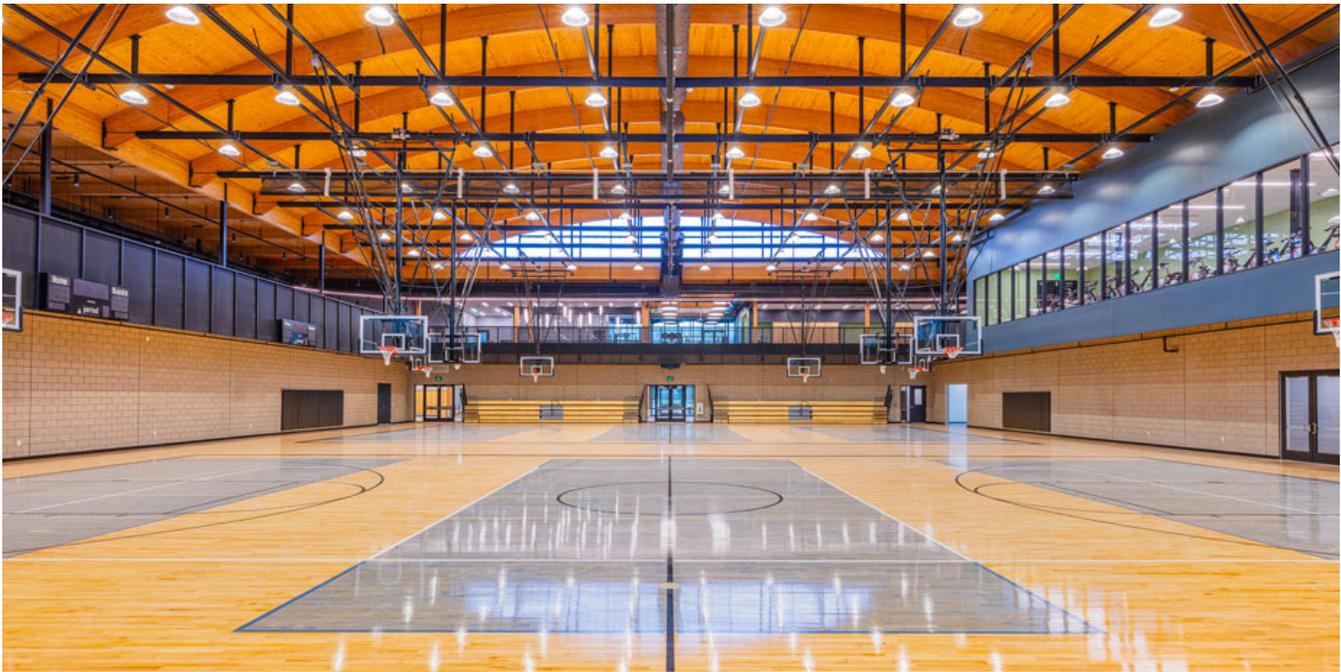
Lighting & Technology Implementation of new lighting systems for improved visibility and extended play hours, along with livestreaming capabilities to broadcast games and events.

Amenities Construction of high-quality concessions facility, restrooms, parking areas, and a shaded play structure to enhance spectator and player experience.

Seating & Landscaping Addition of permanent seating and landscaping improvements to create a welcoming environment for attendees.

OSCAR JOHNSON JR. ENRICHMENT AND RECREATION COMPLEX

22 Acres | Conroe, TX | Nathan Brandt (Architect of Record), Dudley Engineering, CZ Engineers

**PROJECT DATA****Type**

Masterplanning, New Construction

Project Delivery Method

Design-Bid-Build (CSP)

Anticipated Completion

2025

Actual Completion

2025

Budget

\$38 Million

Contractor

Brookstone Construction

Owner ContactTiffany Placide, CC Supervisor
936-522-3960
tplacide@cityofconroe.org**SCOPE**

The Oscar Johnson Jr. Enrichment & Recreation Center is a new 86,974-square-foot, two-story mass timber facility located on a 22-acre site in Conroe. Designed to serve residents of all ages, the complex replaces the former community center with a thoughtfully expanded facility that supports athletic, fitness, enrichment, and community event programming. The mass timber structure reflects an innovative architectural approach that enhances the building's character, sustainability profile, and overall user experience. The project features two large gymnasiums convertible for multiple sport formats, a comprehensive fitness center and weight room, an indoor walking track, dance and cycling studios, flexible event and meeting spaces, and dedicated youth and senior programming areas. The use of mass timber in the facility's primary structure supports open, column-free gym and activity spaces while expressing a warm and engaging interior environment that complements the community focus of the center. Throughout development, coordination with City staff and community stakeholders helped shape a facility that responds to long-standing local needs for multi-generational recreation while reinforcing the park and recreation system's broader goals. The center is positioned as a regional destination for wellness, enrichment, and community engagement, combining high-performance spaces with durable, adaptable design.



PROJECT DATA
Type
 Redevelopment
Project Delivery Method
 Design-Bid-Build (CSP)
Contractor
 TBD
Budget
 \$15 Million

STA-MO SPORTS PARK REDEVELOPMENT

28.6 Acres | Missouri City, TX | Nathan Brandt (Project Mngr. Pre-Design)

The Sta-Mo Sports Park Redevelopment project is an initiative by the City of Missouri City to transform the existing community sports complex into a diversified regional recreational destination. The park currently includes several baseball, softball, and T-ball fields. Efforts to reimagine the site are driven by diminished field use over time and evolving community needs, with the goal of broadening program offerings and enhancing user experience. Conceptual planning for the redevelopment envisions a blend of athletic, recreational, and community amenities. Proposed elements include updated baseball and softball fields, multi-use sports fields, outdoor pickleball courts, a cricket field, improved playground and gathering spaces, a pump track, enhanced circulation and infrastructure, and wayfinding and utility improvements. These enhancements are intended to support expanded organized sports activity as well as passive and informal recreation for residents of all ages.

Throughout the master planning process, coordination helped shape a phased implementation approach that aligns with broader parks system goals and evolving recreational demands.



PROJECT DATA
Type
 Redevelopment
Project Delivery Method
 Design-Bid-Build (CSP)
Contractor
 G. Hyatt Construction
Budget
 \$9.5 Million

PFLUGERVILLE 1849 PARK - PHASE II

323 Acres | Pflugerville, TX | Nathan Brandt (Architect of Record), Dudley

The 1849 Park Phase II project represents the next stage in the development of a major community park in Pflugerville, expanding active recreation and athletic facilities in response to strong resident demand. Phase II includes the addition of two new baseball fields, one softball field, supporting parking expansions, walking trails, restrooms, and concessions facilities, further enhancing the park's capacity for organized sports and community use. Conceptual planning emphasized the integration of athletic infrastructure into the broader park setting, with field layouts, spectator amenities, and site circulation designed to support a range of users while maintaining flexibility for future phases. The scope also incorporates utility improvements and site amenities that support both casual park visitors and league play.

Throughout planning, coordination with helped shape a phased implementation approach that aligns with city goals, bond funding priorities, and long-term park master planning. Phase II is anticipated to open to the public in early 2026, creating expanded opportunities for baseball and softball play within the growing community.



PROJECT DATA
Type
 Redevelopment
Project Delivery Method
 Design-Bid-Build (CSP)
Contractor
 C.A. Walker Construction
Budget
 \$6.7 Million

BACHMANN PARK RENOVATIONS

42 Acres | College Station, TX | Nathan Brandt (Schem. Design), Dudley

The Bachmann Park Renovations project consists of significant improvements to baseball and multi-use athletic facilities in College Station, with a focus on upgrading aging support buildings and enhancing amenities for both Little League and Senior League users. Our key personnel were involved during the planning and early design phases, contributing to the development of scope and improvement strategies for baseball facilities and associated site amenities.

Planning efforts supported the demolition and replacement of two concession and restroom buildings serving multiple baseball and soccer fields. The new facilities were programmed to include expanded restroom capacity, a dedicated family restroom, storage rooms, drinking fountains, and officials' spaces. Planning also addressed upgrades to baseball field infrastructure, including new dugouts, covered bleacher seating, and additional shaded spectator areas to improve player and visitor experience. The early planning work helped establish a clear framework for a durable, accessible, and functional upgrade to Bachmann Park's baseball facilities.



PROJECT DATA
Type
 Site Development
Services Provided by Team
 Master Planning, Landscape Arch.
Completion Date
 TBD
Budget
 TBD

MIDTOWN

232 Acres | College Station, TX | Rialto Studio

Midtown takes shape on a 232-acre parcel in the center of College Station. Key personnel from our team are leading the planning and design of a 117-acre mixed-use district that will include approximately 1,350 residential units, 400,000 sf of retail and entertainment, 250 hotel rooms, and 300,000 sf of office space. The work focuses on structuring the district around a connected framework of streets, parks, and public spaces that create a walkable, human-scaled environment. Public parks and trail networks weave through the site, linking neighborhoods to the central plaza and a recreational lake. Streets are planned to balance vehicles, pedestrians, and cyclists, while green corridors provide shade, stormwater management, and safe connections. In collaboration with the City of College Station, Rialto developed shared branding and signage standards to unify Midtown with the adjacent Employment Center. At the district’s heart, a vibrant retail plaza with a signature water feature will anchor the community. Midtown is envisioned as a new urban core that integrates living, working, recreation, and civic identity through thoughtful, place-based planning.



PROJECT DATA
Type
 Redevelopment
Project Delivery Method
 Design-Bid-Build (CSP)
Completion Date
 TBD
Budget
 \$13 Million

CLASSEN-STEUBING RANCH PARK

44 Acres | San Antonio, TX | Rialto Studio

Classen–Stebing Ranch Park transforms a 204-acre former ranch into a regional destination that pairs competitive athletics with long-term environmental stewardship. Of the site, 160 acres are permanently preserved under the Edwards Aquifer Protection Program, while 44 acres were strategically developed for public use. Key personnel from our team led planning and design for the park’s first major phase, centered on delivering high-performance, multi-use sports fields that anchor the active core and support league play, tournaments, and daily recreation. The athletic complex is organized for operational efficiency and spectator experience, with terraced multi-use fields carefully graded to respond to topography, maximize playability, and protect sensitive recharge zones. Accessible circulation, structured parking, shade, and clear wayfinding reinforce functionality, while playgrounds, pavilions, courts, disc golf, fitness stations, and trail connections extend use beyond the fields. Low-impact development strategies include bioswale-lined parking, native planting systems, and coordinated grading and drainage that manage stormwater at its source and protect aquifer recharge.



PROJECT DATA
Type
 Site Development
Project Delivery Method
 Master Planning, Landscape Arch.
Completion Date
 2025
Budget
 \$20 Million

THE GROVE AT SHOAL CREEK

75 Acres | Austin, TX | Rialto Studio

Key personnel from our team led the planning, landscape architecture, and open space design for The Grove at Shoal Creek, a 75-acre mixed-use neighborhood that reclaims one of Austin’s last undeveloped tracts as a model for sustainable urban infill. Positioned at 45th Street and Bull Creek Road, the project deliberately bridges Austin’s dense urban fabric with the restored ecology of Shoal Creek, demonstrating how growth and green infrastructure can be meaningfully integrated within a broader context. In collaboration with the City of Austin, Milestone Community Builders, and surrounding neighborhoods, Rialto guided the project from early master planning and PUD entitlements through detailed design and construction documentation. The firm also led the Grove Public Parks Master Plan with Austin Parks and Recreation to program over 20 acres of parkland anchored by the 16-acre Grove Neighborhood Park with an adventure playground, outdoor fitness areas, a wet pond, and a 300-foot suspension bridge extending the Shoal Creek Trail, while carefully preserving and showcasing 200-year-old live oaks and balancing neighborhood priorities with citywide goals.

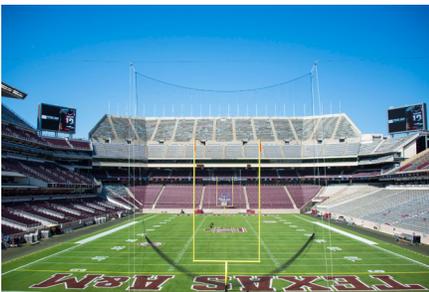


PROJECT DATA
Type
 New Construction
Services Provided by Team
 MEP Engineering
Completion Date
 In Progress
Budget
 \$21.5 Million

TAMU SYSTEM BLUE BELL PARK

34,000 SF | College Station, TX | Cleary Zimmermann Engineers

Key personnel from our team are providing MEP design services for a new player development facility at Texas A&M University’s Blue Bell Park. This new 34,000 SF facility will have pitching lanes, batting cages, strength and conditioning areas, locker rooms, team meeting rooms, sports medicine rooms, coaching staff offices, and a laundry facility.



PROJECT DATA
Type
 Renovation
Services Provided by Team
 MEP Commissioning Engineering
Completion Date
 August 2015
Budget
 \$485 Million

KYLE FIELD RENOVATION

593,000 SF | College Station, TX | Cleary Zimmermann Engineers

Texas A&M’s Kyle Field underwent major renovations that modernized the stadium and for the first time connected its four sections with three levels of public concourses. Key personnel from our team provided commissioning services for the stadium’s HVAC and building automation systems, life safety (stairwell pressurization) and lighting. Our commissioning team worked directly with the quality control division of the joint venture Manhattan-Vaughn Construction. The coordinating efforts of our commissioning team helped maintain this project’s accelerated timeline: two-years of 24/7 construction. This complex schedule required two phases to accommodate use during the 2014 football season.



PROJECT DATA
Type
 New Construction
Services Provided by Team
 MEP Engineering
Completion Date
 December 2022
Budget
 \$40 Million

LEGENDS EVENT CENTER

122,000 SF | Bryan, TX | Cleary Zimmermann Engineers

Key personnel from our team provided MEP design for the Bryan Legends Event Center. The class A facility is suitable for attracting regional, state, and national indoor tournaments and events, along with use by citizens and out of town visitors. The facility contains eight high school sized basketball courts with seating in the mezzanine area. Other spaces include areas for sports injury services, locker rooms, meeting spaces, food preparation/services, and other areas.



TAMU INDOOR TRACK

127,766 SF | College Station, TX | Combs Consulting Group

This new 127,766 sf indoor track facility serves as practice space as well as having the capability to host both SEC and NCAA Championship level events. The facility consists of a large, column free space approximately 400' x 320' with minimum interior clear height of 35'. This large volume has a single slope roof with an east wall height of approximately 90' and a west wall height of approximately 65'. Additional support spaces and public entries border the large volume on the north and east faces with a parapet height of approximately 38'. On the Ground Level, the facility has an NCAA championship quality banked track with infield jumping area, and outboard throws and sprint areas. Approximately 4,200 fixed seats view the event space from the east side with 90% of seating being aluminum bleachers and 10% being self-rising chairbacks - located at the common finish line. Public entries, concourse, and amenities serve the seating from the east side and athlete amenities serve the competition space from the north. Media and Press spaces are located on a mezzanine level at the top of the seating bowl with clear sightlines to the competition surface.

PROJECT DATA
Type
 New Construction
Services Provided by Team
 IT, A/V, & Security
Completion Date
 January 2024
Budget
 \$55 Million



SHSU RECREATIONAL SPORTS CENTER ADD. & RENO.

9,100 SF Add. & 21,575 SF Reno. | Huntsville, TX | Combs Cons. Group

This project included updates to the existing facility such as a new student lounge, functional training and cardio training. The racquetball courts were repurposed into multipurpose studios and a spin studio. The project also included a new addition to house a multipurpose basketball court, storage space and a tent-drying room.

PROJECT DATA
Type
 Addition & Renovation
Services Provided by Team
 IT, A/V, & Security
Contractor
 Unknown
Budget
 \$9.5 Million



UTRGV VACKER STADIUM

10,500 SF | Edinburg, TX | Combs Consulting Group

This \$20 million renovation and expansion project included 10,500 SF of upgrades, such as new locker rooms, press box renovations, enhanced lighting, and a new sound system. The project also included lowering the field to improve sightlines for the 39 suites that were also renovated as part of this project. One hundred and eighty-four premium seats, including the addition of 19 loge boxes, were added to the north end zone. Additionally, 2,000 bleacher seats were added to the south endzone. In total, the stadium can now seat 12,000 fans.

PROJECT DATA
Type
 Renovation & Expansion
Services Provided by Team
 IT, A/V, & Security
Contractor
 Noble Texas Builders
Budget
 \$20 Million