

Project Summary

PROPOSED FIELDHOUSE, UNIVERSITY OF WISCONSIN - LA CROSSE

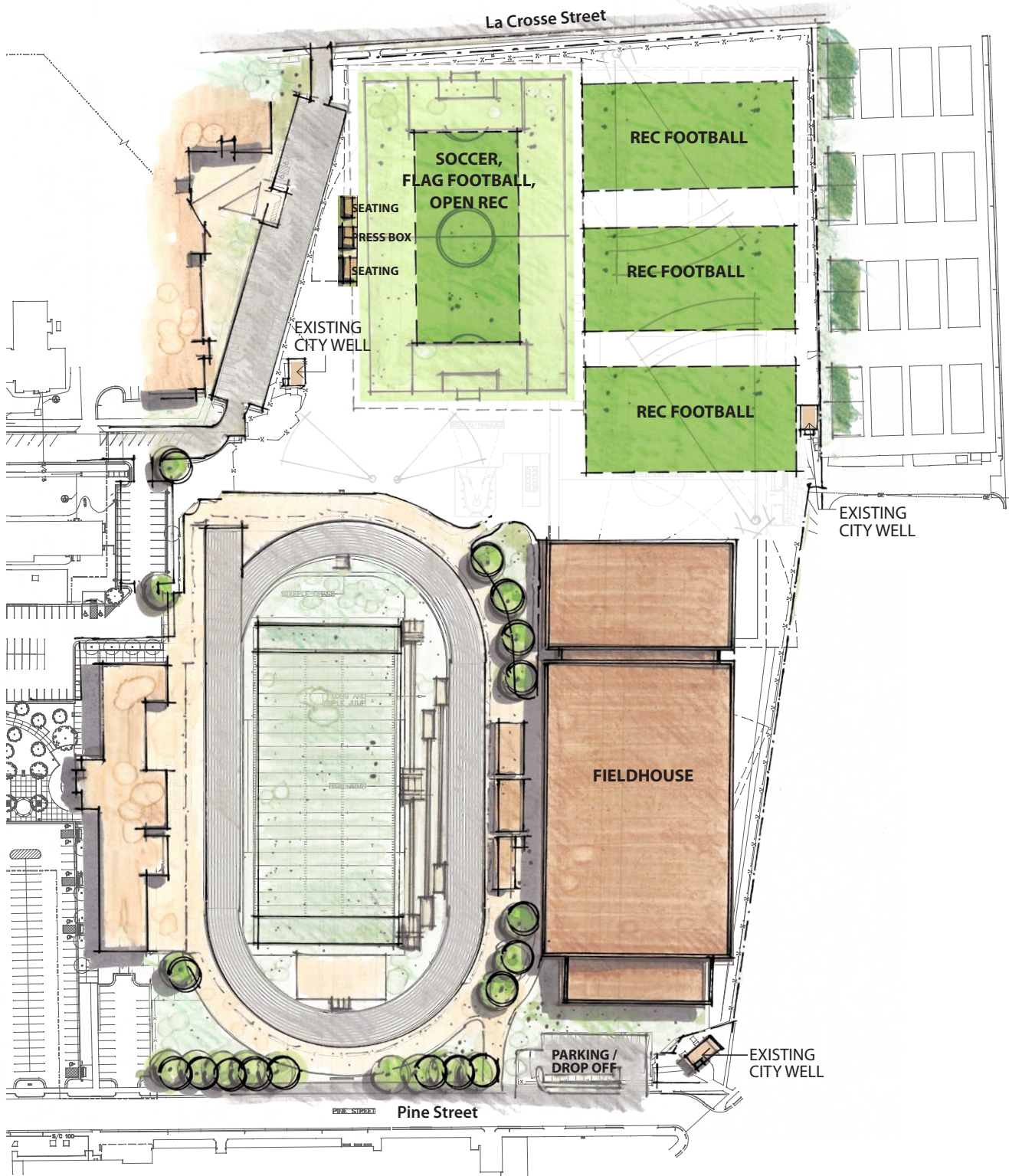


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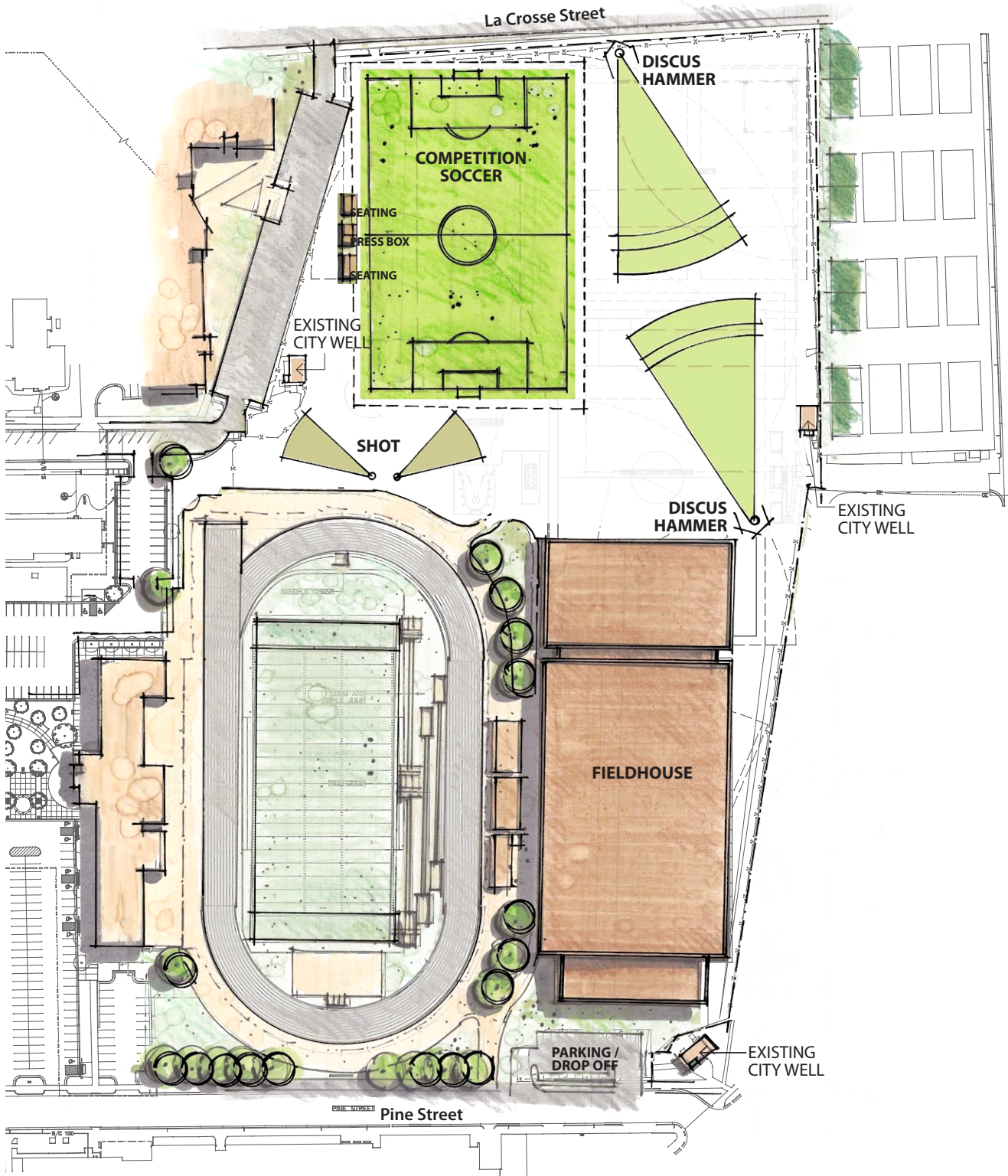


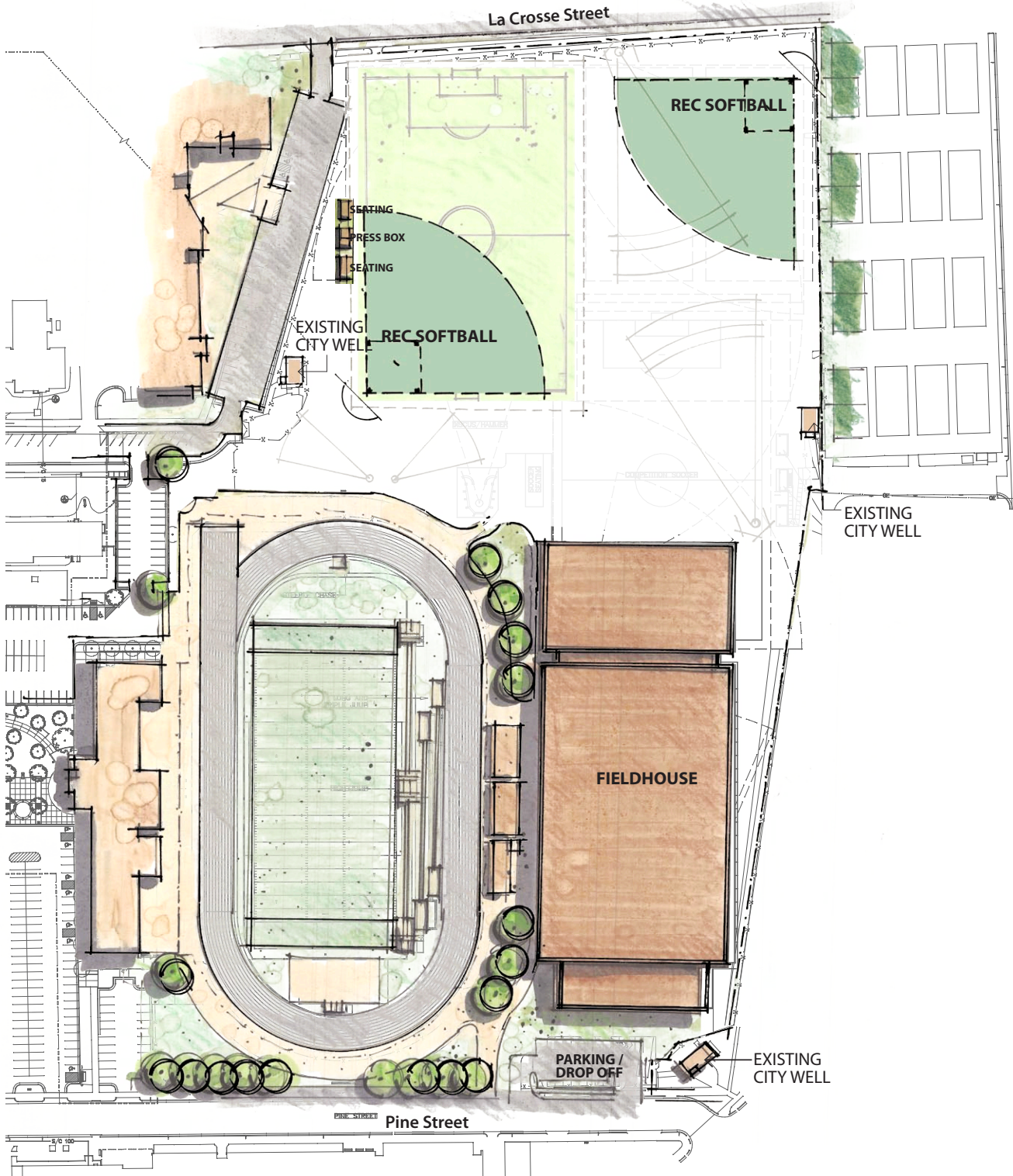


PROPOSED FIELDHOUSE, UNIVERSITY OF WISCONSIN - LA CROSSE Recreation Football Site Blocking Diagram

October 29, 2014







BACKGROUND

- 1) The University wishes to build a new Indoor 200 Meter Track & Field Venue along with four (4) Indoor Tennis courts and a new Competitive Soccer Pitch to well support a variety of the institution's athletic, recreation, and academic needs.
- 2) The Indoor competition track must be capable of hosting NCAA-sanctioned Indoor Track & Field events, while the facility must also support a wide array of non-competition (practice and recreation) uses. The venue for tennis practice is a non-competition space without any designated spectator areas. The soccer pitch supports athletic and recreation use.
- 3) The entire facility must be multi-purpose capable, with suitable storage for "quick change" of the venue
- 4) Initial specifications to be achieved for the track, include . . .
 - a) 200 M measured distance, non-banked track
 - b) 8 Lanes, minimum 42" width
 - c) Field Event Venues for Shot put / Discuss / Triple Jump / Long Jump / Pole Vault, Pentathlon, Heptathlon, and more
 - d) 1,200 Spectator Seats (tilt 'n roll), minimum
 - e) Support Facilities, as necessary for NCAA sanctioned events and UWL Facility / Program needs
- 5) Tennis courts are NCAA sanctioned sizes with properly sized overrun and safe zones.
- 6) Soccer pitch will be 75Y x 115Y for competition and supported by spectator seating, toilets, concessions, press box, and storage.

INFORMATION

In this early planning for this Fieldhouse three primary questions must be answered. Will it fit? What's included? How much will it cost?

We have completed several site design blocking diagrams to 1) Craft a fieldhouse that will fit on the site, 2) Determine how to best leverage the site's circulation and connections to the existing campus, and 3) Optimize the site while considering our impact to the existing site utilities.

Will It Fit?

- 1) The project site, east of the existing stadium and outdoor track, and north of Pine Street, is tight. Very tight. It is bounded on the east by the University's property line (adjacent to Emerson Elementary School), and on all other sides by athletics and recreation spaces / venues. The south boundary of the site is Pine Street.
- 2) The biggest factor in determining fit for this facility is the track venue itself. As planned the single volume area for the 200 M track will require a minimum building measuring 195' x 325' out-to-out. For planning purposes this is 65,000 NSF. Support facilities can be appended to this volume in a variety of ways (one story or two).
- 3) The new facility will require the modification of the existing circulation and paved areas of the existing track and field site, and relocation of two large city-owned water mains.
- 4) The new facility also requires modification and / or relocation of the following existing outdoor athletic venues
 - a) Shot Put area
 - b) Javelin Throw area
 - c) Hammer / Discuss Throw area
 - d) Recreation Fields
 - e) Soccer Support Facilities
- 5) The new venue will eliminate the following existing outdoor athletic venues
 - a) Natural turf Football practice field. This is not being replaced.

The proposed location for this facility will maximize the building's pedestrian access. In the future, the University plans to renovate Mitchell Hall for future athletic and recreational offerings and vacate Pine Street. The site currently presents a great opportunity to connect athletic events that are happening at the Veterans Memorial Field Complex and the recreational fields to the North allowing the building to serve as an "anchor" on the East Side of Campus. This location also greatly benefits and enhances the campus' ability to host additional high school and collegiate events.

We have reviewed the existing utilities found within the development area including site electrical (for the recreation field lighting), existing City of La Crosse water mains (currently located within the footprint of the proposed field house) and stormwater management for future improvements. All other utility considerations have been evaluated by Ring & DuChateau Consulting Engineers, including steam, chilled water, signal ductbanks, primary ductbanks, and other specific utilities. The field house planning project includes the costs for these utilities.

The existing recreational field lighting will be relocated on site to provide lighting for the competitive soccer field, discus, shot and hammer events. In addition, the lighting will be used for recreational events (flag football, soccer, softball, etc). It is important to know we have not completed a foot-candle study to evaluate if the existing lighting meets current standards for athletic events.

The University's stormwater runoff is currently regulated through their MS4 permit, granted by the Wisconsin DNR. The site's stormwater runoff from the building and parking lot will be managed on site through the use of green infrastructure, helping the university reduce sediment and phosphorous loading. Large storm events will be conveyed overland.

Currently there are two primary water mains found on the site. One is 24" and the other 20" in diameter. These water mains are part of the main arteries for the City of La Crosse water distribution system. These water mains connect to three existing city wells, known as well 14, 20, and 21, all of which are located on the UWL sports complex. In addition the City has several other wells on campus that are demand driven.

The two primary water lines (24" and 20") cannot be combined and currently are under a 50' wide "no build" easement. This easement prohibits constructing or placing structures within the easement, but does allow site improvements to be completed (turf, concrete, etc). They are buried approximately 4' below the surface. The city will allow the relocation of the water mains on site. In addition, the mains can be located closer together which will help reduce the footprint of the easement. The field house planning project includes the costs to relocate these water lines.

(continued)



What's Included?

- New 200 M Indoor Track & Field Venue
- Elevated indoor Three-Lane Jogging Track
- Four (4) new indoor Tennis Courts for practice
- Support Spaces, as indicated in the Architectural Program
- On-site parking for 18 automobiles, plus bicycles
- New Soccer Pitch for competition, practice and recreation use
- New Toilet Rooms near new Soccer Venue, for use by Intramurals, Recreation, Athletic Users, and patrons of soccer matches
- The following activities are planned for and well supported in the new facility . . .

UWL Sport / Activity	NCAA Competition	Athletics Practice	Recreation	No Accommodation
Baseball		X (In Tennis area)	X	
Basketball			X	
Cross Country		X		
Football		X		
Gymnastics				X
Jogging & Walking			X	
Softball		X (In Tennis area)	X	
Swimming / Dive				X
Tennis		X (In Tennis area)	X	
Track & Field	X	X	X	
Volleyball			X	
Wrestling				TBD
Other Recreation Activities			X	

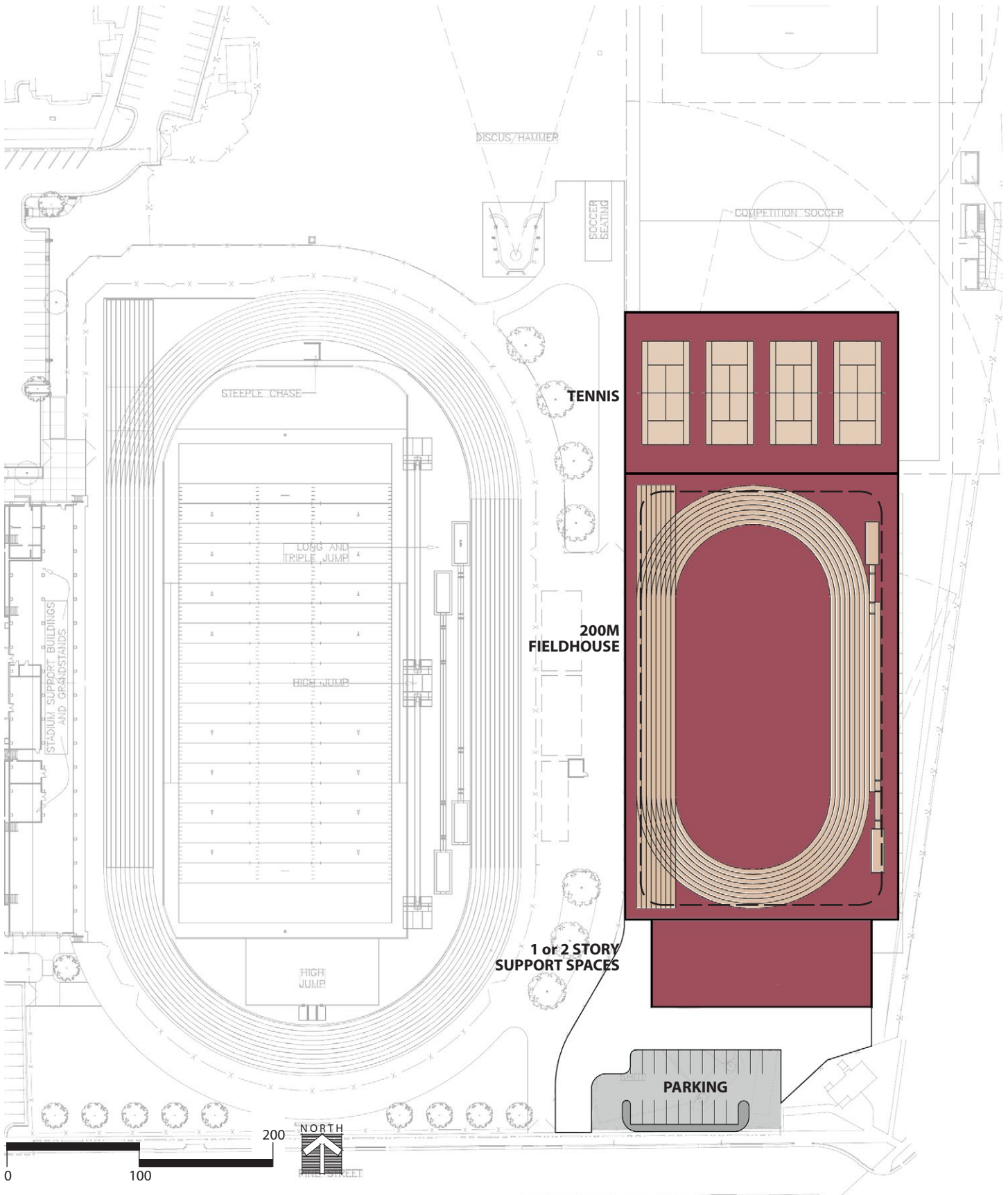
What Will It Cost?

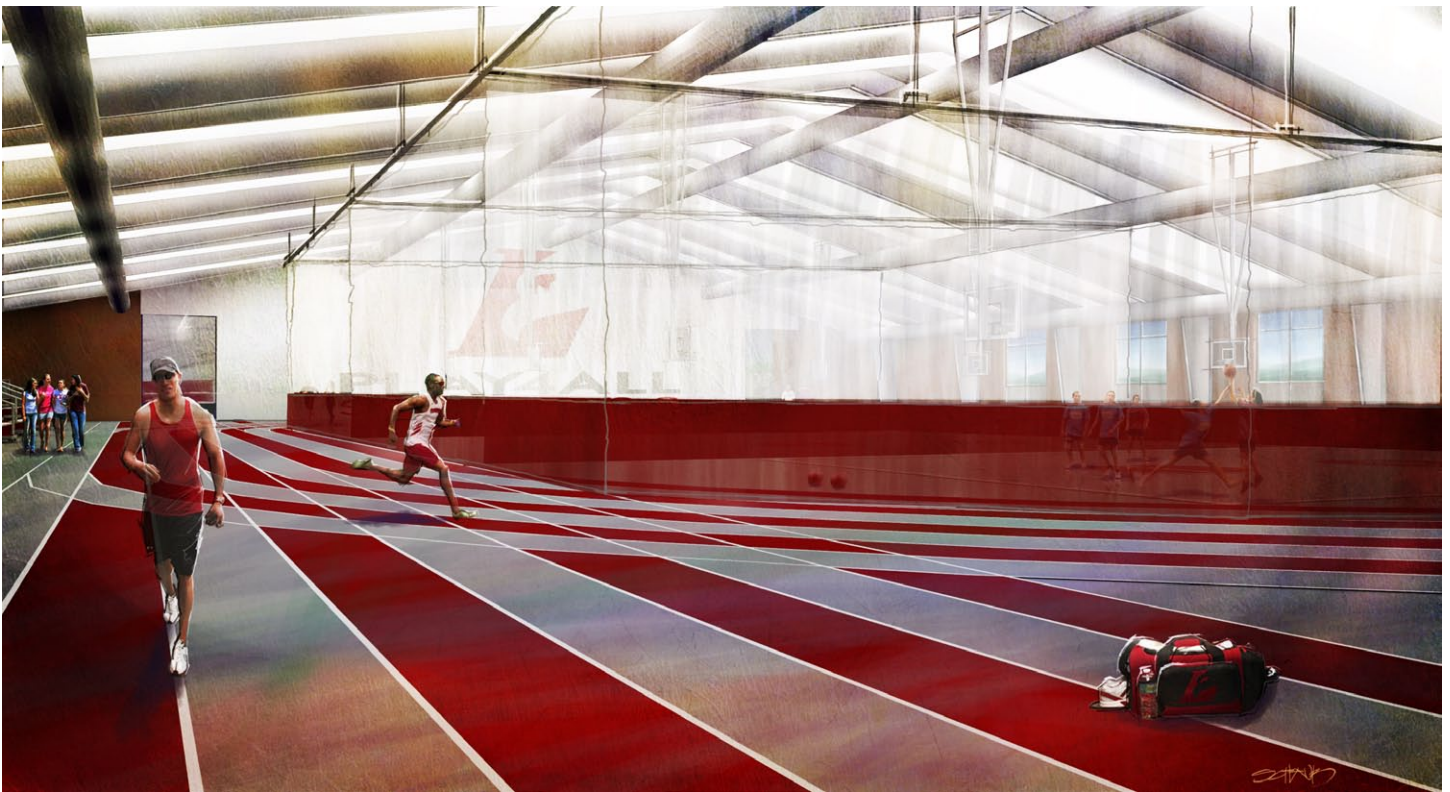
The probable Total Project Cost, calculated at this time, is \$33,000,000

- Includes inflation from Fall 2014 to Mid Point of Construction
- Includes an across-the-board contingency factor (approximately 15%)
- Anticipates Occupancy in Fall 2018

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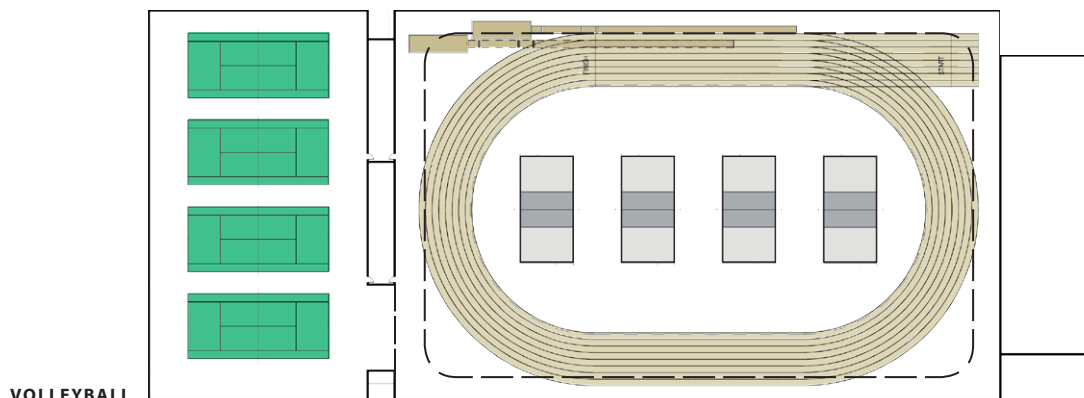
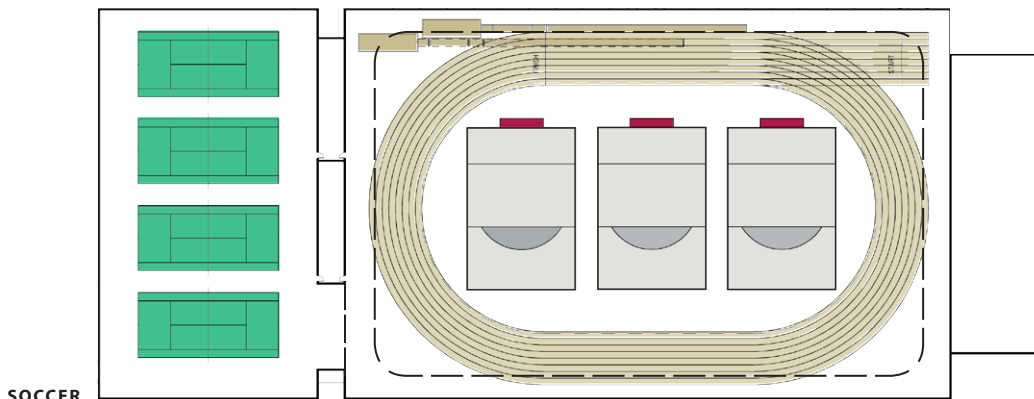
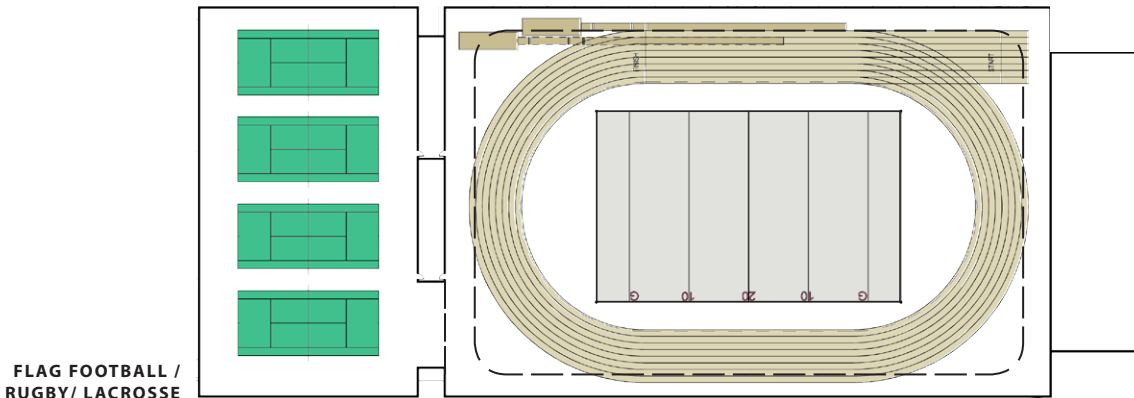
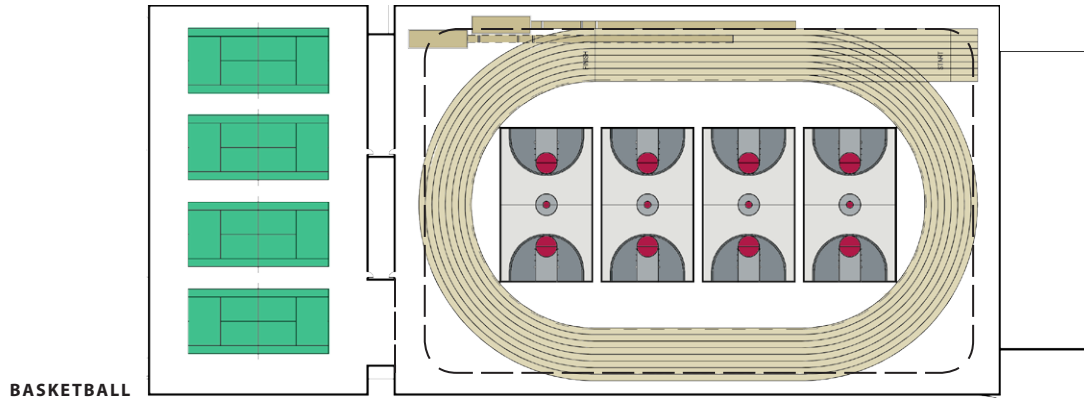












Area	Space	Description / Function	Area (NSF)	Cost / SF	Extension
Program Area Summary / Calculations					
1	FIELDHOUSE		94,030		
	200 M Track & Field Bldg w/ Support & Bsmt Mech	21 M radius, 42" lanes X (8) lanes,	65,630 NSF	155	10,172,650
	Tennis Courts / Practice Area		26,000 NSF	140	3,640,000
	Spectator Space	Tilt & Roll for 1,500 (750 ea, outfield / infield)	2,400 NSF	170	408,000
2	LOCKER ROOMS		15,500		
	Team Locker Room No. 1	80 Lockers, Showers, Grooming, Toilets	1,000 NSF	225	225,000
	Team Locker Room No. 2	80 Lockers, Showers, Grooming, Toilets	1,000 NSF	225	225,000
	Official's Locker / Shower (Male)		250 NSF	225	56,250
	Official's Locker / Shower (Female)		250 NSF	225	56,250
	UWL Team Meeting Room		800 NSF	190	152,000
	Multi-purpose Room 1		900 NSF	190	171,000
	Multi-purpose Room 2		900 NSF	200	180,000
	Athletic Training Room		500 NSF	200	100,000
	Timing Mgmt / Control Center	10 Persons	300 NSF	180	54,000
	Jogging Track, Elevated		9,600 NSF	120	1,152,000
3	OFFICE AREA		500		
	Operations Office	3 @ 120 SF, 1 @ 140 SF	500 NSF	200	100,000
4	STORAGE		3,000		
	Rec. & Athletic Storage		1,000 NSF	125	125,000
	Track & Field Storage		1,000 NSF	125	125,000
	Other Equipment Storage		500 NSF	125	62,500
	Maintenance / Operations Storage		500 NSF	125	62,500
4	ENTRY / LOBBY		1,000		
	Lobby	Plug area qty. Can possibly be smaller, TBD	1,000 NSF	175	175,000
SUB TOTAL - Assignable Program Area at Fieldhouse			114,030	151	17,242,150
	Net to Gross Factor	92% Toilets, Basement MEP, Walls, & Circ @ Fieldhouse	9,970 SF	151	1,507,535
5	Soccer Field Support Buildings		1,500		
	Mens & Women's Toilet Rooms for 500 Spectators		320 SF	395	126,400
	Two-Story Press Box, Storage, Concessions (sim to Existing)		400 SF	320	128,000
	Storage and First Aid		780 SF	144	112,320
TOTAL - Gross Building Area / Cost			125,500	152	19,116,405
Site Development Costs					
	Site Demolition	Guesstimate	1 LS	20,000	20,000
	Relocated Field Event Venues	Pads, Cages, Turf, Sidewalks	1 LS	60,000	60,000
	On-Site Parking Spaces		20 SP	3,500	70,000
	Paving & Sidewalks		1 LS	45,000	45,000
	Landscaping, Overall	Plug Number	1 LS	100,000	100,000
	Other Development Costs	Contingency / Guesstimate	1 LS	25,000	25,000
	Outdoor Event Plaza Space / Amenities	Repair disturbed areas, only	4,800 SF	25	120,000
	Project Specific Site Utility Costs				
	Domestic Water / Sewer	Guesstimate	1 EA	30,000	30,000
	Electric Power, Primary Ductbank	Ring & DuChateau Report	100 LF	300	30,000
	Electrical Cabling, Transform, Switch	Ring & DuChateau Report (50% Bldg, 50% Site)	1 LS	110,000	110,000
	Fiber Optic / Signal (Campus)	Ring & DuChateau Report	100 LF	300	30,000
	Steam (Campus)	Ring & DuChateau Report	100 LF	1,000	100,000
	Chilled Water (Campus)	Ring & DuChateau Report (10/24/2014)	100 LF	450	45,000
	Chiller	Excluded.			
	Natural Gas	Excluded.			
	Storm Water		100 LF	60	6,000
	Sanitary		60 LF	150	9,000
	Water Main Relocations				
	20" MJ CI Pipe		450 LF	230	103,500
	24" MJ CI Pipe		450 LF	280	126,000
	Potable Water Service		30 LF	60	1,800
	Heat Exchanger, PRV Station, Condensate Pumps, Meters, etc. (Included in Bldg Cost above)				
	Campus Site Utility Extensions	Ring & DuChateau Report	1 LS	1,979,000	1,979,000
	Pine Street Modifications	Excluded. Curb Cuts, only			
	Land Acquisition Costs	Excluded.			
	Deep Foundations	Excluded.			
	Geothermal Wells	Excluded.			
	A./V, Equipment & Technologies		1 LS	155,000	155,000
Total Site Development Cost					3,165,300
Sub Total Construction Cost					22,281,705
	Design Contingency	10% Conceptual Design			2,228,171
Sub Total Construction Cost					24,509,876
	Escalation Factor	8% Occupancy in Fall 2018			1,960,790
TOTAL CONSTRUCTION COST					26,470,666

Area	Space	Description / Function	Area (NSF)	Cost / SF	Extension
Other Project / Soft Cost					
A/E Professional Services Fees			7%	of Const	1,852,947
A/E Reimbursable Expenses			4%	of Fee	74,118
A/E Pre-design Services			0.5%	of TCC	132,353
LEED Certification			1	LS 30,000	30,000
Enhanced Commissioning			1.0%	of TCC	264,707
EIS/EIA Consultant			1	LS 46,000	46,000
Project Contingency		10% Contingency		of TCC	2,647,067
DFD Project Management			4.0%	of TCC + Cont	1,164,709
Moveable Equipment Allowance			0%	of TCC	-
Fixtures, Furnishings, & Equipment (FF&E)		Guesstimate	1	LS 200,000	200,000
Geotechnical Site Analysis		Guesstimate	1	LS 25,000	25,000
Construction Site Testing		Guesstimate	1	LS 50,000	50,000
Regulatory Permitting		Included in Building Costs, above			
Construction Management Fees		Included in Building Costs, above			
Builders Risk Insurance		Included in Building Costs, above			
Total Other Project / Soft Cost					6,486,900
TOTAL PROJECT COSTS (Rounded)					33,000,000

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