

meeting minutes

Project No.: R3001.405.00 **File No.(s):** 0.10.0

Date Prepared: November 3, 2017

Meeting Date: October 31, 2017

Project Name: University of Wisconsin-La Crosse- New Student Fieldhouse & Soccer Support Facility (DFD 15I2I)

Subject: Online Meeting – Executive Design Committee, 10:00am – 11:45am

Meeting Attendees:	Doug Pearson	UW-La Crosse	dpearson@uwlax.edu
	Bob Hetzel	UW-La Crosse	bhetzel@uwlax.edu
	Beth Alderman	DFD	beth.alderman@winconsin.gov
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	Doug Ramsey	HSR Associates	dramsey@hsrassociates.com
	Kyle Schauf	HSR Associates	kschauf@hsrassociates.com
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	Nathan Harris	RDG Planning & Design	nharris@rdgusa.com
	Marty miller	RDG Planning & Design	mmiller@rdgusa.com

Comments, additions, or corrections to this memo should be communicated in writing to RDG Planning & Design within seven (7) days of receipt. If no comments are received within that period, this memo will be assumed accurate and filed as part of the permanent record for this project.

Discussion:

See attached exhibits that were discussed and marked up during the meeting for additional information.

- 1) Introduction and recap of Workshop 2- Jack
 - a) Objectives
 - i) Update for the Bob Hetzel
 - ii) Review status of work / design w/ Executive Committee
 - iii) Confirm our track for next Workshop
 - b) Workshop 2 provided the following . . .
 - i) Clarity on quantity and quality of most all rooms
 - (1) Some first-time discussion between “roommates”
 - (2) Gave us understanding on their ability to collaborate & compromise
 - ii) Important discussion, and conclusion on room locations / space arrangements
 - iii) Knowledge that we have a concept costing less than \$40 M TPC
 - iv) Shared some 3D images as well, and had overall had positive response to both solutions



- c) Since Workshop 2
 - i) Vetting structural solutions
 - ii) Updating plan concepts
 - iii) Homing in on Site & Building Solutions
- 2) Architectural Space Program & Probable Cost Summary
 - a) Based on Workshop 2 programmed area revisions and site assumptions in the spreadsheet the project is under the \$40 M TPC.
- 3) Program Space updates discussion
 - a) Considering a change to 20M radius, vs 21 on the Indoor Track based on User Group meeting input.
 - i) Before making a change, BH requested RDG to identify known Track Radii at existing fieldhouses in the Midwest, and convey that info to UWL so UWL can make an informed decision on the radius for their facility.
 - b) Reviewed all major space needs / (court layouts, as an example) and confirmed they will fit within the 20m and 21m configurations. 19m radius was eliminated as an option.
 - c) Both the 21m and 20m configurations are over the original 66,00 NSF program allocation (73,000 NSF and 71,100 NSF respectively).
 - d) Soccer Support Facilities
 - i) Water and Sanitary to these buildings? – YES. Required per BH.
 - (1) Plumbing is desired for fully functional program spaces
 - ii) At Workshop 2 Users requested additional area for teams and a canopy for cover from weather. A different configuration for the Pressbox and filming was also requested. BH said the space as shown seemed excessive. The Pressbox and Filming areas were to be reduced.
 - iii) Before proceeding with changes, BH requested a peer review of Soccer Facilities.
 - (1) Conference comparison, and aspirational institutions also.
- 4) Floor Plan Diagrams
 - e) Fieldhouse Venue differences
 - i) Spectator seating on centerline of venue
 - ii) Spectator seating aligned w/ Common Finish Line
 - f) Leveraging Mitchell Locker Rooms
 - i) Should baseball come over to the Fieldhouse? Should another sport(s) move, too?
 - (1) Athletic Director is looking at how to do this.
 - g) BH said additional locker rooms may be added to the project. Timing of any change in number is unknown. The design team should proceed with the current number of locker rooms until advised otherwise.
- 5) Design solutions
 - a) Liked the multiple design solutions
 - b) Leaning towards the more traditional forms and traditional elements
 - c) Option 1
 - i) Don't like the ultra-wide horizontal banding
 - ii) Look at Graff Main Hall. It is a highly regarded building on campus.
 - iii) Like the window profiles. Large is nice. Want a strong connection to the stadium area
 - iv) Align spectator seating with the Common Finish Line
 - v) Glass Garage Doors? Yes, but we need to consider the impact on HVAC systems, too.
 - vi) Use more stone banding like at Graff and Stadium? Consensus is yes.
 - vii) Desire for more grand entrance down into sports locker rooms
 - viii) Positive response to cardio platform overhang inside track for ESS equipment. Downside of a platform is that it may affect clearances with track (requiring the Fieldhouse to grow).



- 6) Site Design & Layout
 - a) New Soccer Support buildings are to replace other items shown in the buildable area now.
 - i) Most new construction will be west of the new Synthetic Turf
 - ii) It appears potable water is available nearby.
 - (1) North of outdoor track was thought to exist but needs to be verified.
 - (2) At City's Well Building potentially
 - b) Siting the Fieldhouse
 - i) How tight should we be to the existing outdoor track?
 - (1) Showing 50' from existing to FH, currently. May conflict with underground utilities.
 - ii) **Action Item: UWL to provide existing grandstand layout used / planned at the Visitor Site of the Stadium**
 - c) Exterior Entry Plaza to south of the facility
 - i) Drop off on Pine Street
 - ii) Initial Plaza design plays off running track (striping in plan, etc.)
 - iii) Screen for area near the City's Well House. Potential to be used as a feature wall or for displays.
- 7) Background from Bob Hetzel
 - a) Bob, Doug, VP Student Affairs, and AD all met yesterday
 - b) Make sure the design follows the program and not individual user "wants"
 - c) Driver for the Fieldhouse design is Indoor Track and Field
 - d) UWL has recently spent \$300k for Outdoor Spectator Seating at the Track and Field

END OF MEETING MINUTES



Objectives

Update Bob Hetzel

Review status of the design

Confirm our direction for the next Workshop

Agenda

Recap of last Workshop

Budget and program review

Program updates

Fieldhouse

Soccer Support

Plan Options

Exterior image review

Site review



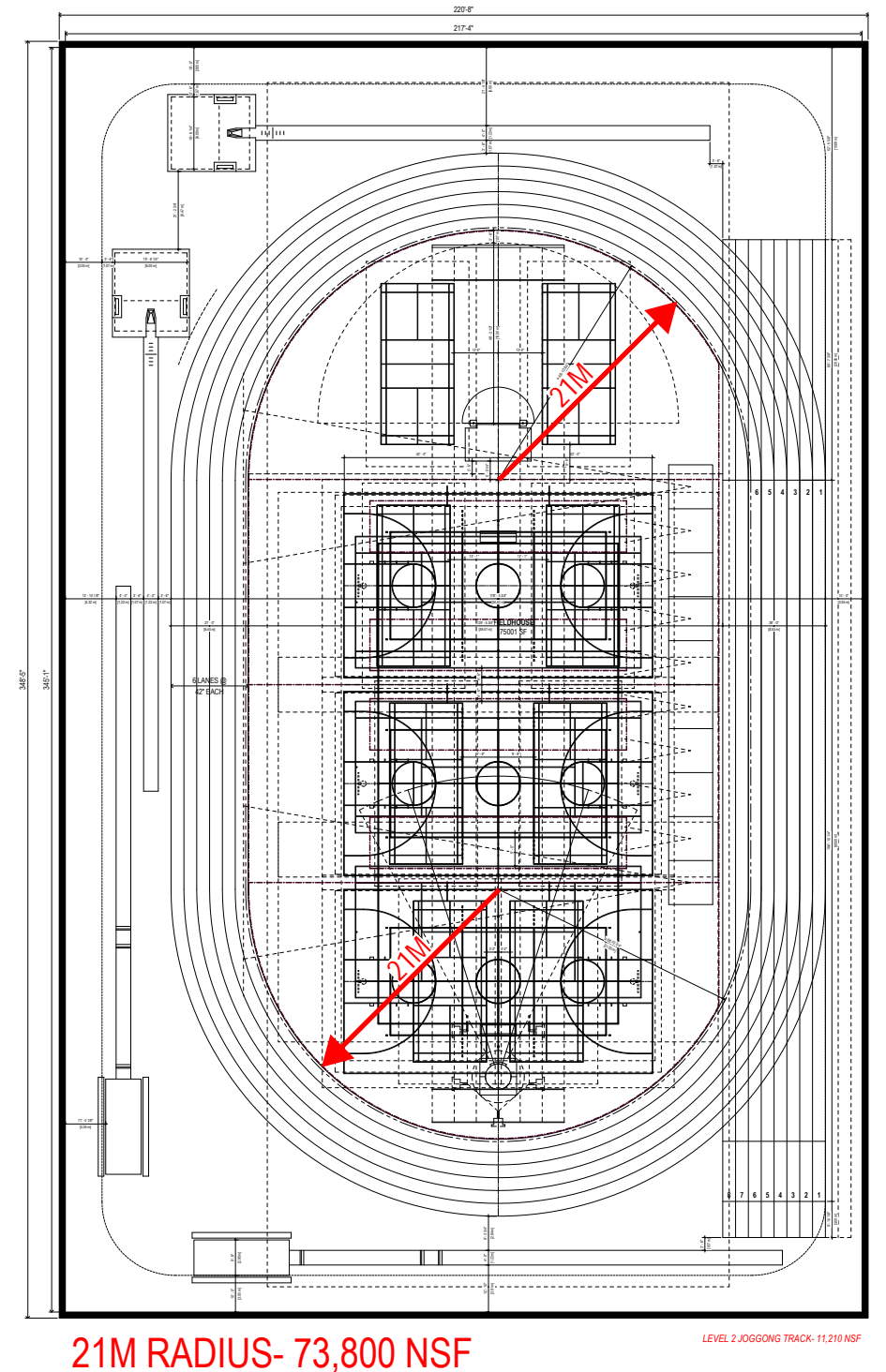
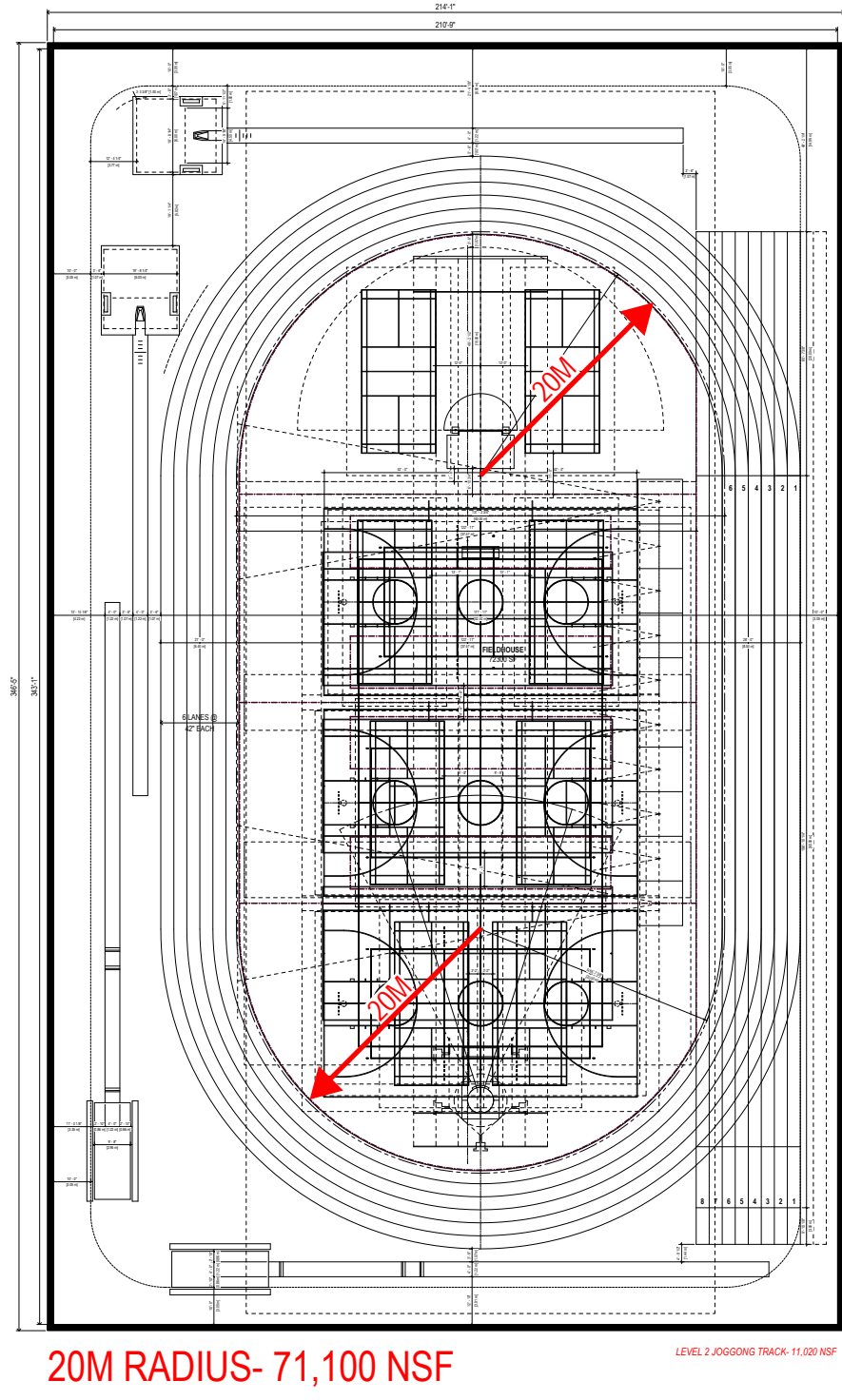
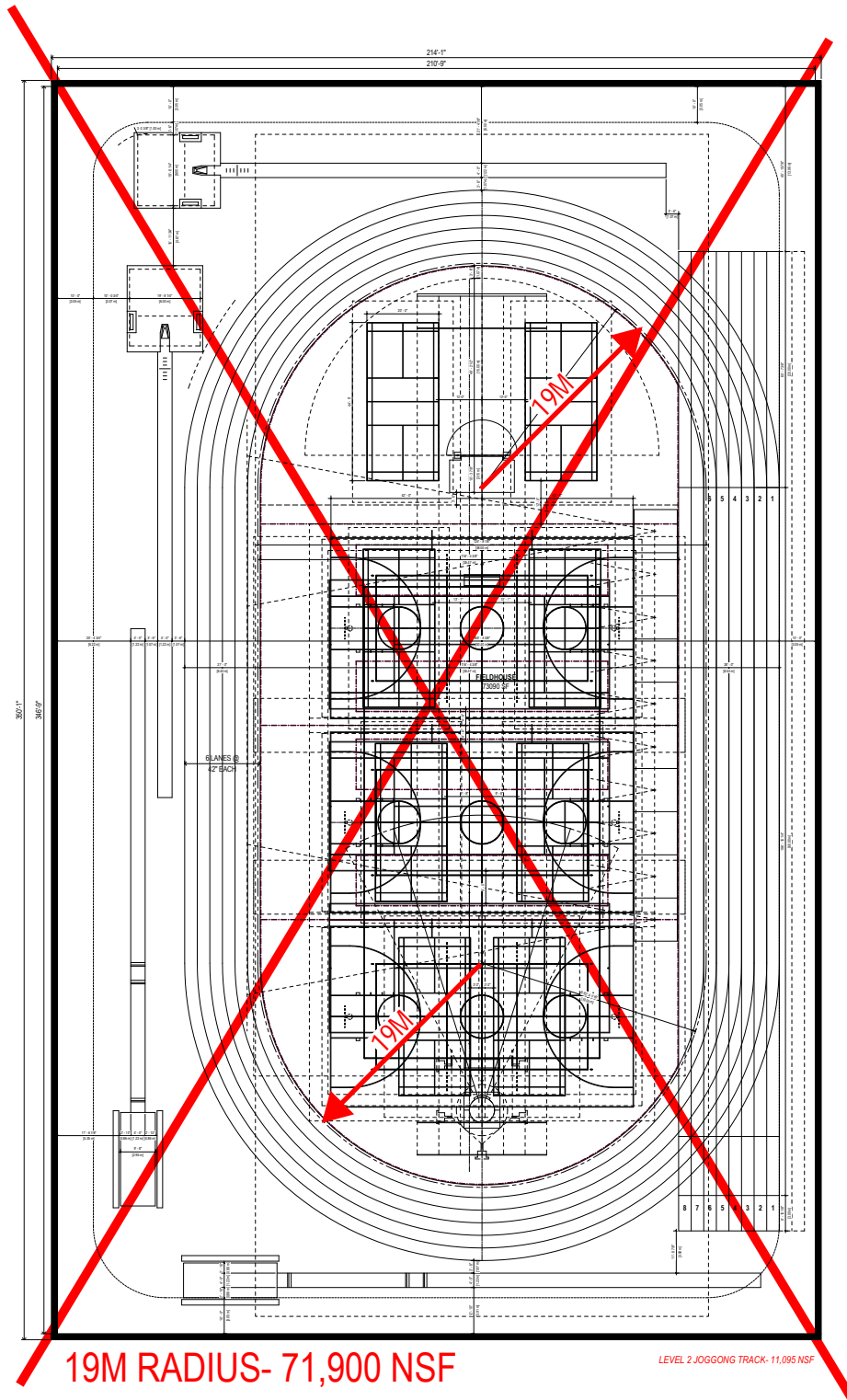
Architectural Space Program & Probable Cost Summary
UW La Crosse - Fieldhouse Planning
Updated October 31, 2017

Schematic Design

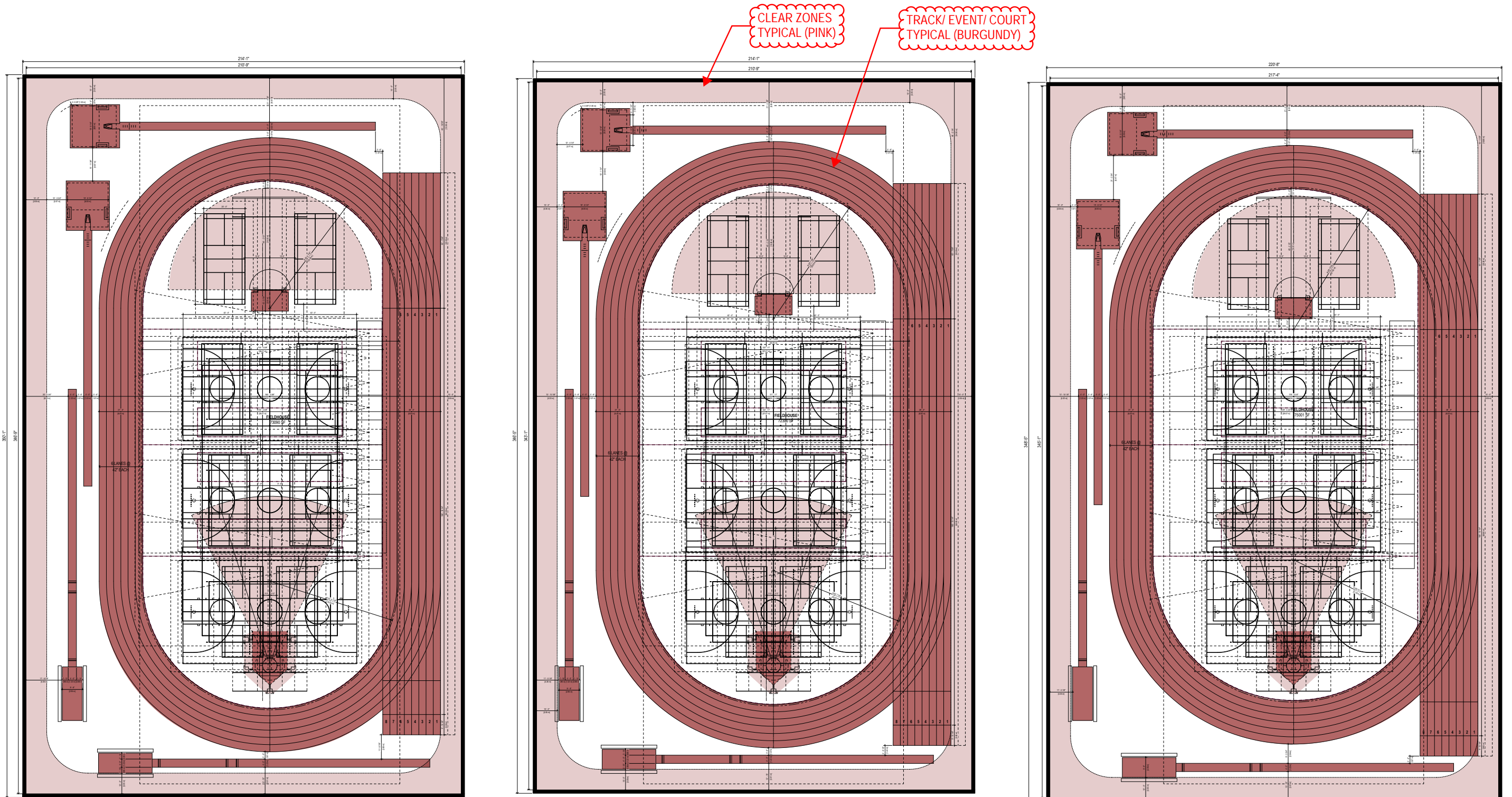
Space	Description / Function	10/29/2014 Area (NSF)	Current Area (NSF)	Cost / SF	Extension
Program Area Summary / Calculations					
1 FIELDHOUSE		94,030	73,500		
200 M Track & Field Bldg	20m radius, 42" lanes X (6)-lanes	65,630	71,100 NSF	155	11,020,500
Tennis Courts / Practice Area		26,000	- NSF	140	-
Spectator Space	Tilt & Roll for 1,500 (750 ea, track outfield / infield)	2,400	2,400 NSF	170	408,000
Men's & Women's Toilets for 1,500 Spectators	19W/ 11M/ 1Fam fixtures included in N/G Ratio	-	- NSF		
2 LOCKER ROOMS		15,500	24,100		
General Use Locker No. 1	80 Lockers, Showers, Grooming, Toilets	1,000	1,000 NSF	225	225,000
General Use Locker No. 2	80 Lockers, Showers, Grooming, Toilets	1,000	1,000 NSF	225	225,000
Team Locker Women's Tennis	18 Lockers, Meeting, Showers, Grooming, Toilets	-	720 NSF	250	180,000
Team Locker Men's Tennis	18 Lockers, Meeting, Showers, Grooming, Toilets	-	720 NSF	250	180,000
Team Locker Women's Lacrosse	34 Lockers, Meeting, Showers, Grooming, Toilets	-	1,160 NSF	250	290,000
Team Locker Women's T&F/ Cross Country	92 Lockers, Showers, Grooming, Toilets	-	2,200 NSF	225	495,000
Team Locker Men's T&F/ Cross Country	78 Lockers, Showers, Grooming, Toilets	-	1,900 NSF	225	427,500
Official's Locker / Shower (Male)		250	250 NSF	225	56,250
Official's Locker / Shower (Female)		250	250 NSF	225	56,250
UWL Team Meeting Room		800	800 NSF	190	152,000
Multi-purpose Room 1		900	900 NSF	190	171,000
Multi-purpose Room 2		900	900 NSF	200	180,000
Athletic Training Room		500	1,000 NSF	200	200,000
Timing Mgmt / Control Center	10 Persons	300	100 NSF	180	18,000
Jogging Track, Elevated		9,600	10,500 NSF	120	1,260,000
Men's & Women's Toilets for 500 Soccer Spectators	6W/ 4M/1Fam Fixtures	-	700 SF	395	276,500
3 OFFICE AREA		500	360		
Operations Office	3 offices @ 120 SF	500	360 NSF	200	72,000
4 STORAGE		3,000	3,000		
Rec. & Athletic Storage		1,000	1,000 NSF	125	125,000
Track & Field Storage		1,000	1,000 NSF	125	125,000
Other Equipment Storage		500	500 NSF	125	62,500
Maintenance/ Operations Storage		500	500 NSF	125	62,500
ESS Storage		-	800 NSF	125	100,000
4 ENTRY / LOBBY		1,000	1,500		
Lobby / Entry / Customer Service	Plug area qty. Can possibly be smaller, TBD	1,000	1,500 NSF	175	262,500
SUB TOTAL - Assignable Program Area at Fieldhouse		114,030	102,860		
Net to Gross Factor	88% Toilets, Basement MEP, Walls, & Circ	9,970	14,000 SF	162	2,263,533
5 Soccer Field Support Buildings		1,500	2,480		
Mens & Women's Toilet Rooms for 500 Spectators	Included "Locker Rooms" above in Fieldhouse	320	-		
Soccer Team Room (2), Storage, Pressbox, Film		400	1,480 SF	320	473,600
Concession, Concession Storage, First Aid		780	1,000 SF	144	144,000
TOTAL - Gross Building Area / Cost		125,500	119,380	163	19,511,633

Site Development Costs					
Site Demolition	Guesstimate	1	LS	100,000	100,000
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 Cl Pipe		450	LF	230	103,500
24" MJ Cl 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					3,245,300
Sub Total Construction Cost					22,756,933
Design Contingency	10% Conceptual Design				2,275,693
Sub Total Construction Cost					25,032,626
Escalation Factor	29% Occupancy in Spring 2022 (Planning identified 2018)				7,166,773
TOTAL CONSTRUCTION COST					32,199,399
Other Project / Soft Cost					
A/E Professional Services Fees		7%	of Const	2,092,961	
A/E Reimbursable Expenses		4%	of Fee	83,718	
A/E Pre-design Services		0.5%	of TCC	160,997	
LEED Certification	Eliminated	-	LS	0	
Enhanced Commissioning		1.0%	of TCC	321,994	
EIS/EIA Consultant		1	LS	46,000	46,000
Project Contingency	10% Contingency				3,219,940
DFD Project Management		4.0%	of TCC + Cont	1,416,774	
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					7,617,384
TOTAL PROJECT COSTS (Rounded)					39,800,000
TOTAL PROJECT COST as sent for approval to the BOR / State of Wisconsin (circa 2017)					35,000,000





FIELDHOUSE TRACK RADIUS OPTIONS



19M RADIUS- 71,900 NSF

LEVEL 2 JOGGONG TRACK- 11,095 NSF

20M RADIUS- 71,100 NSF

LEVEL 2 JOGGONG TRACK- 11,020 NSF

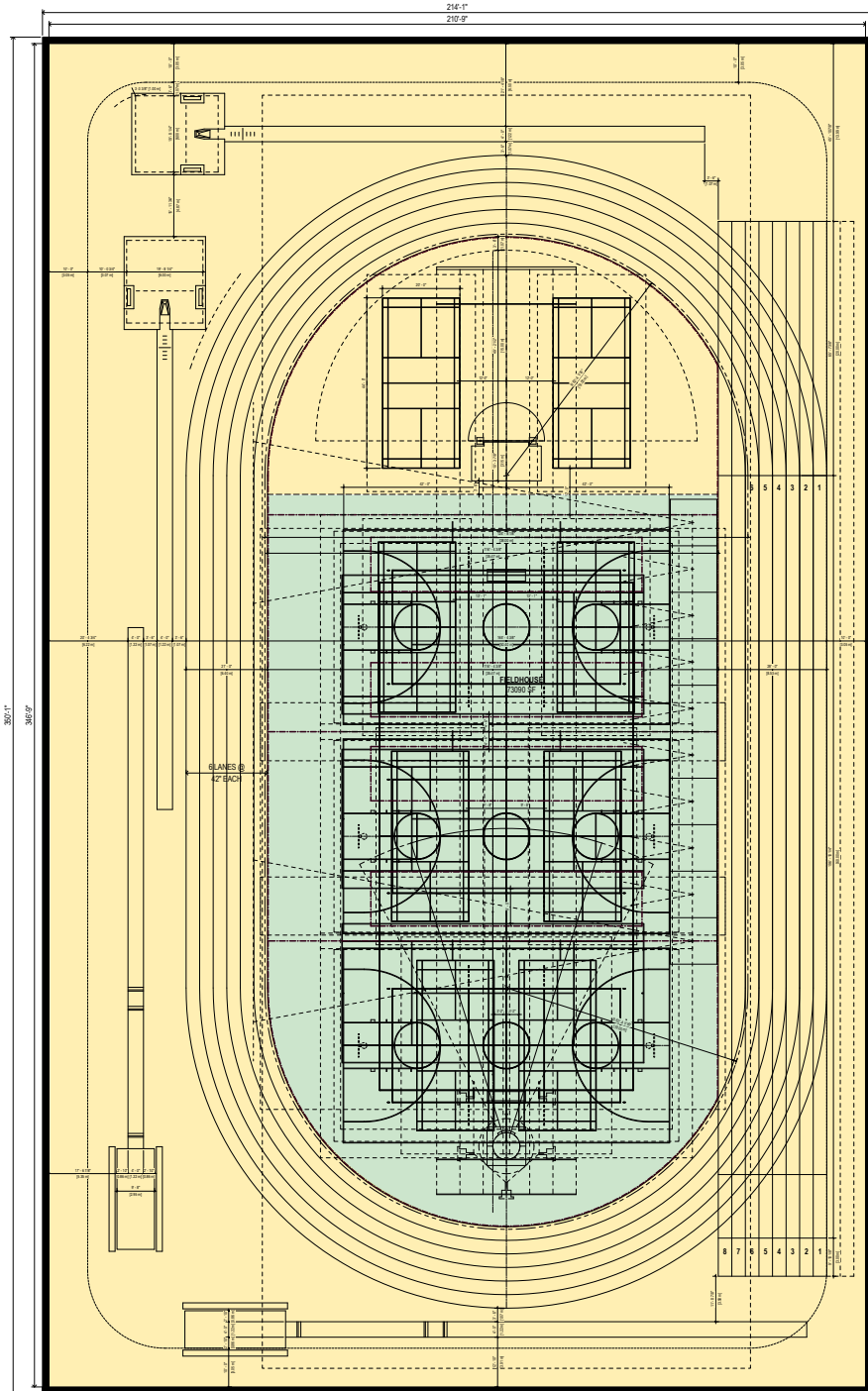
21M RADIUS- 73,800 NSF

LEVEL 2 JOGGONG TRACK- 11,210 NSF

FIELDHOUSE TRACK AND FIELD

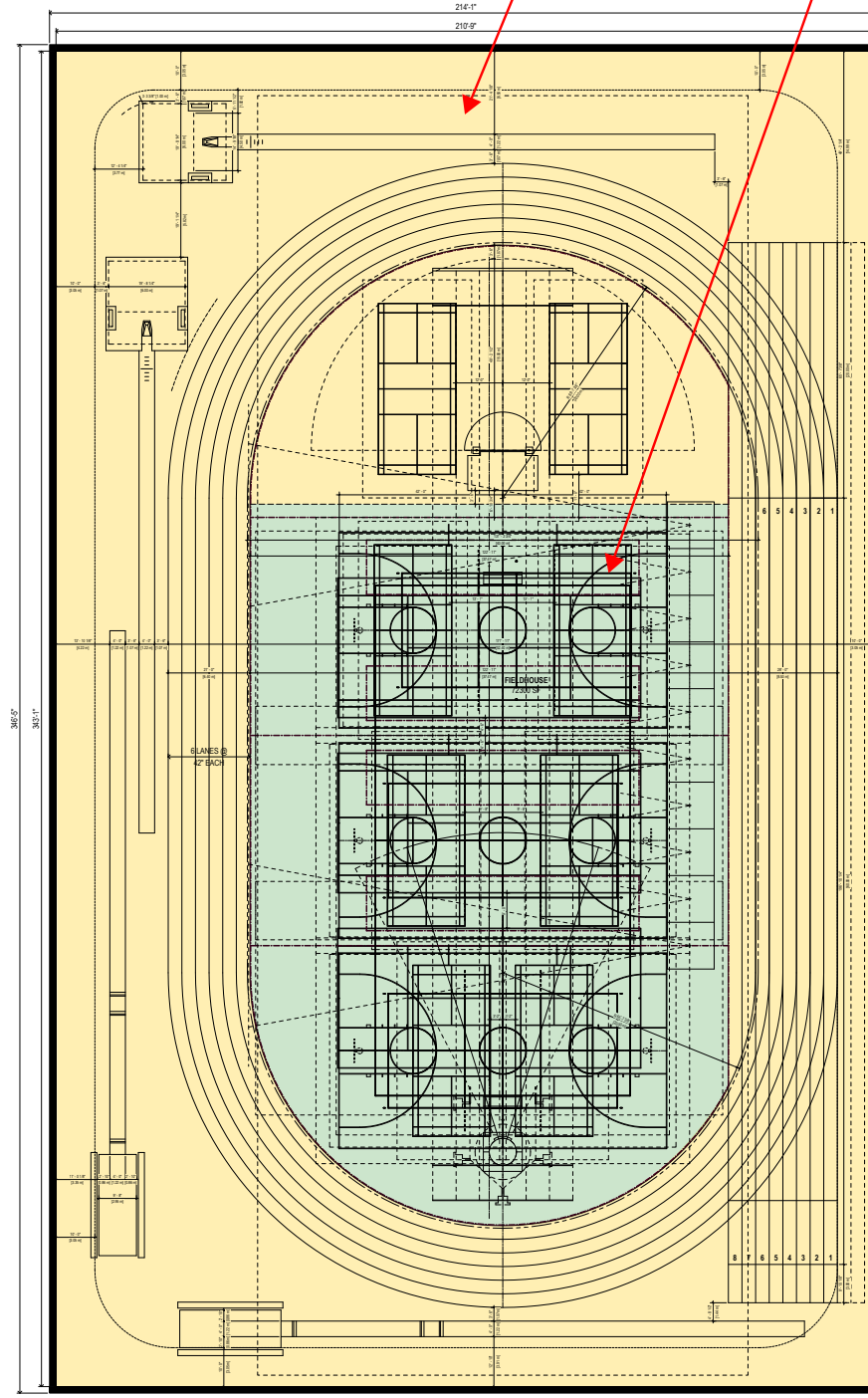
SPIKEABLE (YELLOW)

NONSPIKEABLE (GREEN)



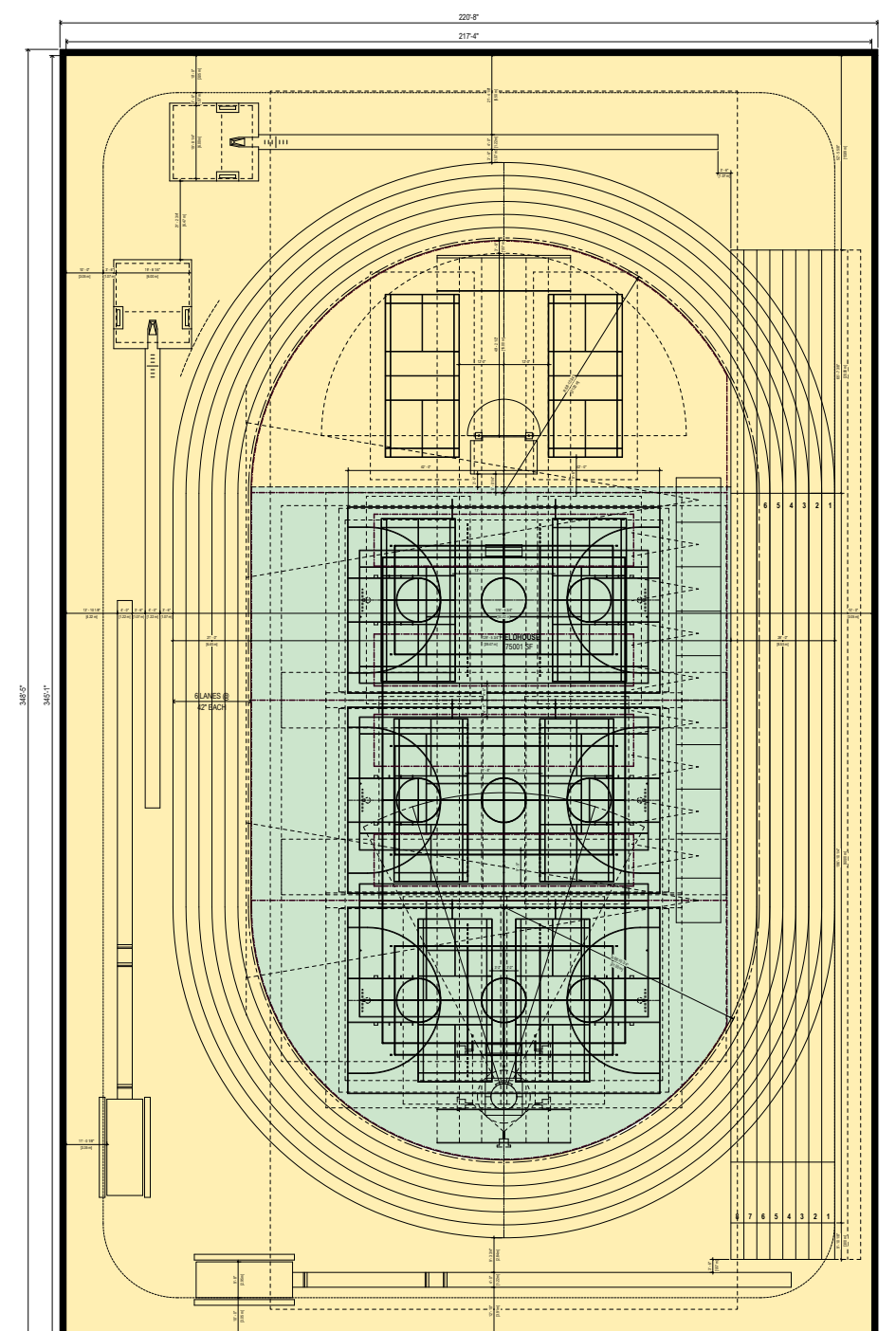
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LEVEL 2 JOGGONG TRACK- 11,095 NSF



20M RADIUS- 71,100 NSF

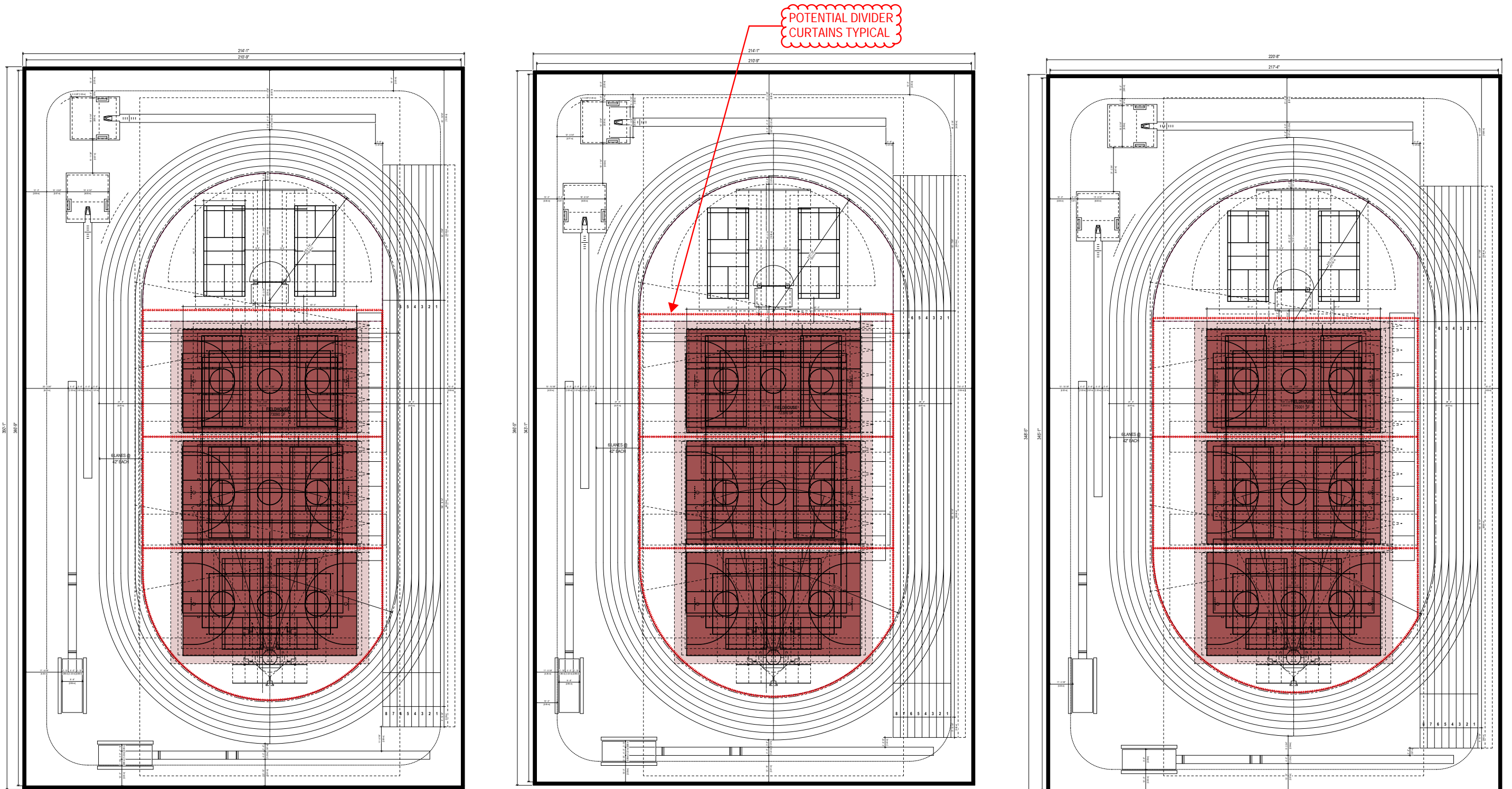
LEVEL 2 JOGGONG TRACK- 11,020 NSF



21M RADIUS- 73,800 NSF

LEVEL 2 JOGGONG TRACK- 11,210 NSF

FIELDHOUSE SPIKEABLE VS NONSPIKEABLE SURFACES



19M RADIUS- 71,900 NSF

LEVEL 2 JOGGONG TRACK- 11,095 NSF

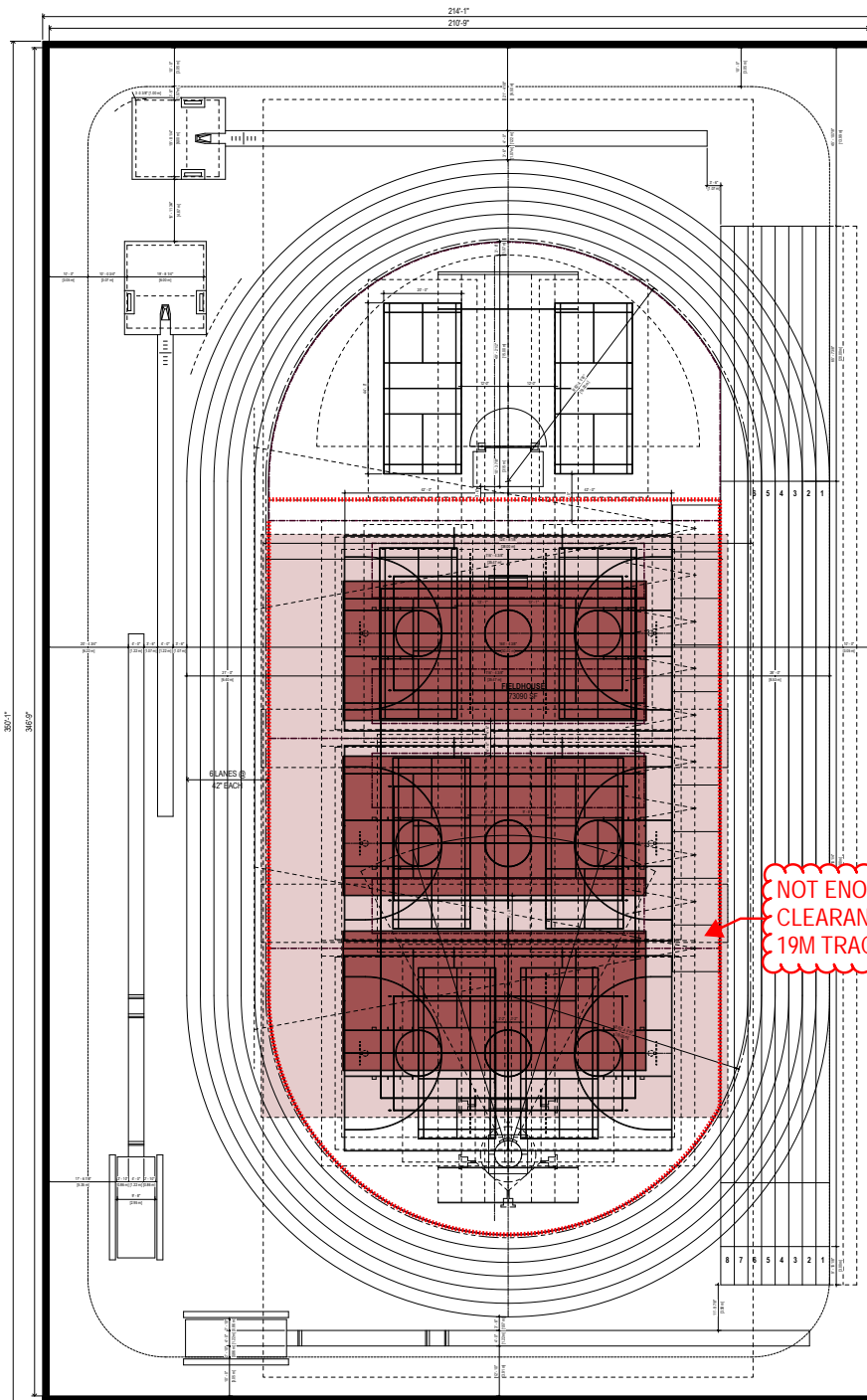
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LEVEL 2 JOGGONG TRACK- 11,020 NSF

21M RADIUS- 73,800 NSF

LEVEL 2 JOGGONG TRACK- 11,210 NSF

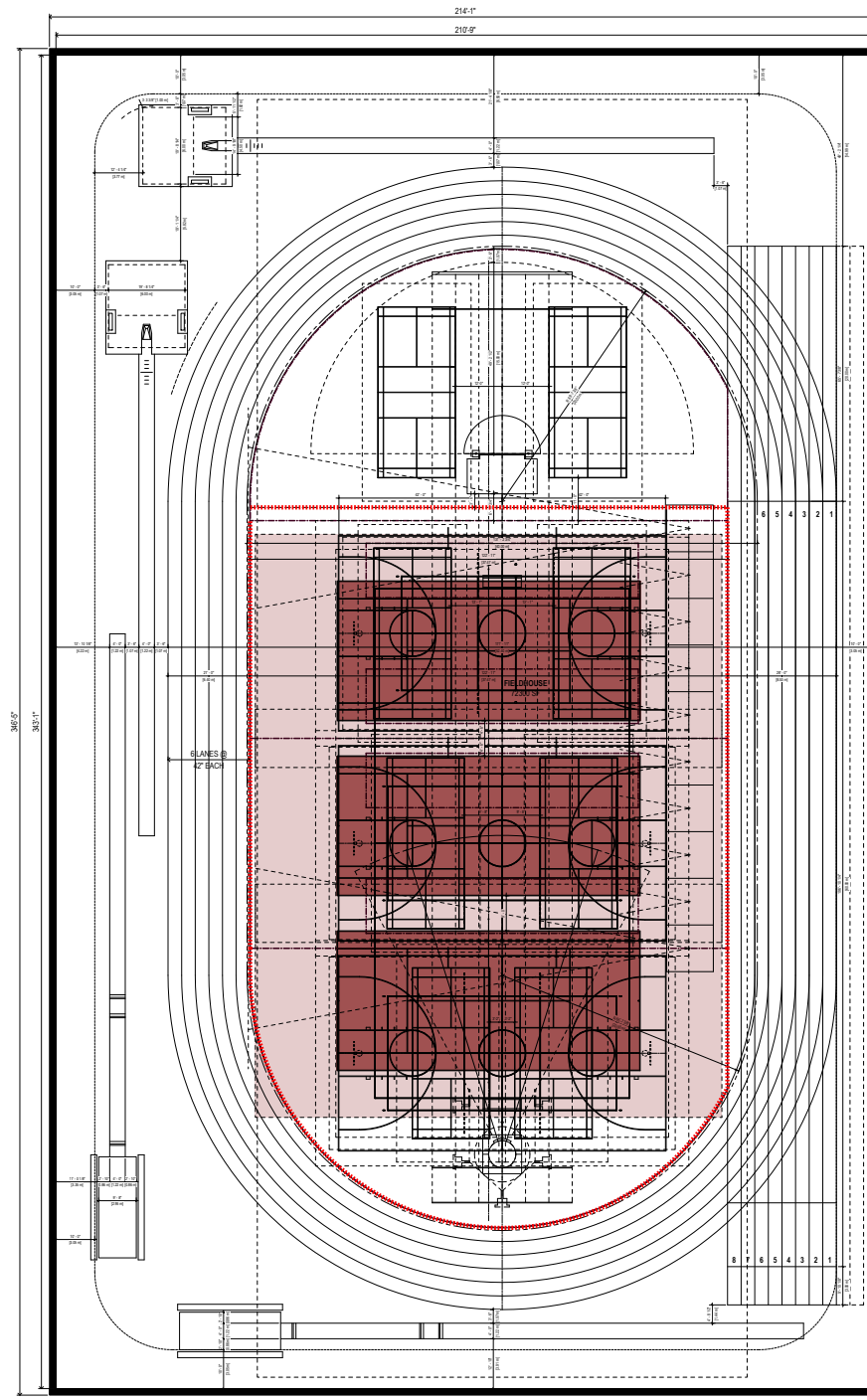
FIELDHOUSE BASKETBALL COURTS



19M RADIUS- 71,900 NSF

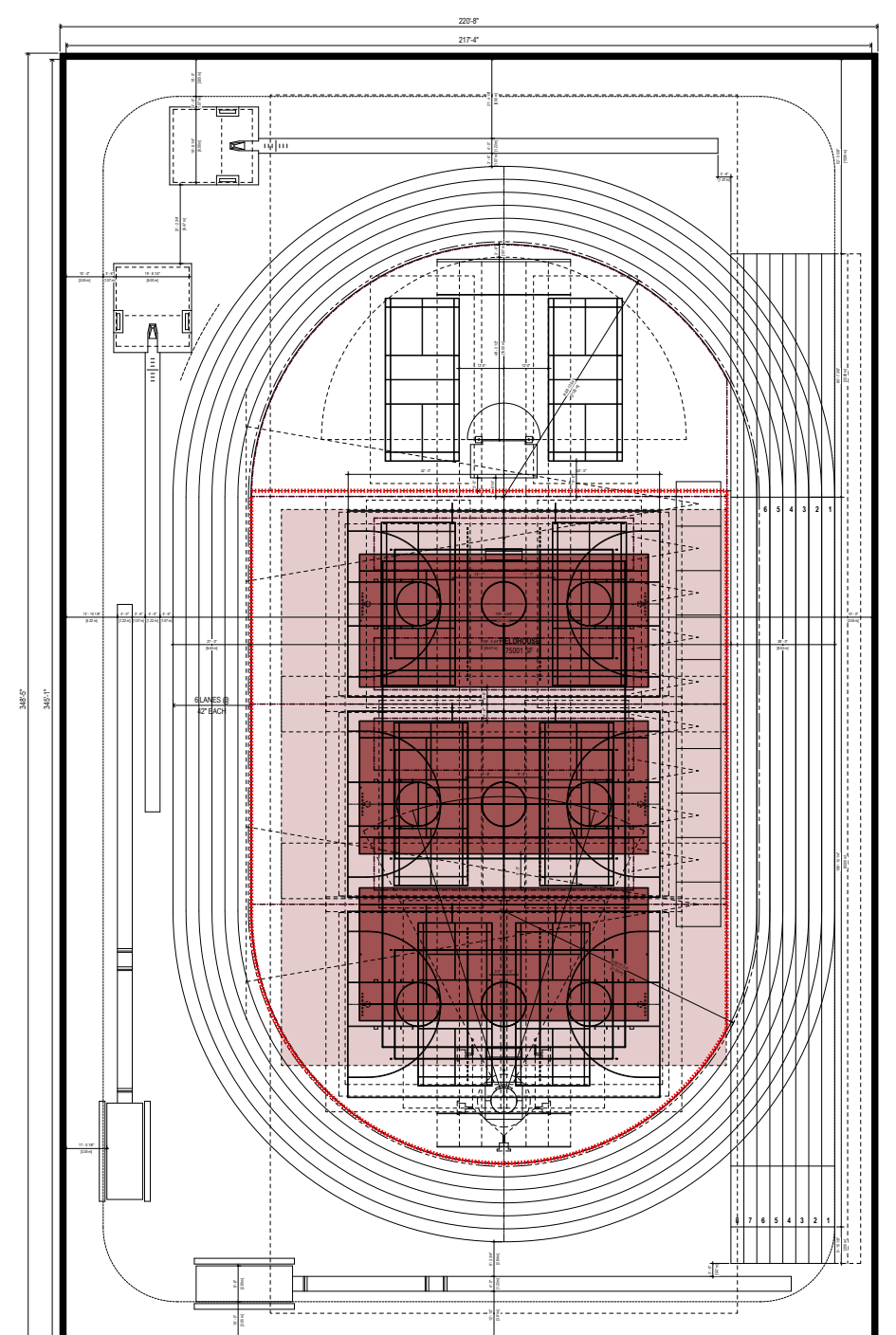
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NOT ENOUGH
 CLEARANCE TO
 19M TRACK



20M RADIUS- 71,100 NSF

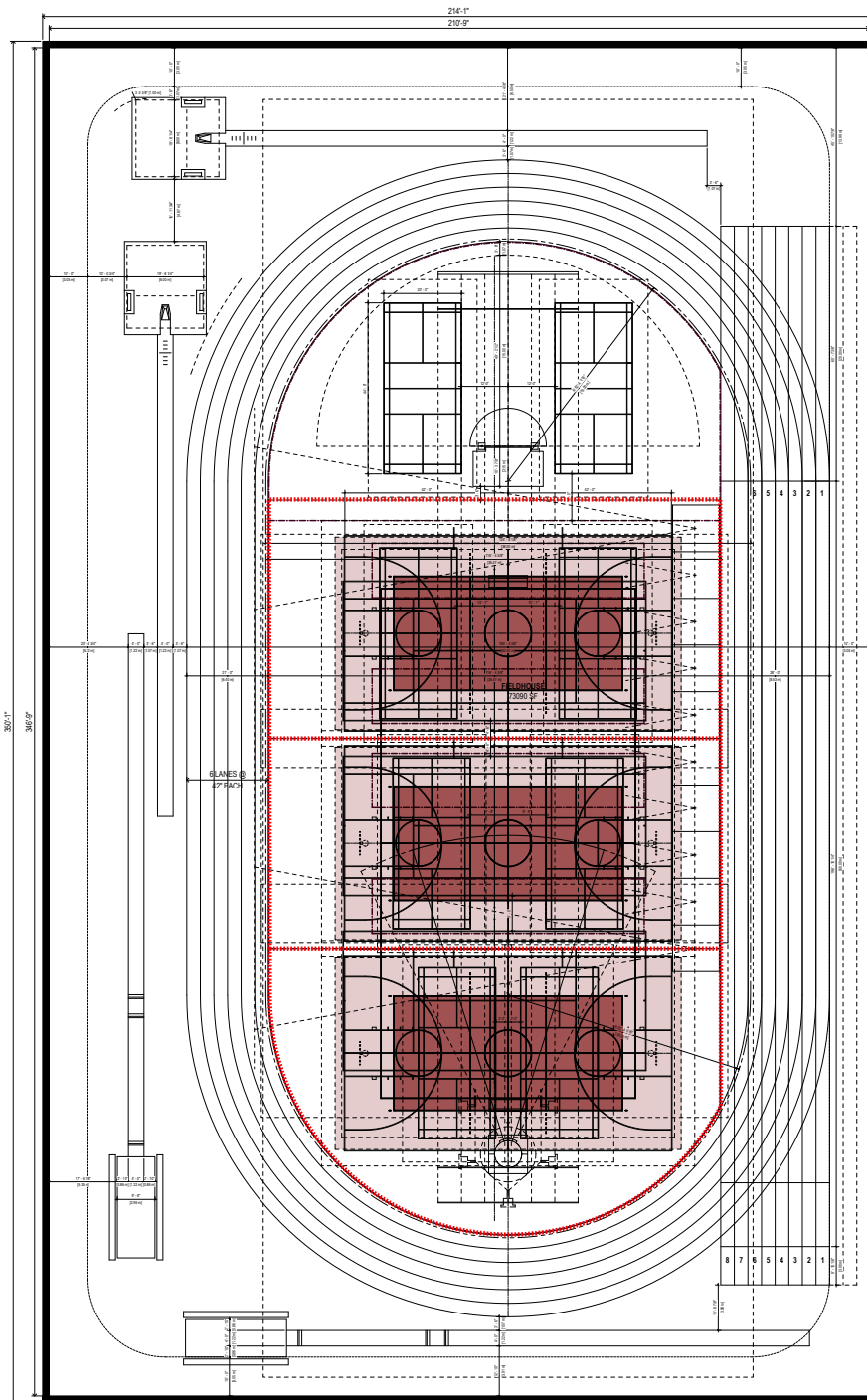
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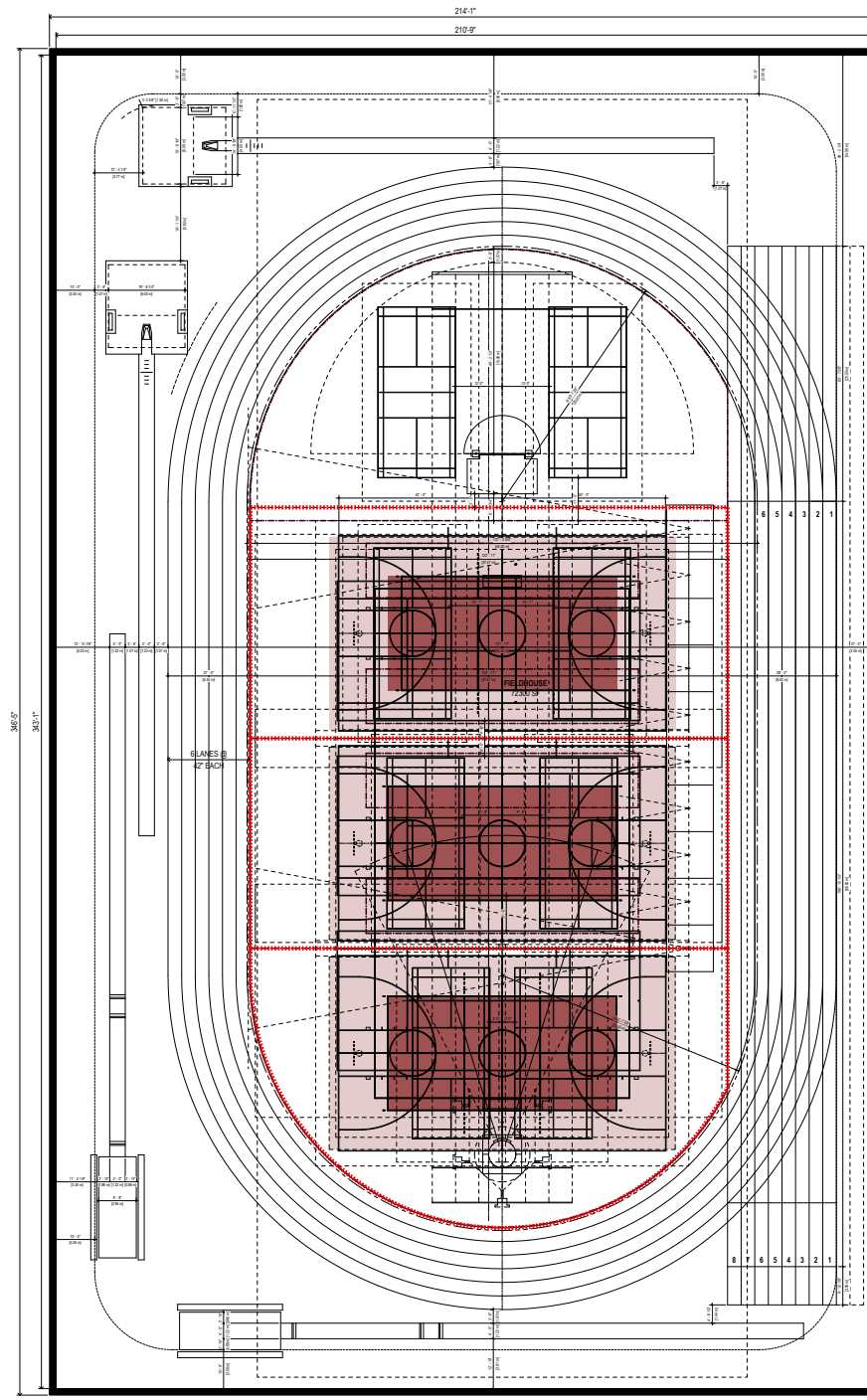
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FIELDHOUSE TENNIS COURTS



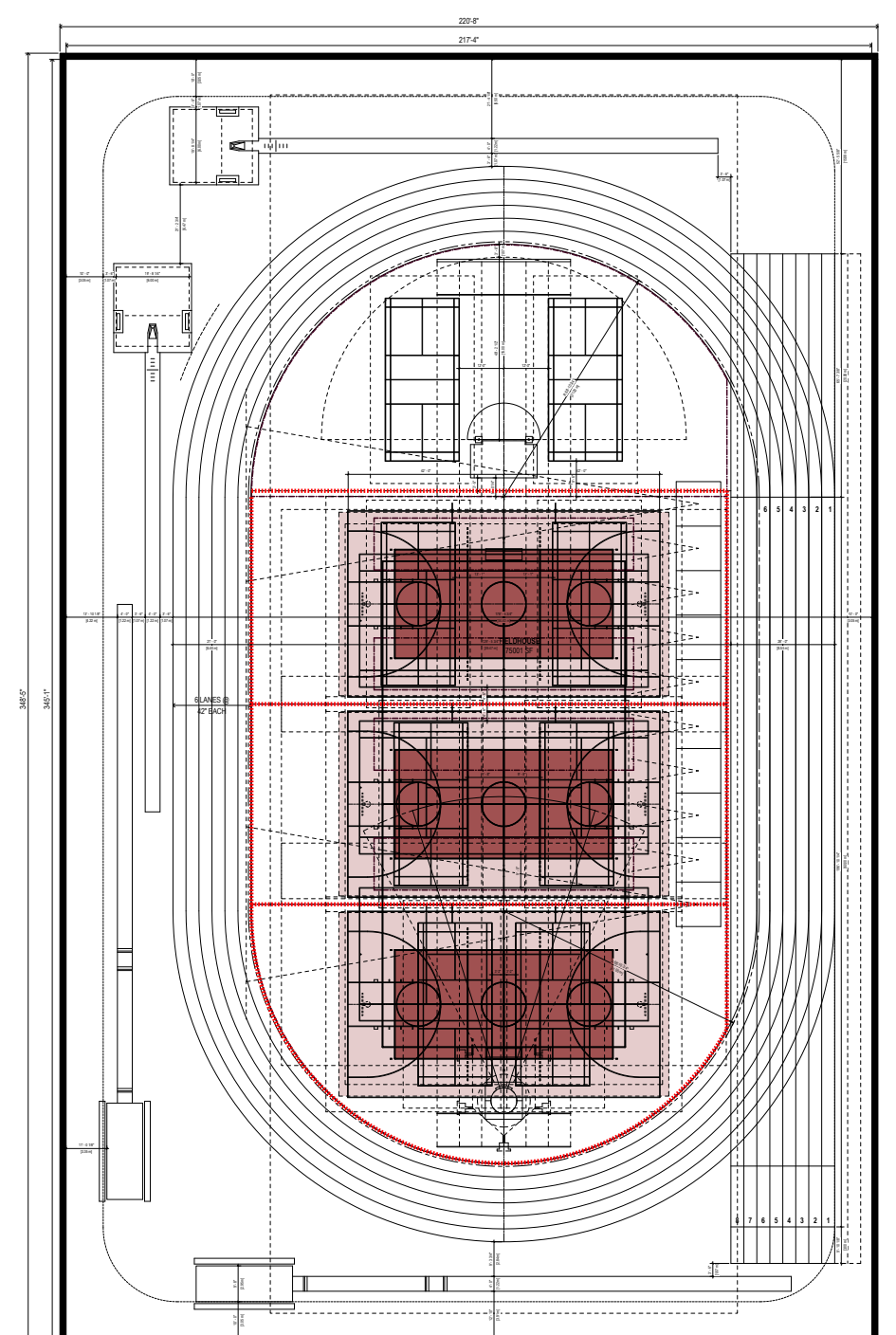
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LEVEL 2 JOGGONG TRACK- 11,095 NSF



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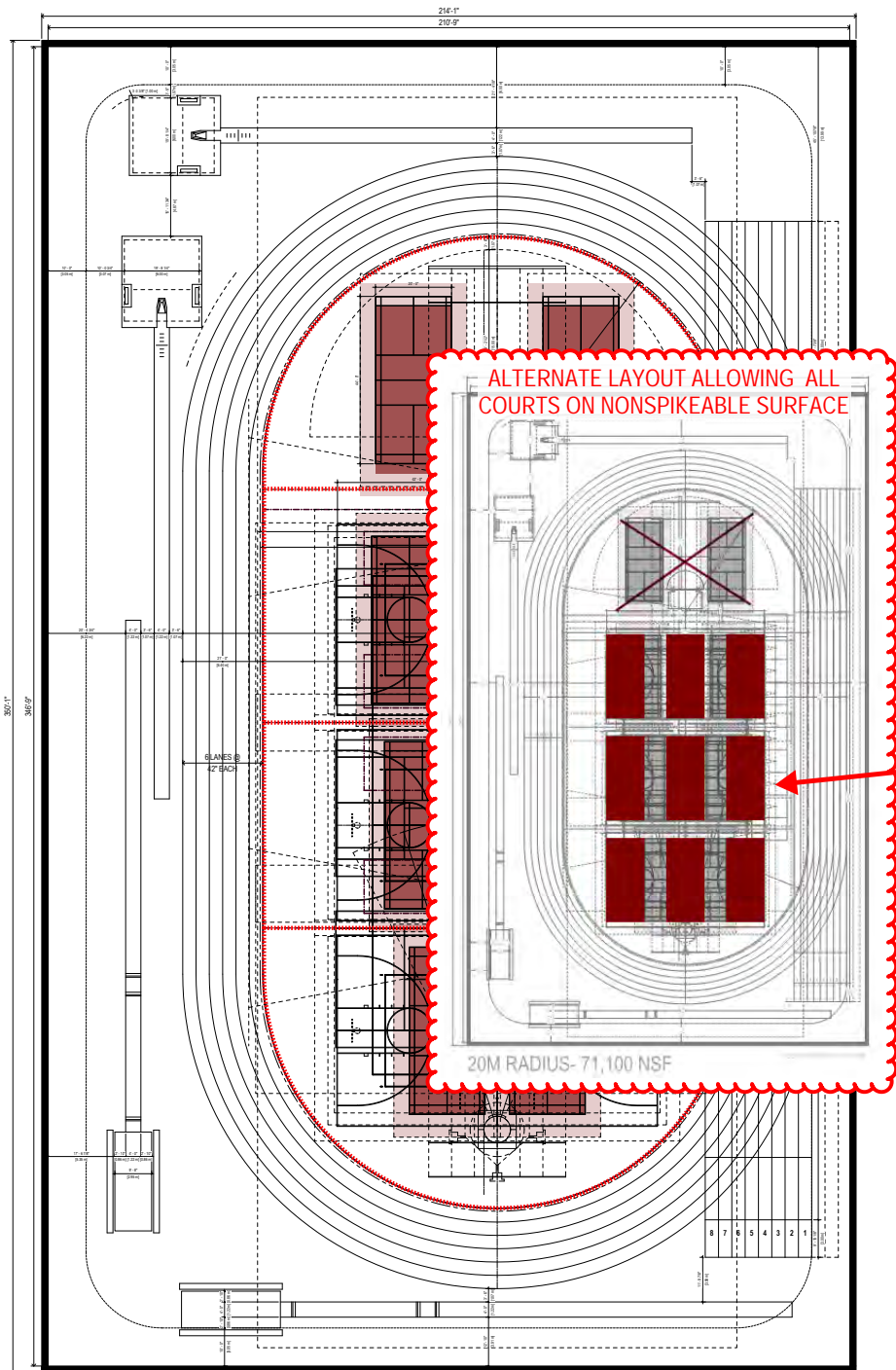
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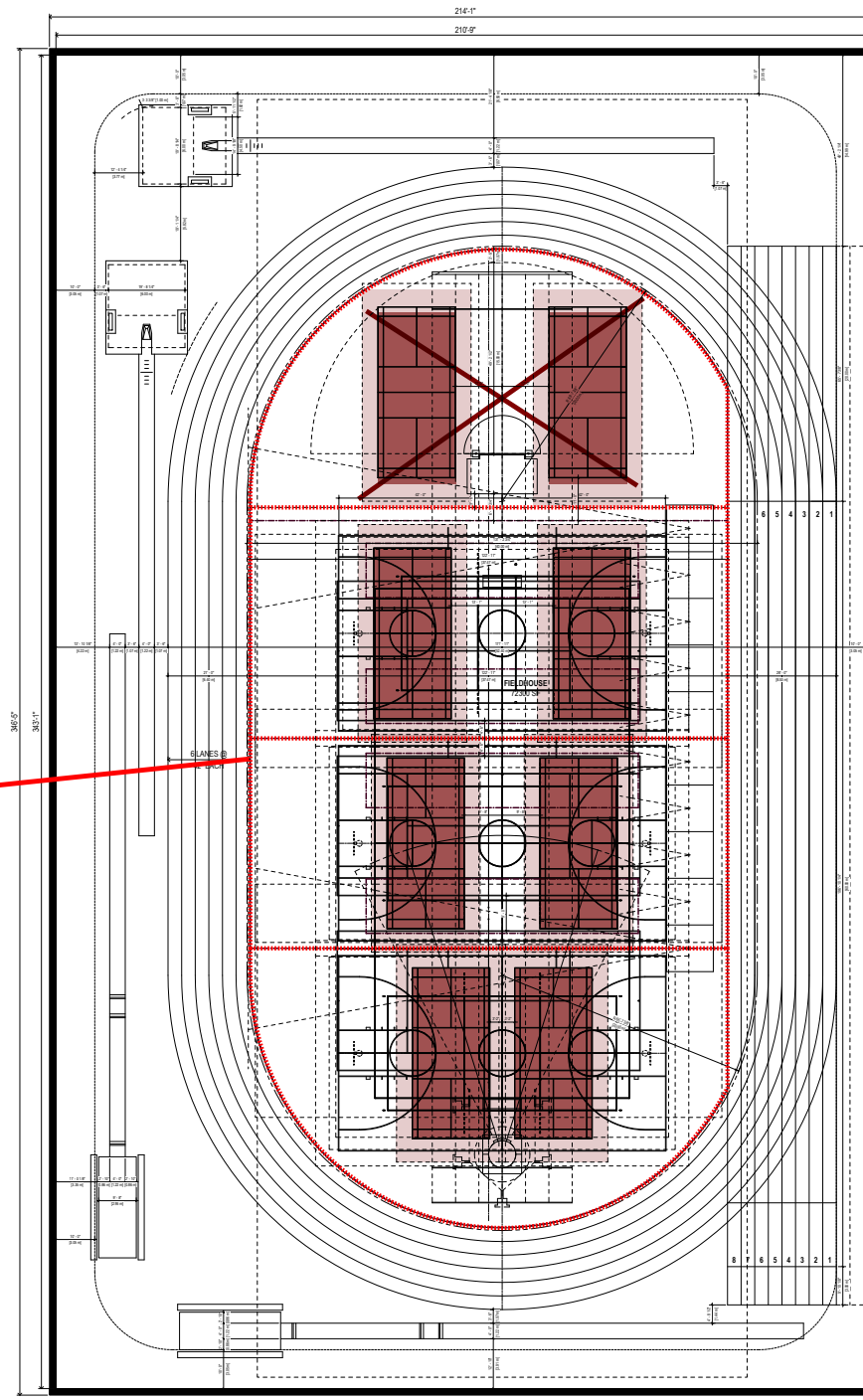
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FIELDHOUSE VOLLEYBALL COURTS



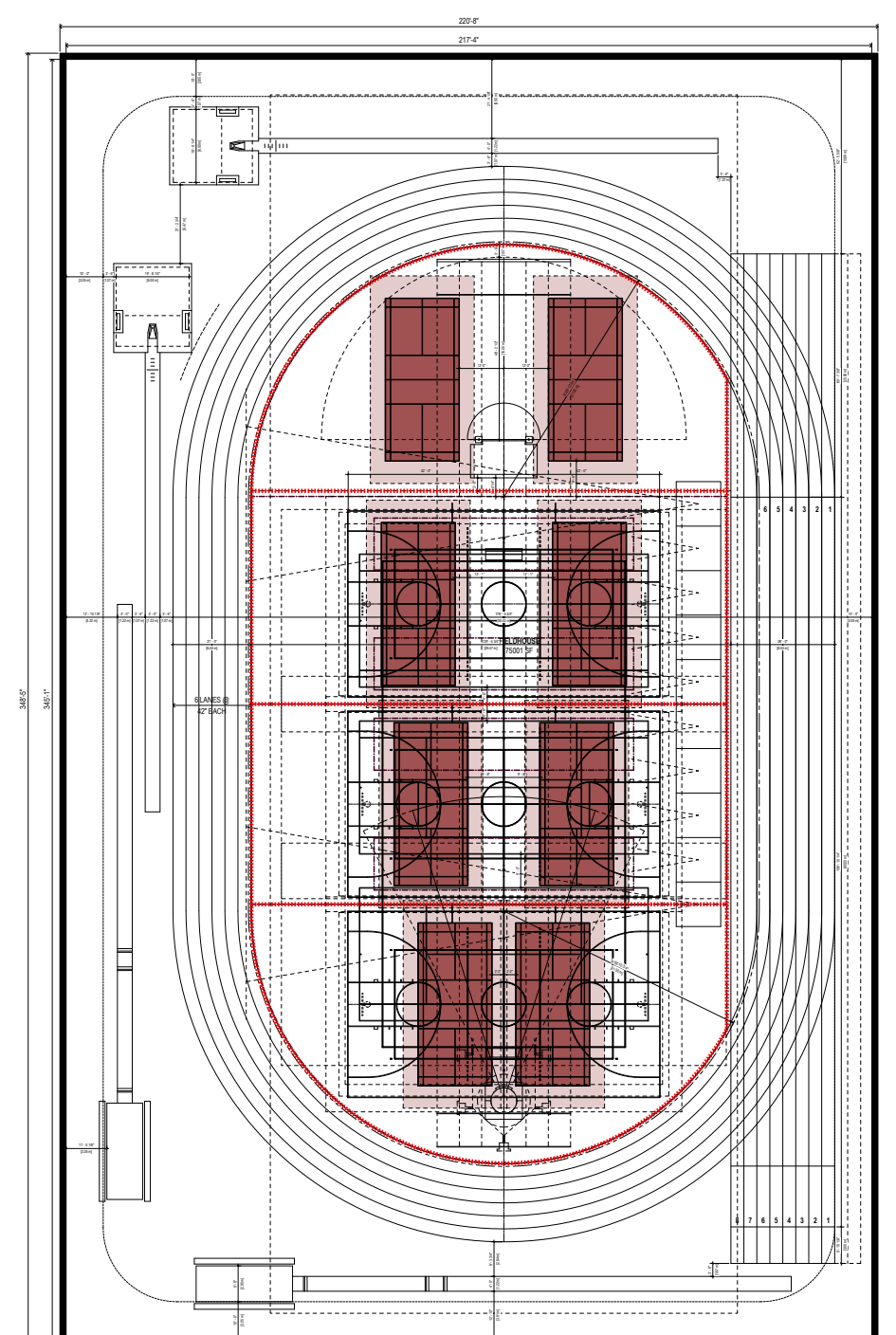
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LEVEL 2 JOGGONG TRACK- 11,095 NSF



20M RADIUS- 71,100 NSF

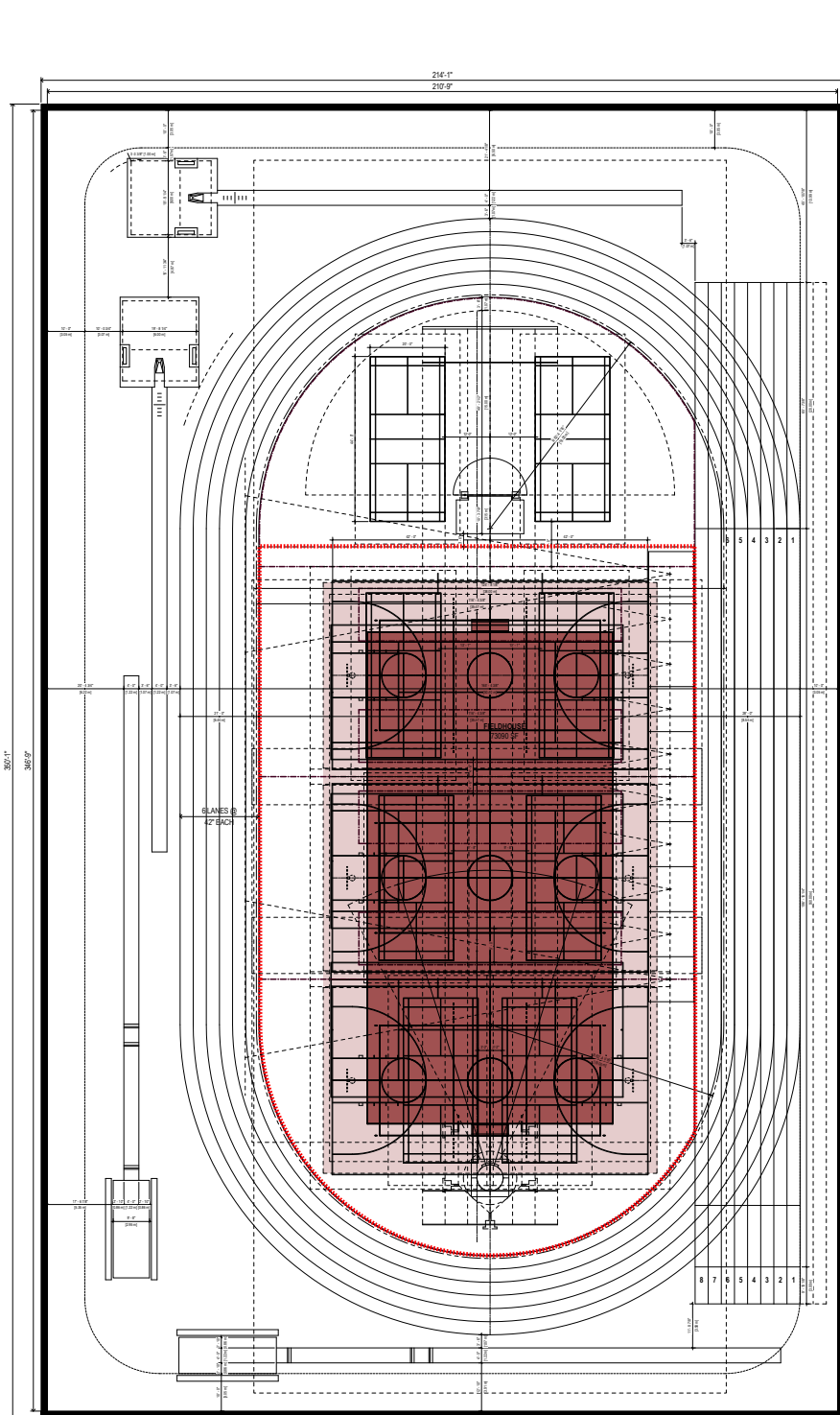
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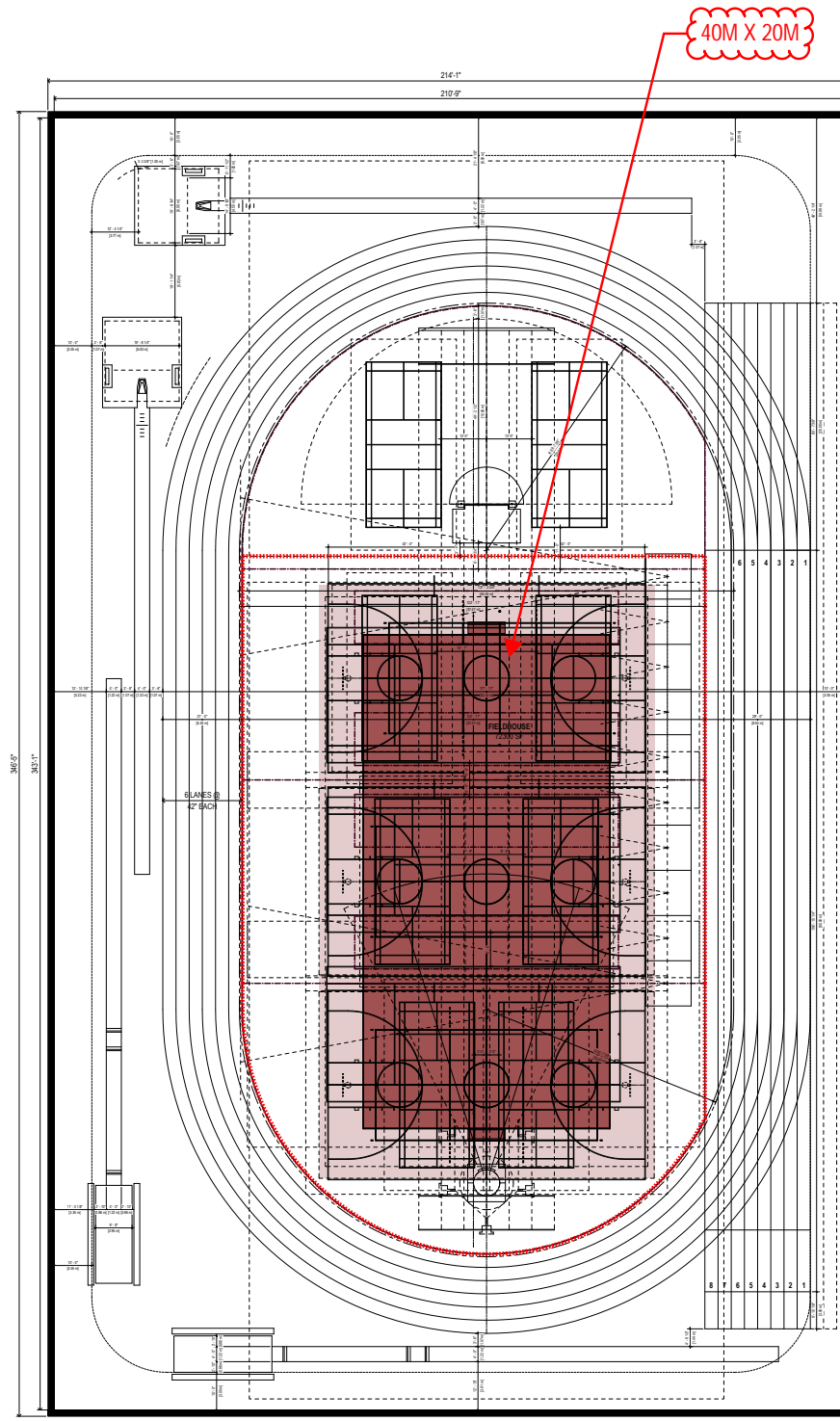
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FIELDHOUSE BADMINTON COURTS



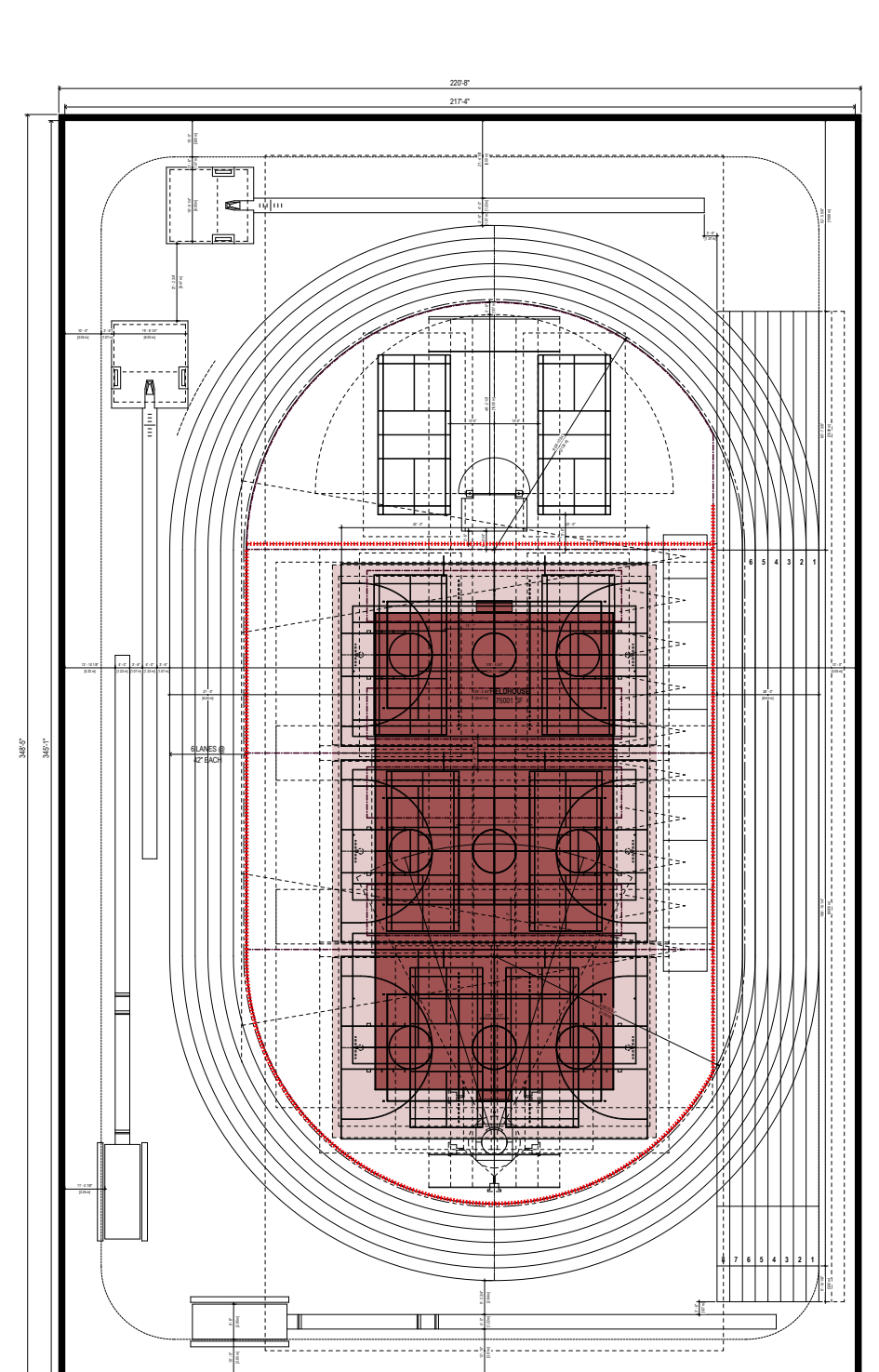
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LEVEL 2 JOGGONG TRACK- 11,095 NSF



20M RADIUS- 71,100 NSF

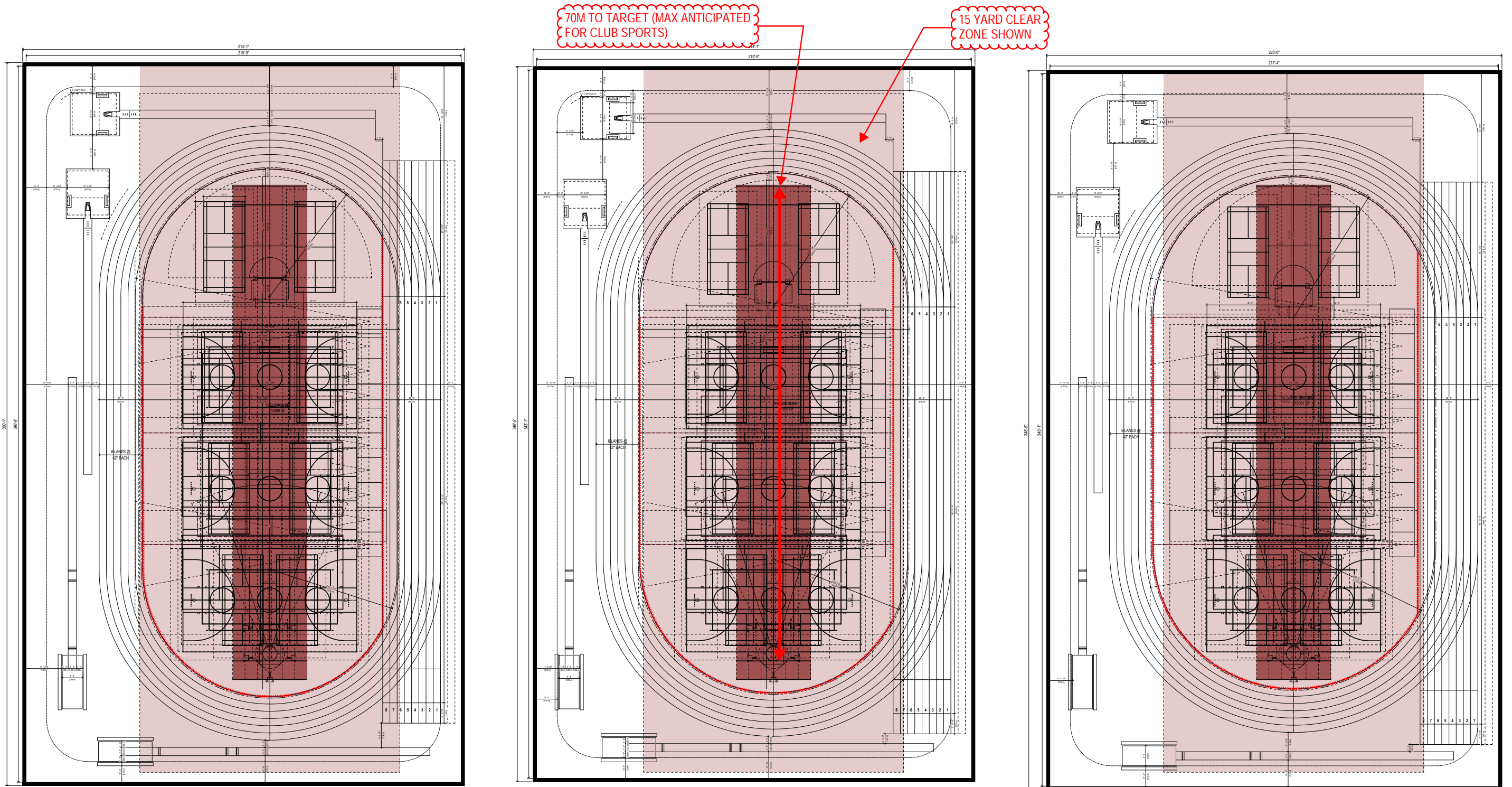
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21M RADIUS- 73,800 NSF

LEVEL 2 JOGGONG TRACK- 11,210 NSF

FIELDHOUSE TEAM HANDBALL



19M RADIUS- 71,900 NSF

LEVEL 2 JOGGONG TRACK- 11,095 NSF

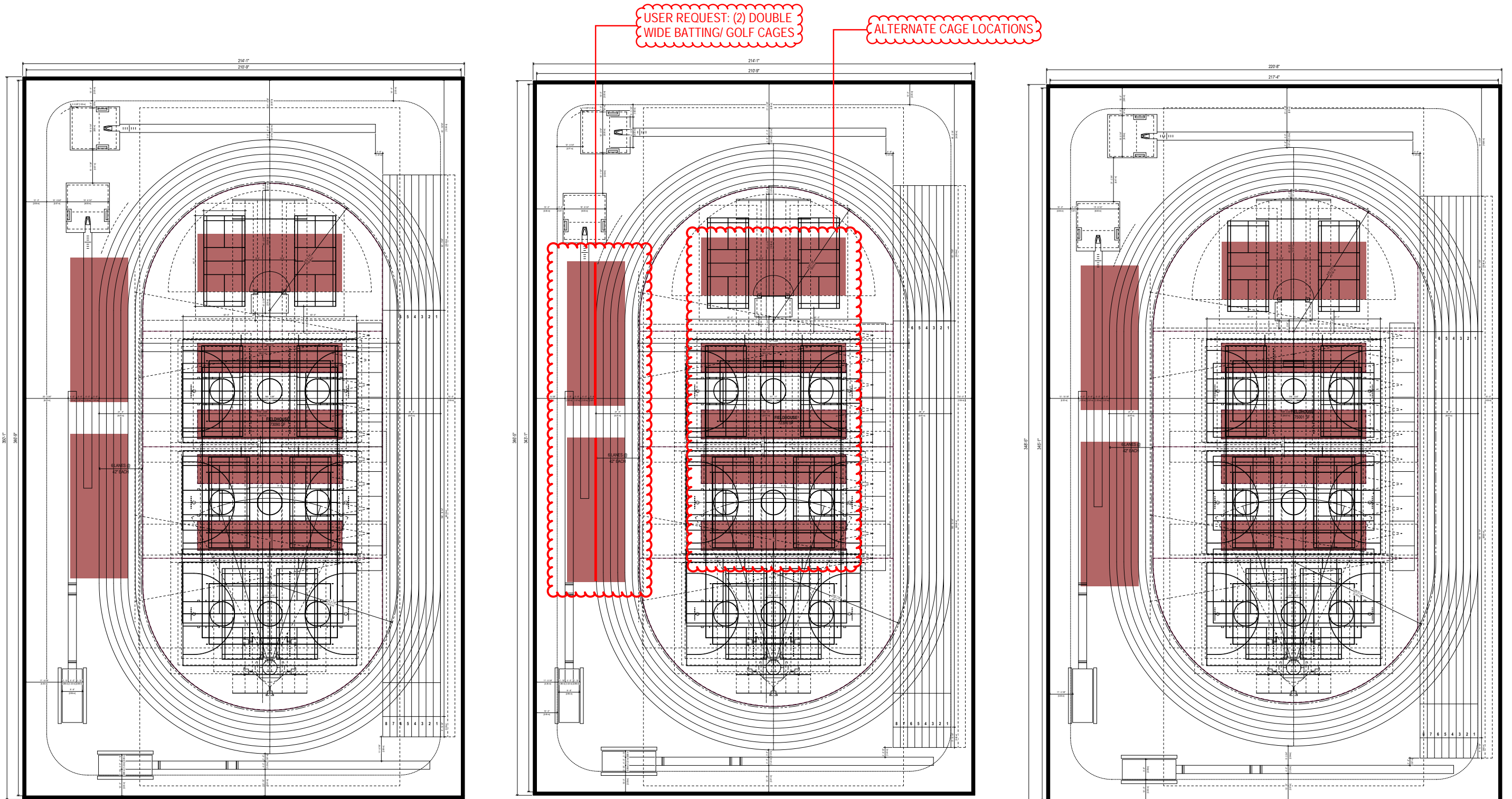
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LEVEL 2 JOGGONG TRACK- 11,020 NSF

21M RADIUS- 73,800 NSF

LEVEL 2 JOGGONG TRACK- 11,210 NSF

FIELDHOUSE ARCHERY



19M RADIUS- 71,900 NSF

LEVEL 2 JOGGONG TRACK- 11,095 NSF

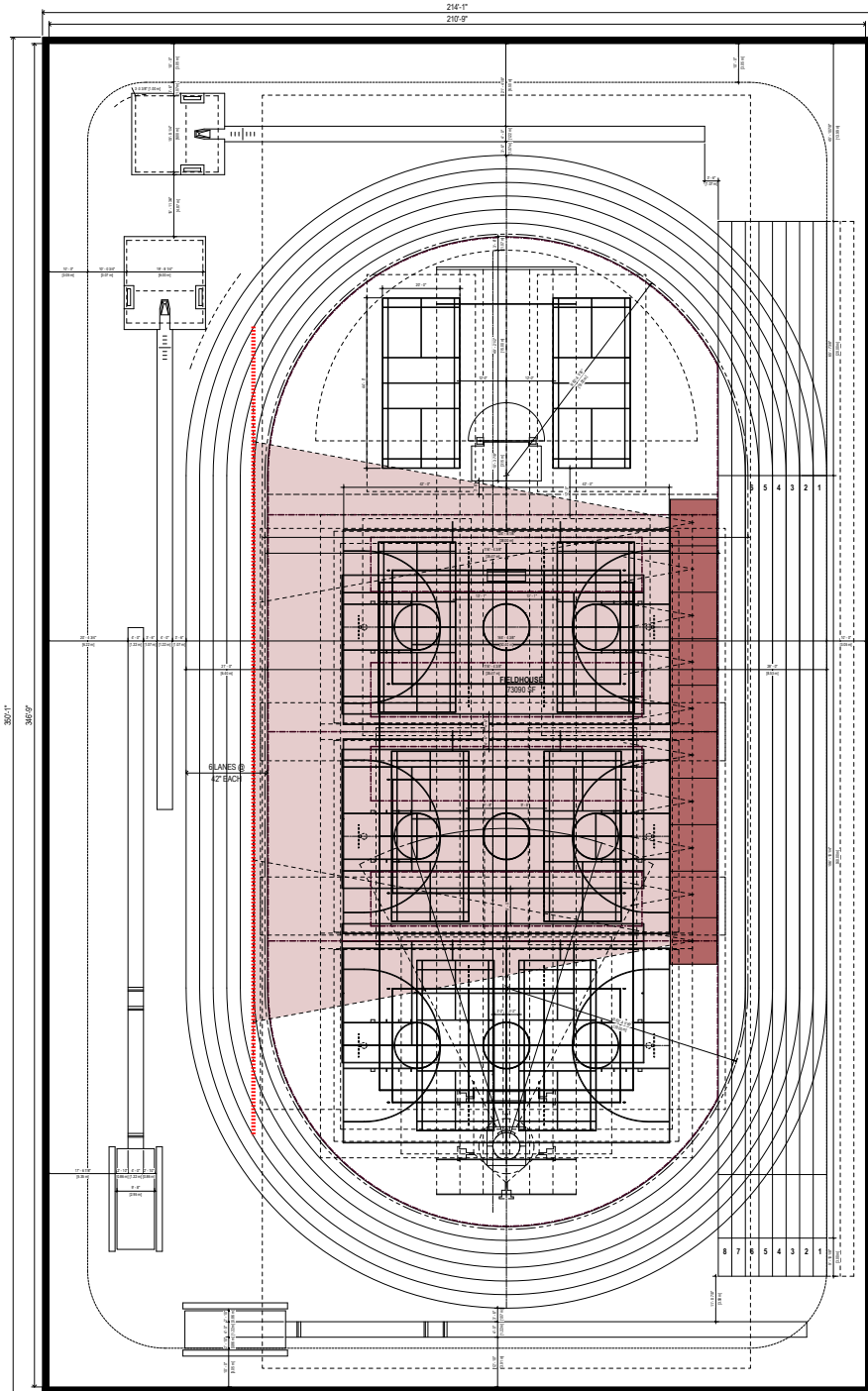
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LEVEL 2 JOGGONG TRACK- 11,020 NSF

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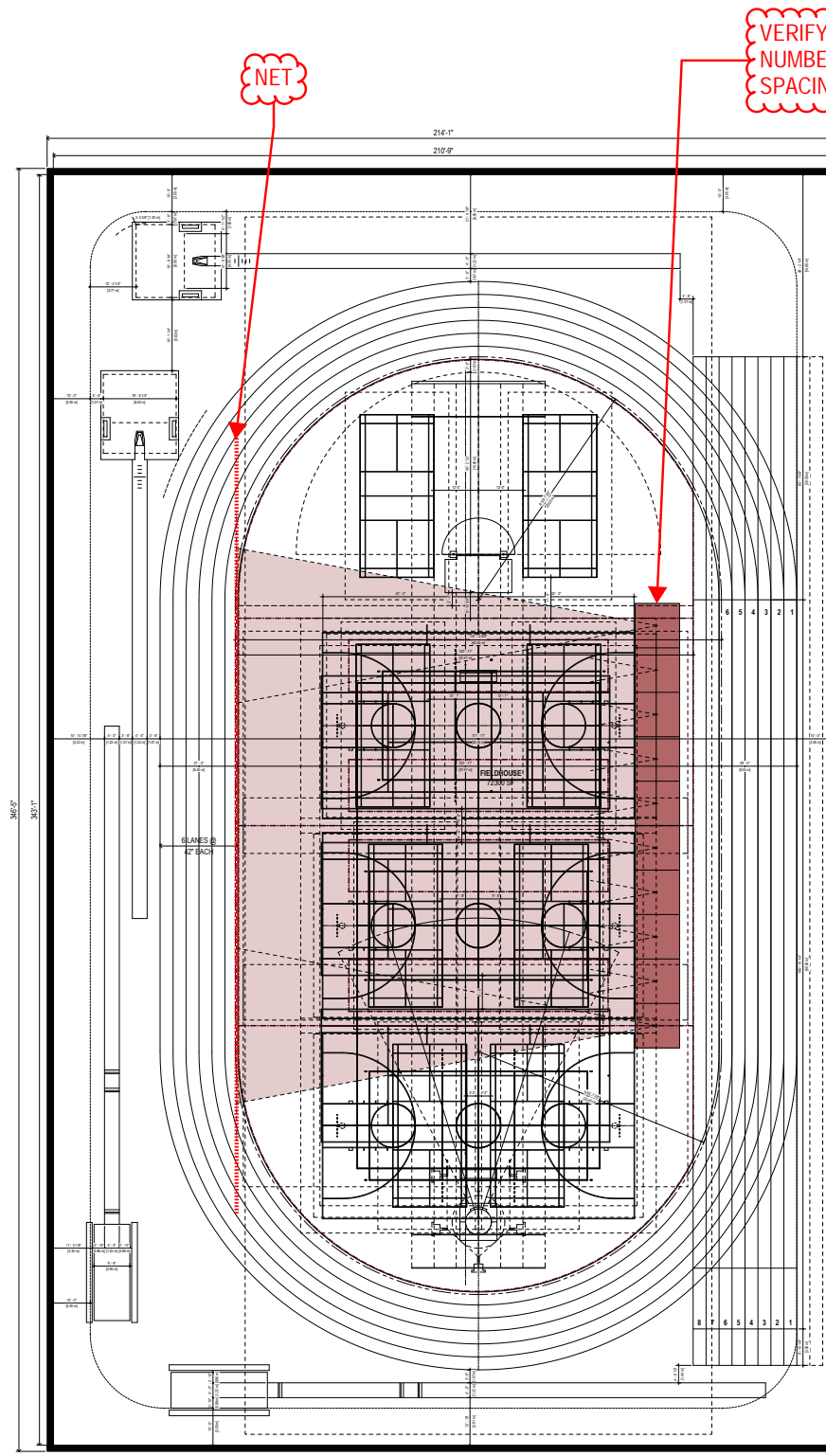
LEVEL 2 JOGGONG TRACK- 11,210 NSF

FIELDHOUSE BASEBALL/ SOFTBALL/ GOLF CAGES



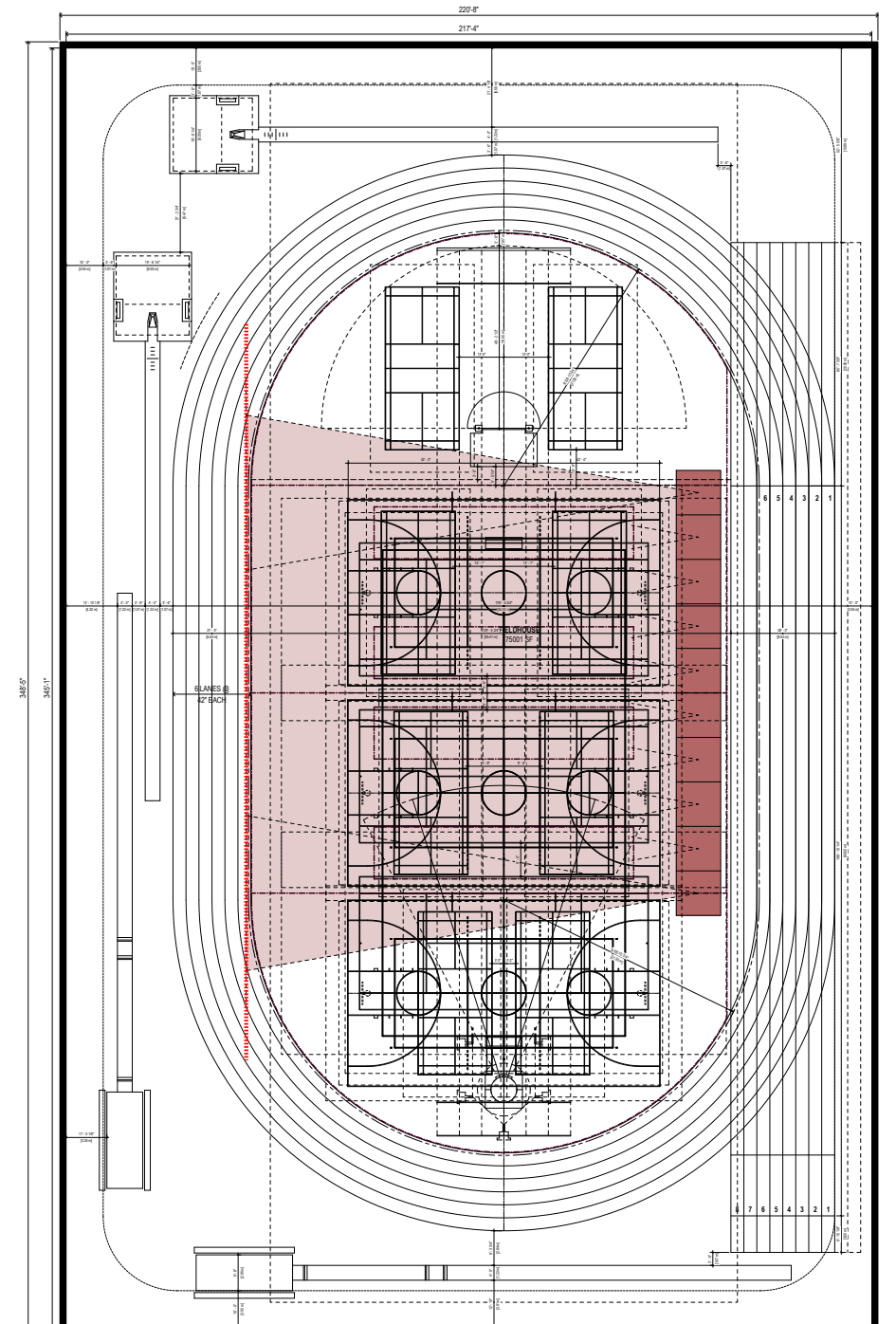
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LEVEL 2 JOGGONG TRACK- 11,095 NSF



20M RADIUS- 71,100 NSF

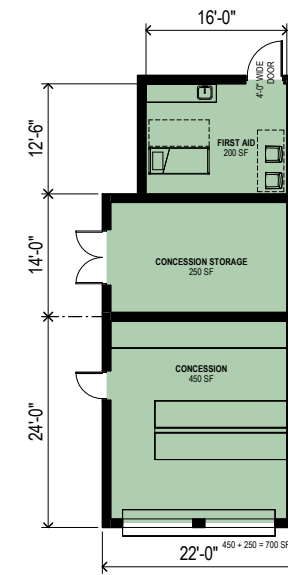
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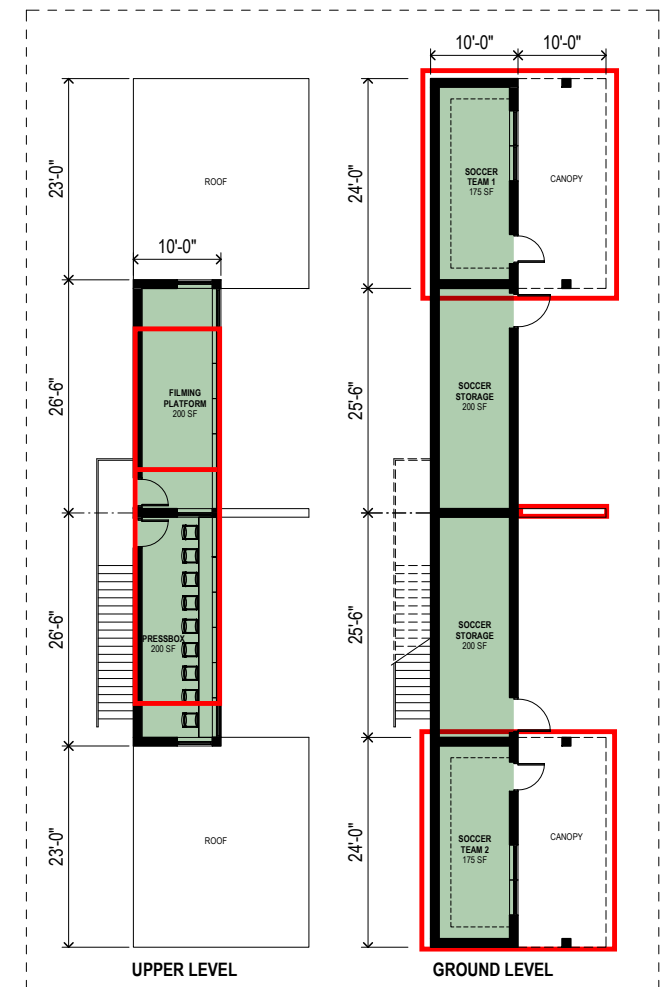
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LEVEL 2 JOGGONG TRACK- 11,210 NSF

FIELDHOUSE GOLF TEES

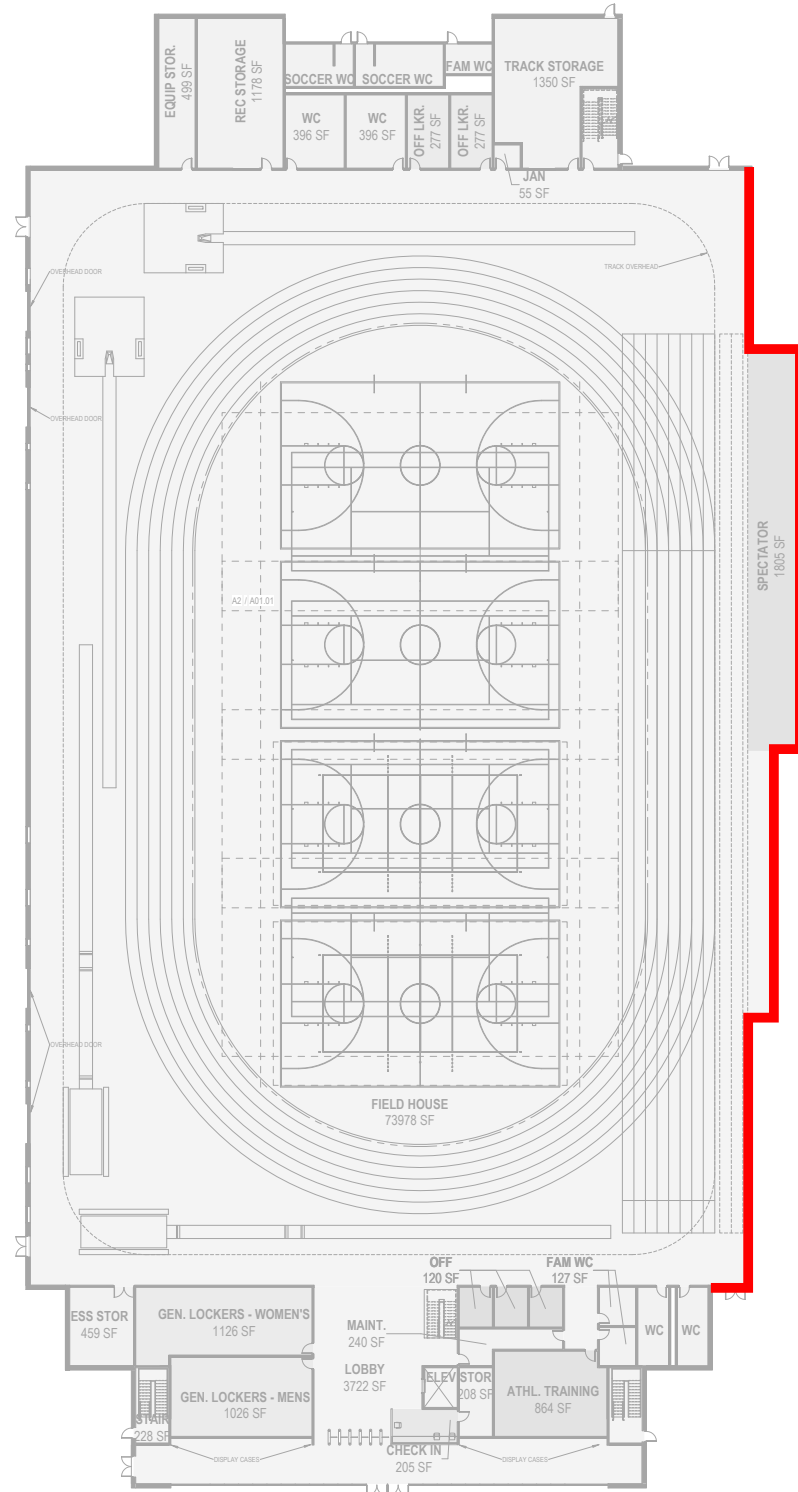


SOCCER SUPPORT - CONCESSION AND FIRST AID
 1/8" = 1'-0"



SOCCER SUPPORT - SOCCER PRESS BOX AND TEAM BOXES
 1/8" = 1'-0"

FLOOR PLAN REVIEW



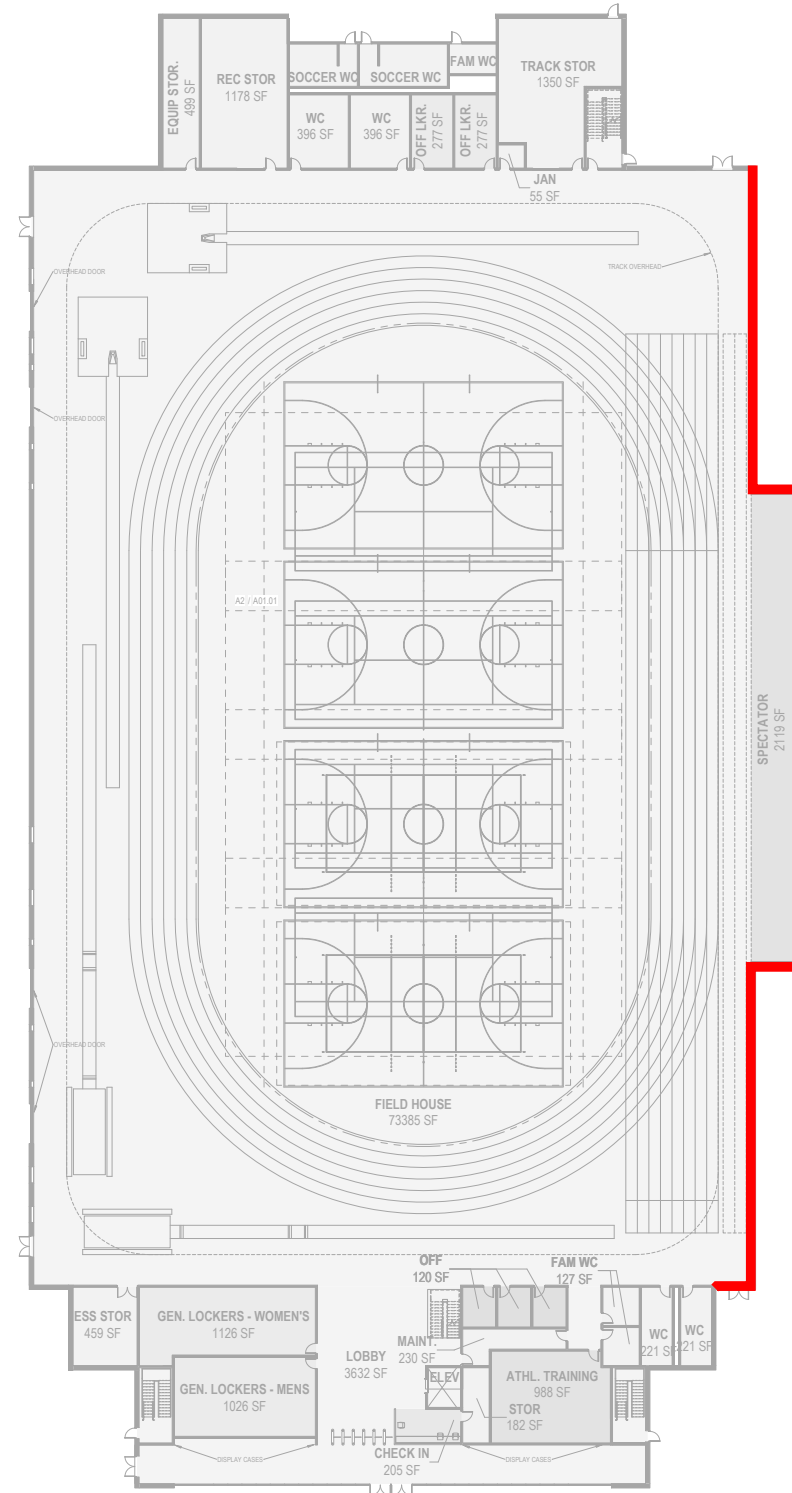
PRO'S

Front and centered with finish line. Good for spectators

Good opportunities for natural day lighting

CON'S

More difficult to design structurally



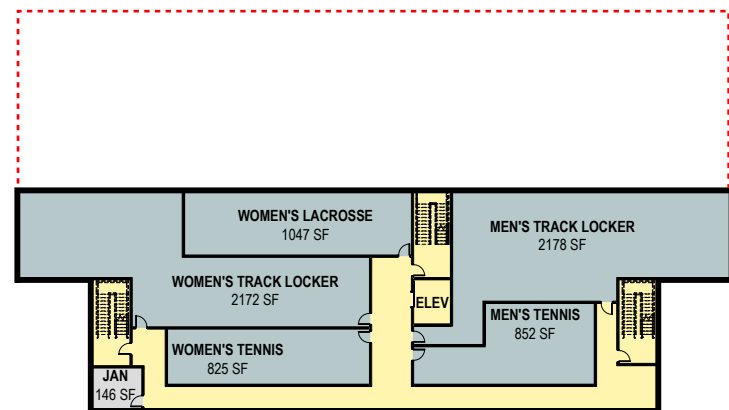
PRO'S

Easier to design structurally

Good opportunities for natural day lighting

CON'S

Not as good of a view of the finish line for spectators

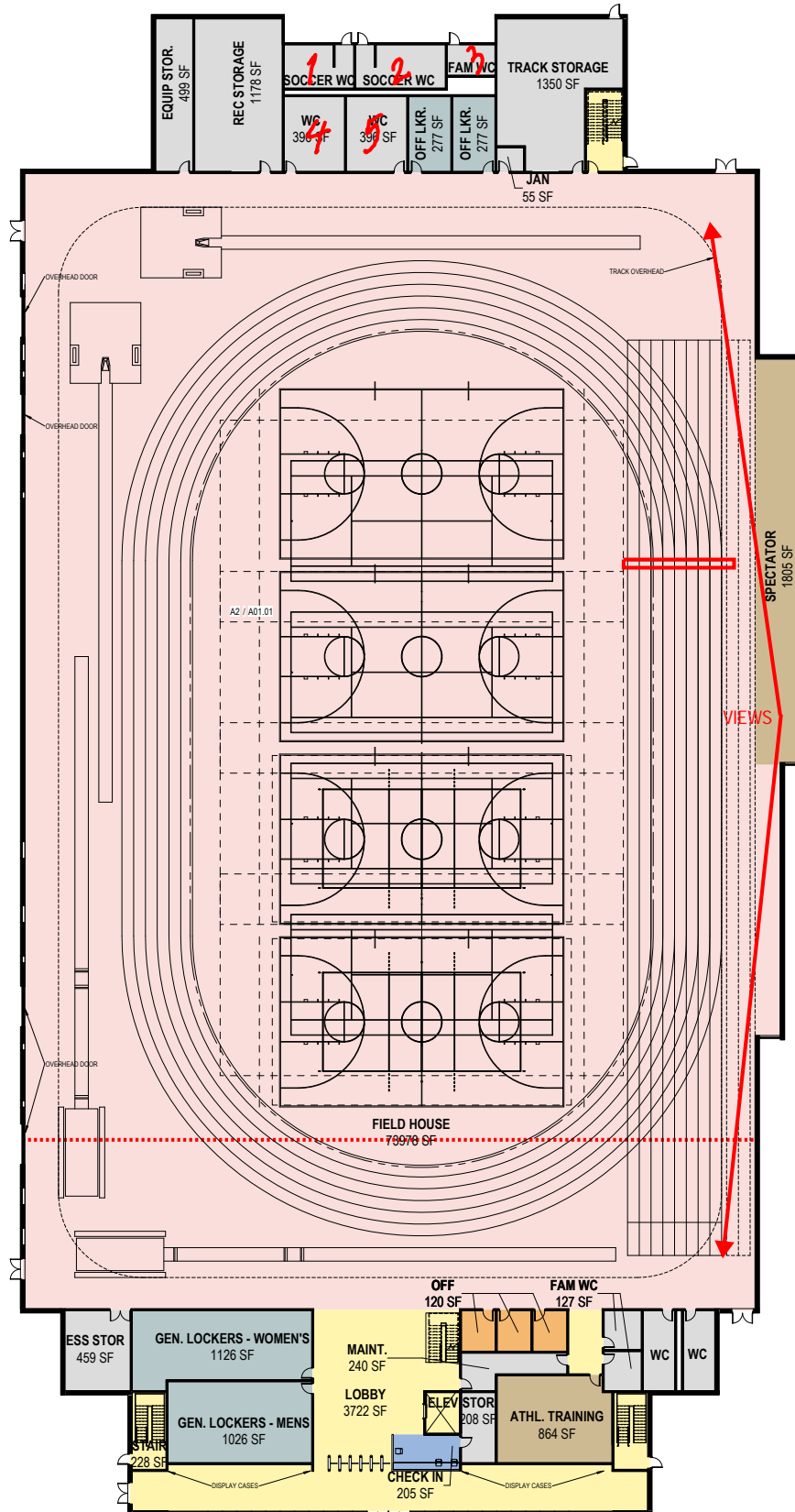


0 FLOOR PLAN - LEVEL 0
1/8" = 1'-0"

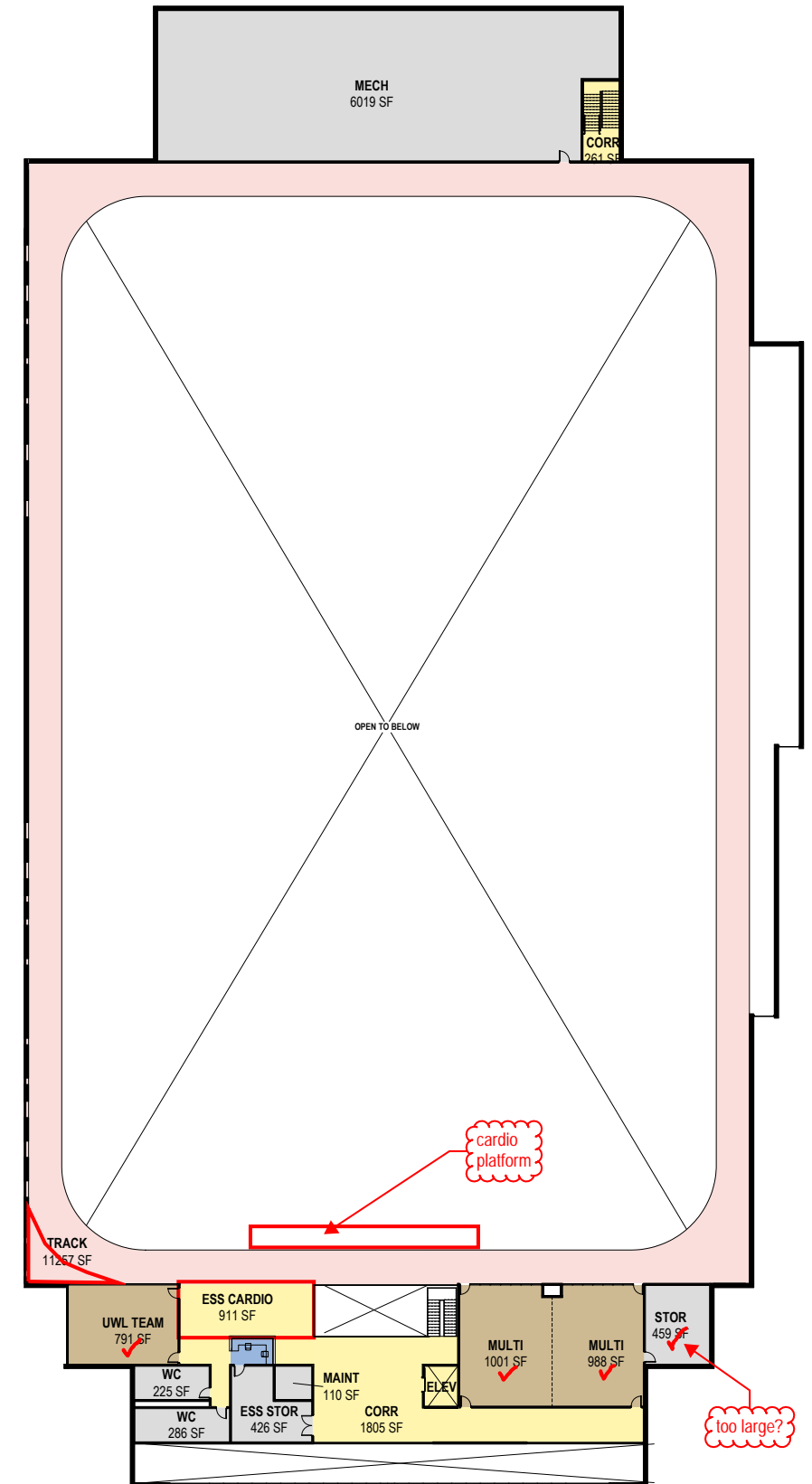


FLOOR PLANS

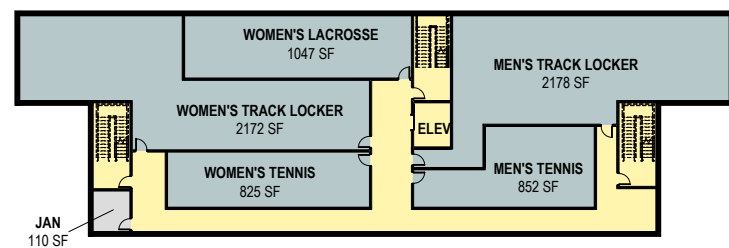
10/25/2017



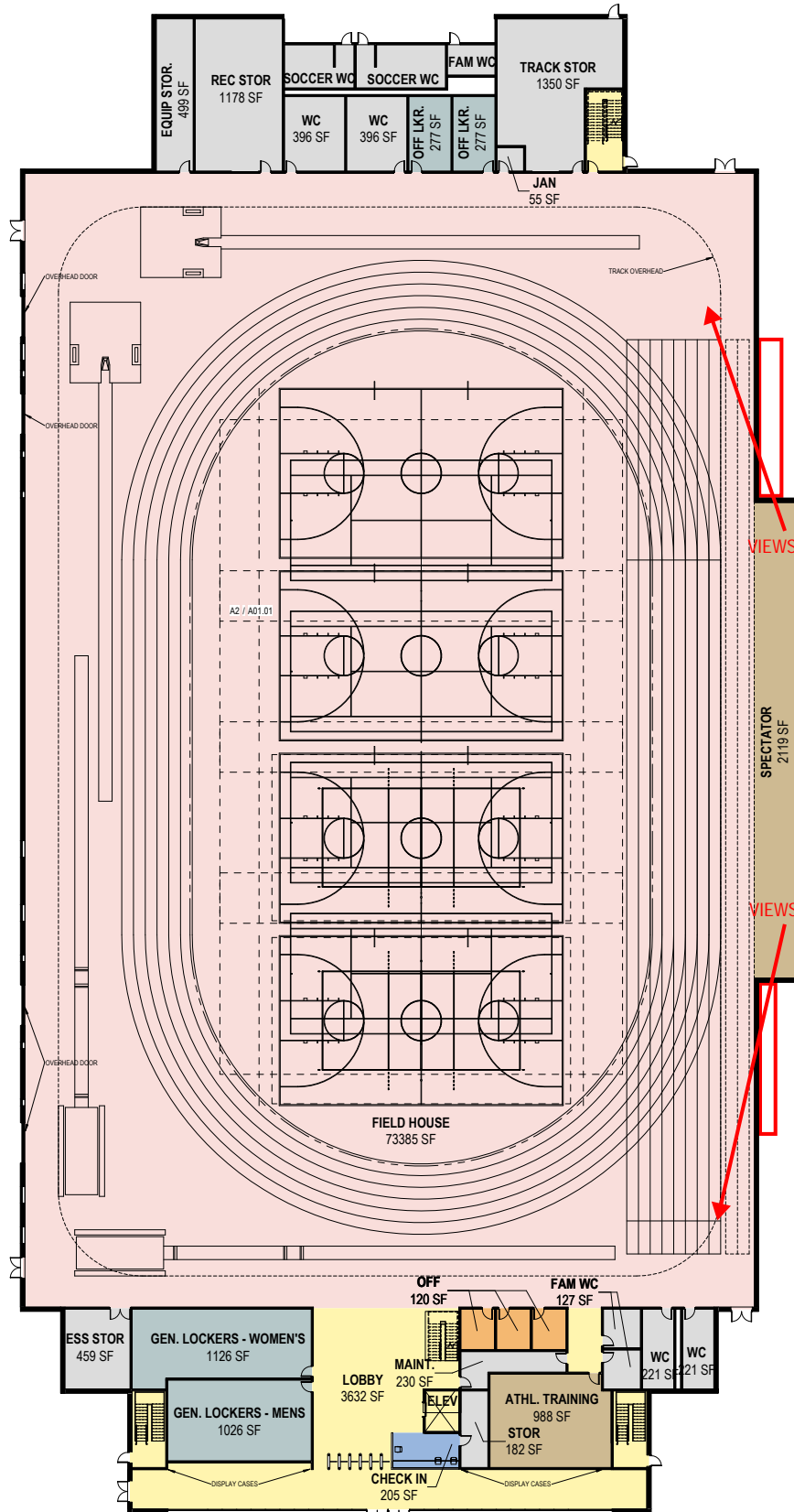
1 FLOOR PLAN - LEVEL 1
1/8" = 1'-0"



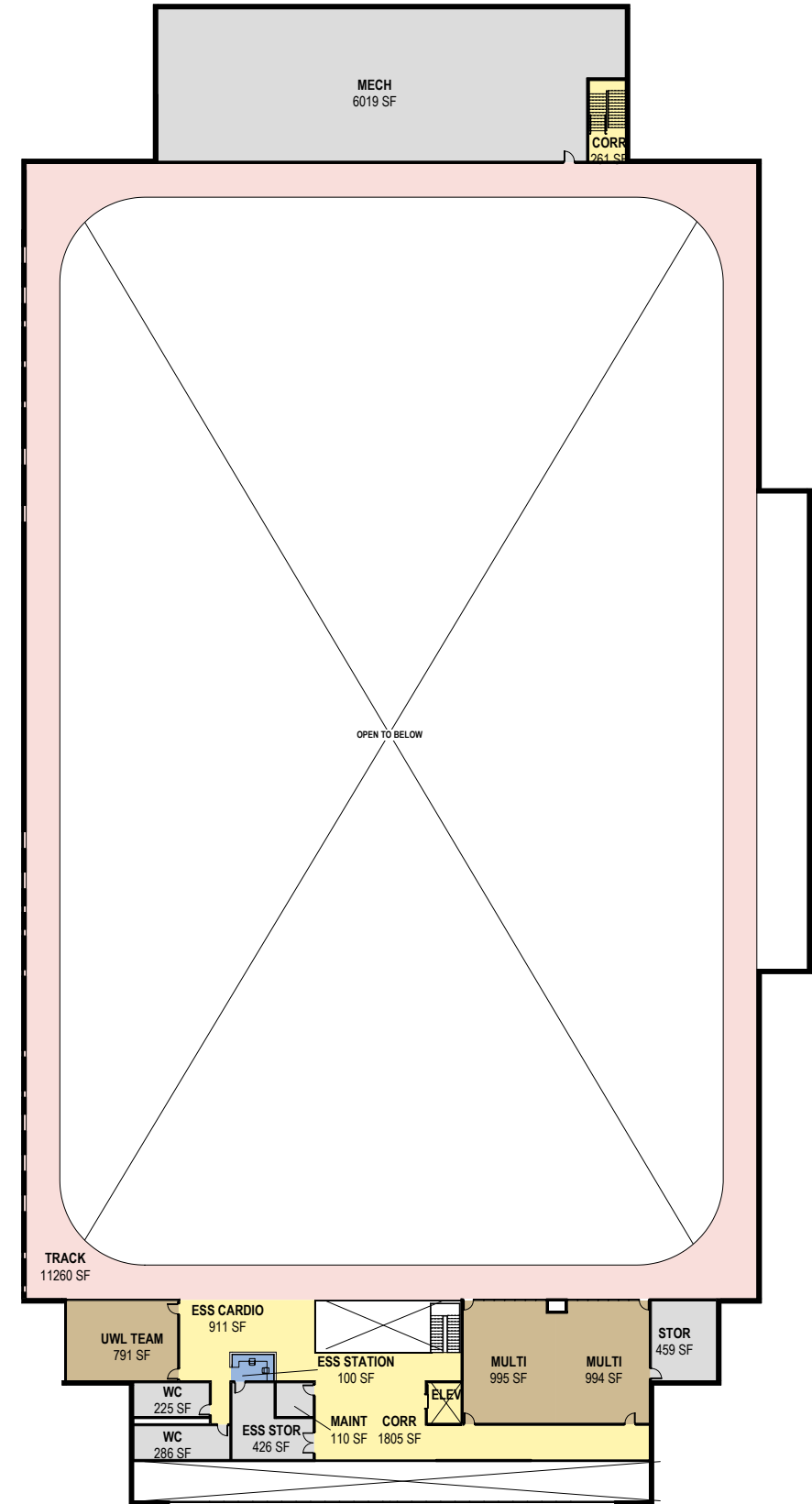
2 FLOOR PLAN LEVEL 2
1/8" = 1'-0"



0 FLOOR PLAN - LEVEL 0
1/8" = 1'-0"

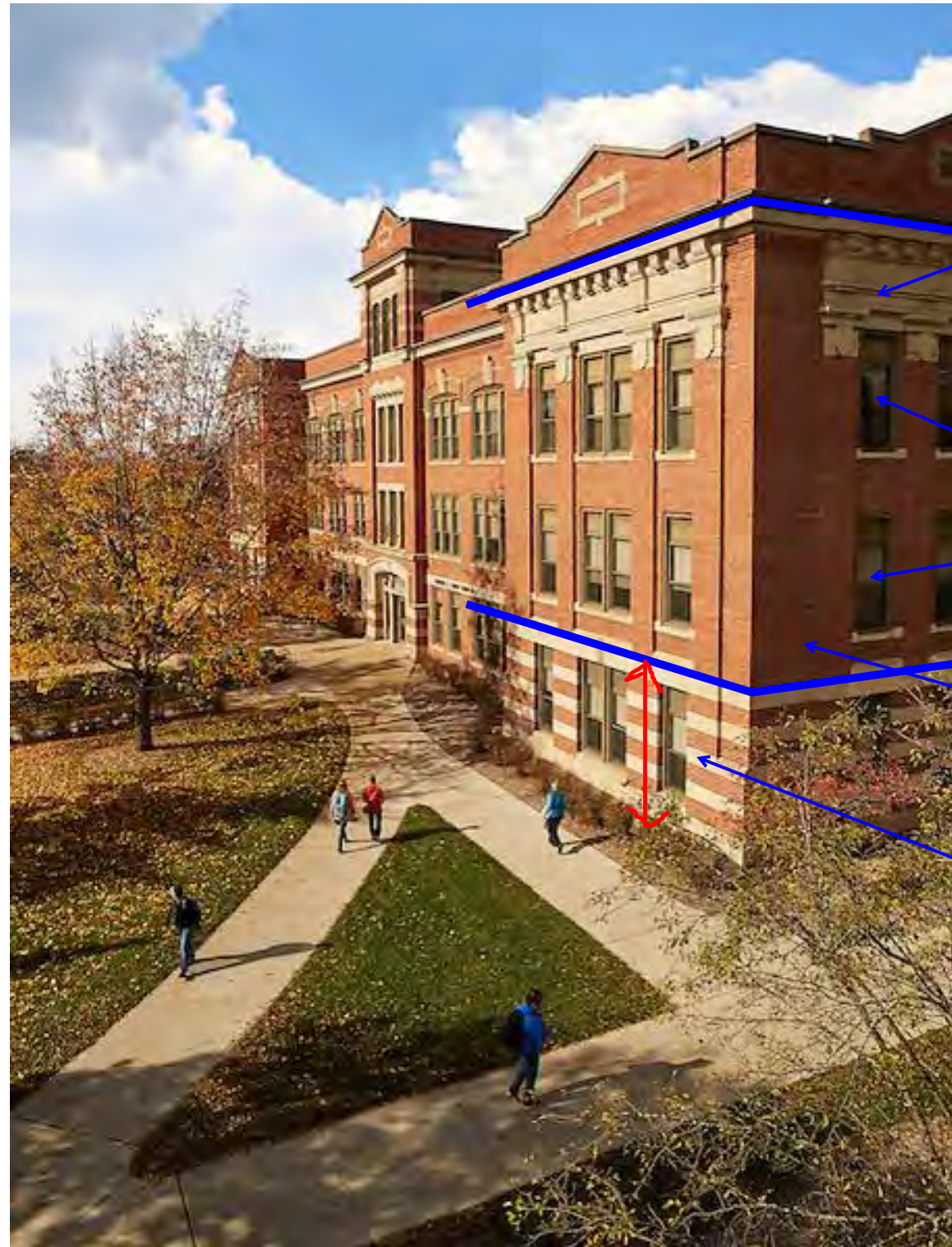


1 FLOOR PLAN - LEVEL 1
1/8" = 1'-0"



2 FLOOR PLAN LEVEL 2
1/8" = 1'-0"

EXTERIOR
CHARACTERISTICS
REVIEW



stone

TOP

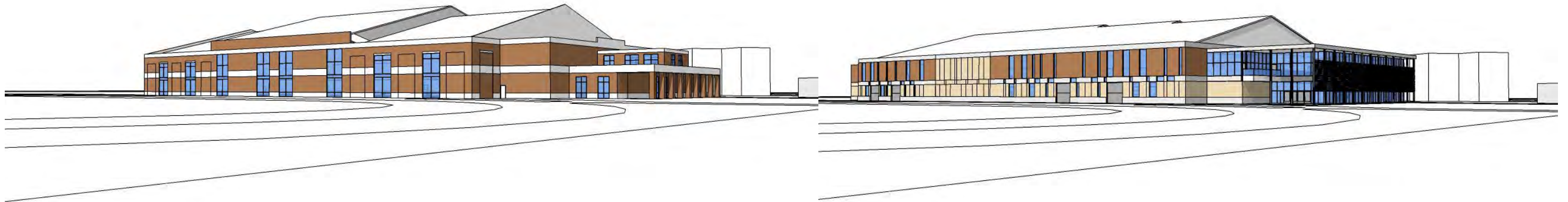
glazing

MIDDLE

bricks

BASE

brick /
stone
banding



EXTERIOR - OPTION 1

Conforms with traditional buildings on campus

Traditional materials (bricks, stones...)

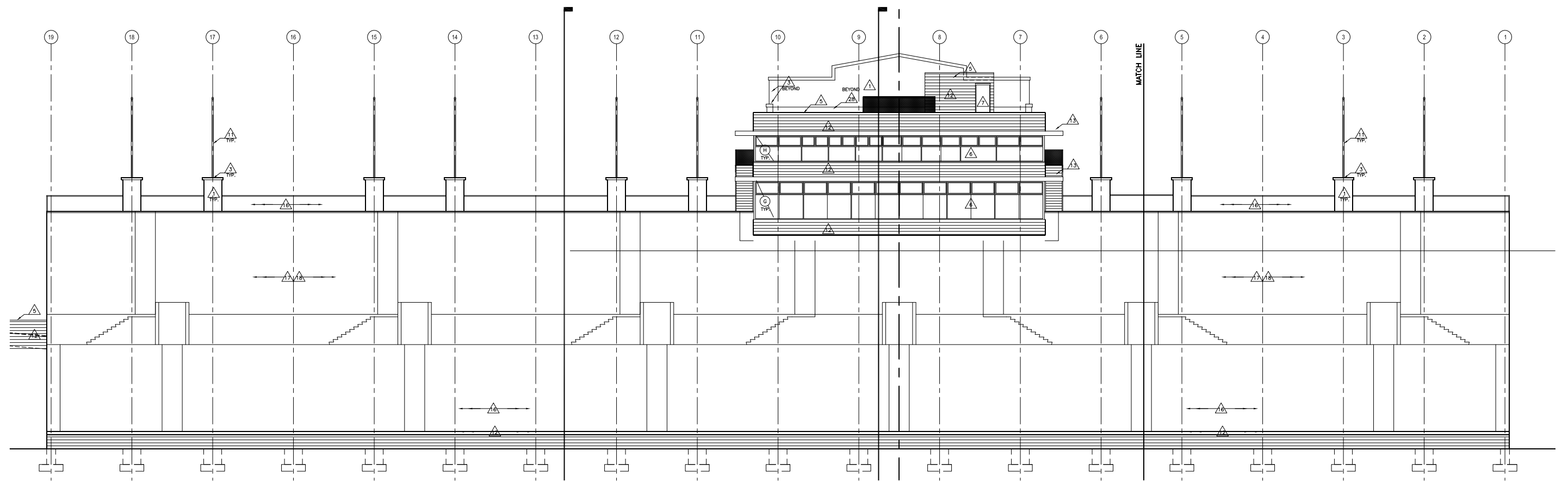
Traditional executions of materials

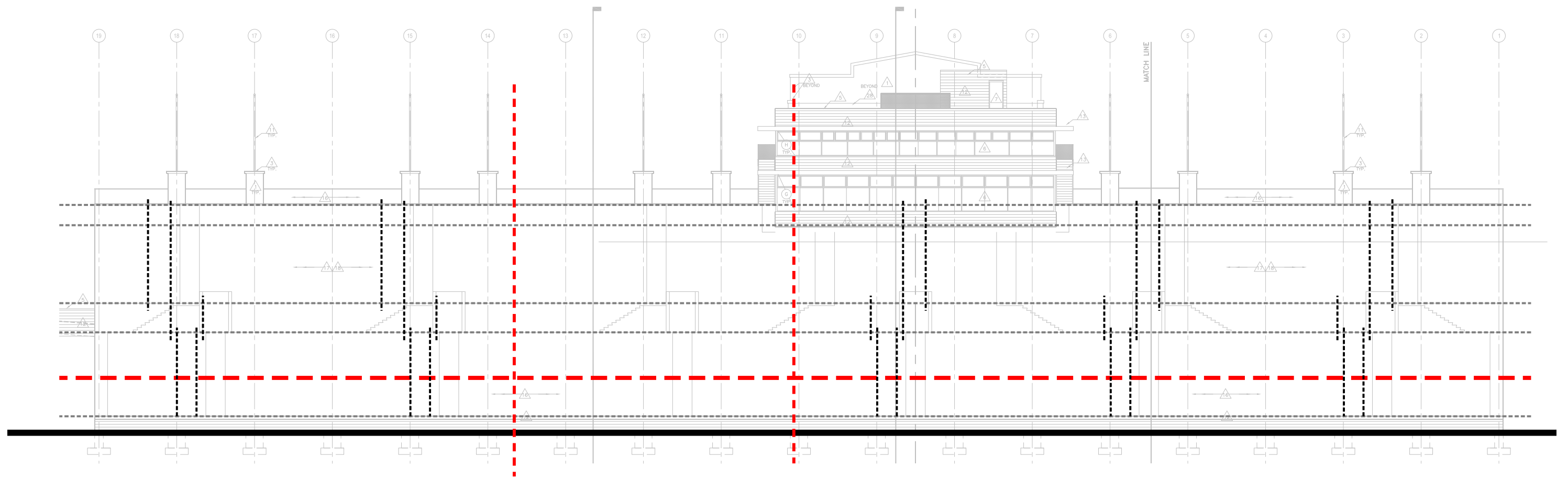
EXTERIOR - OPTION 2

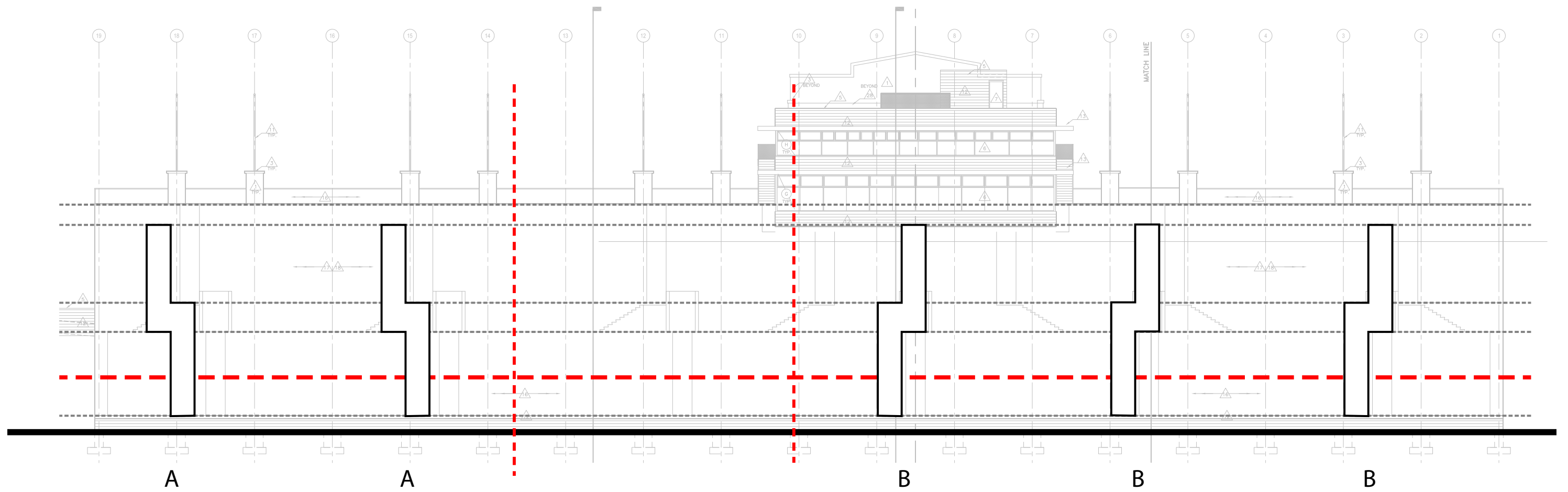
Draws inspirations from traditional buildings on campus

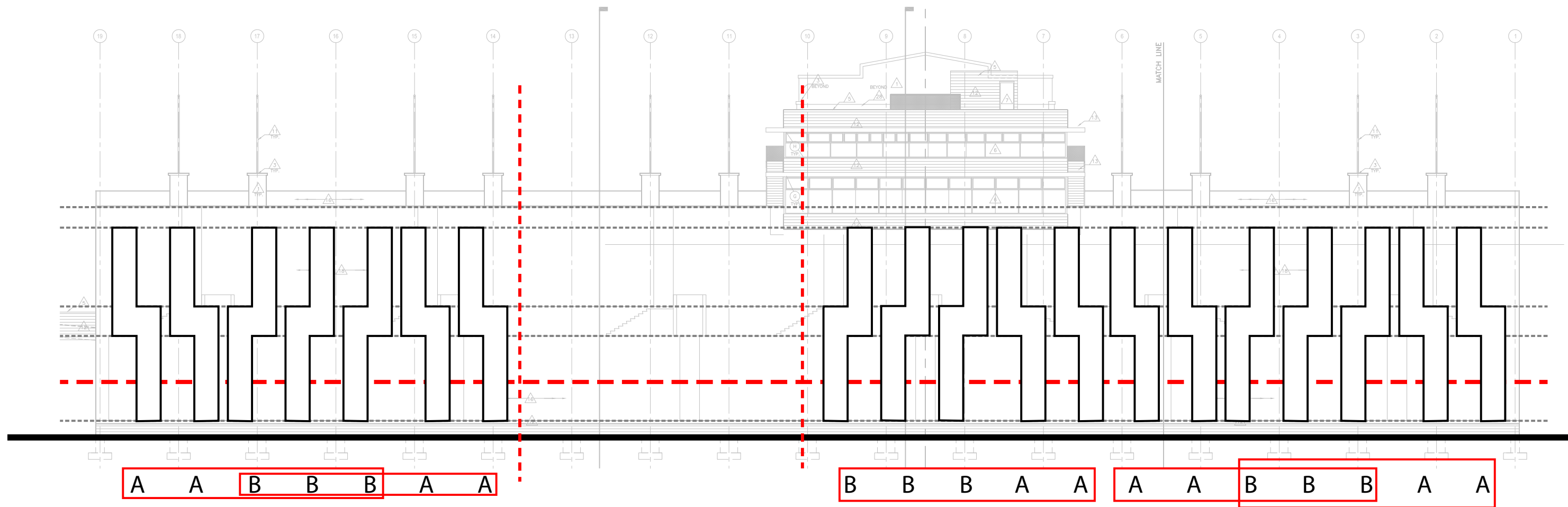
Traditional materials

Contemporary executions of materials





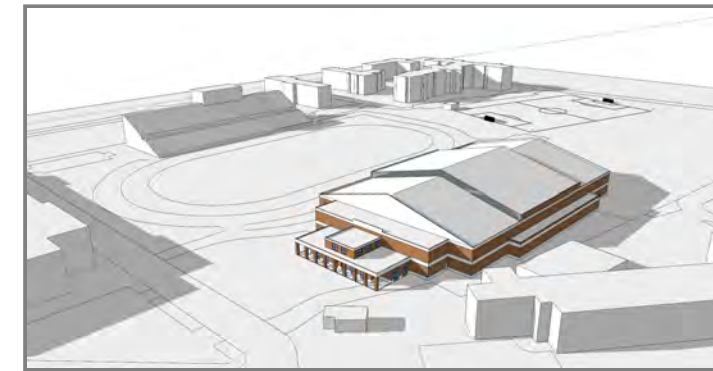




OPTION 1

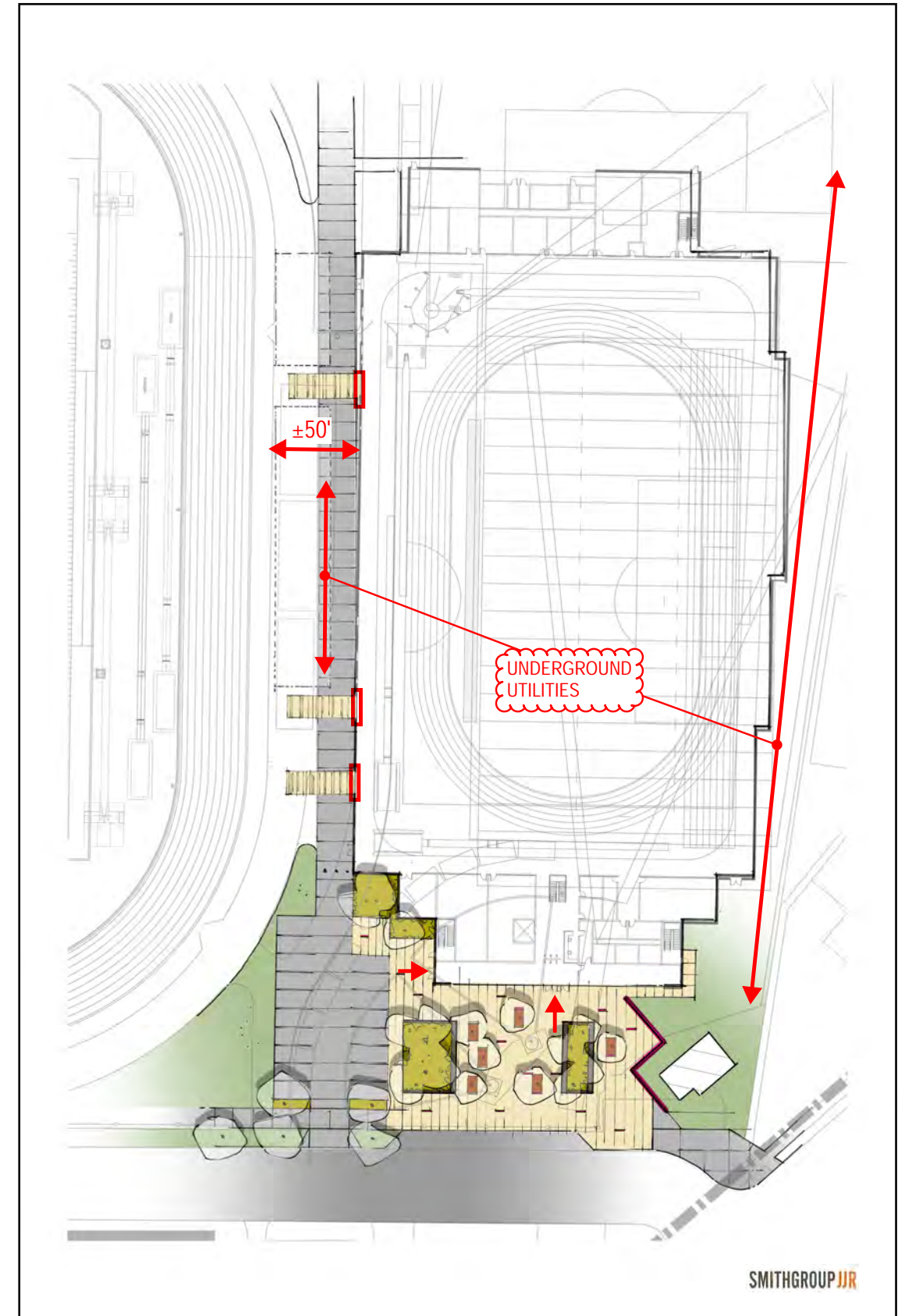
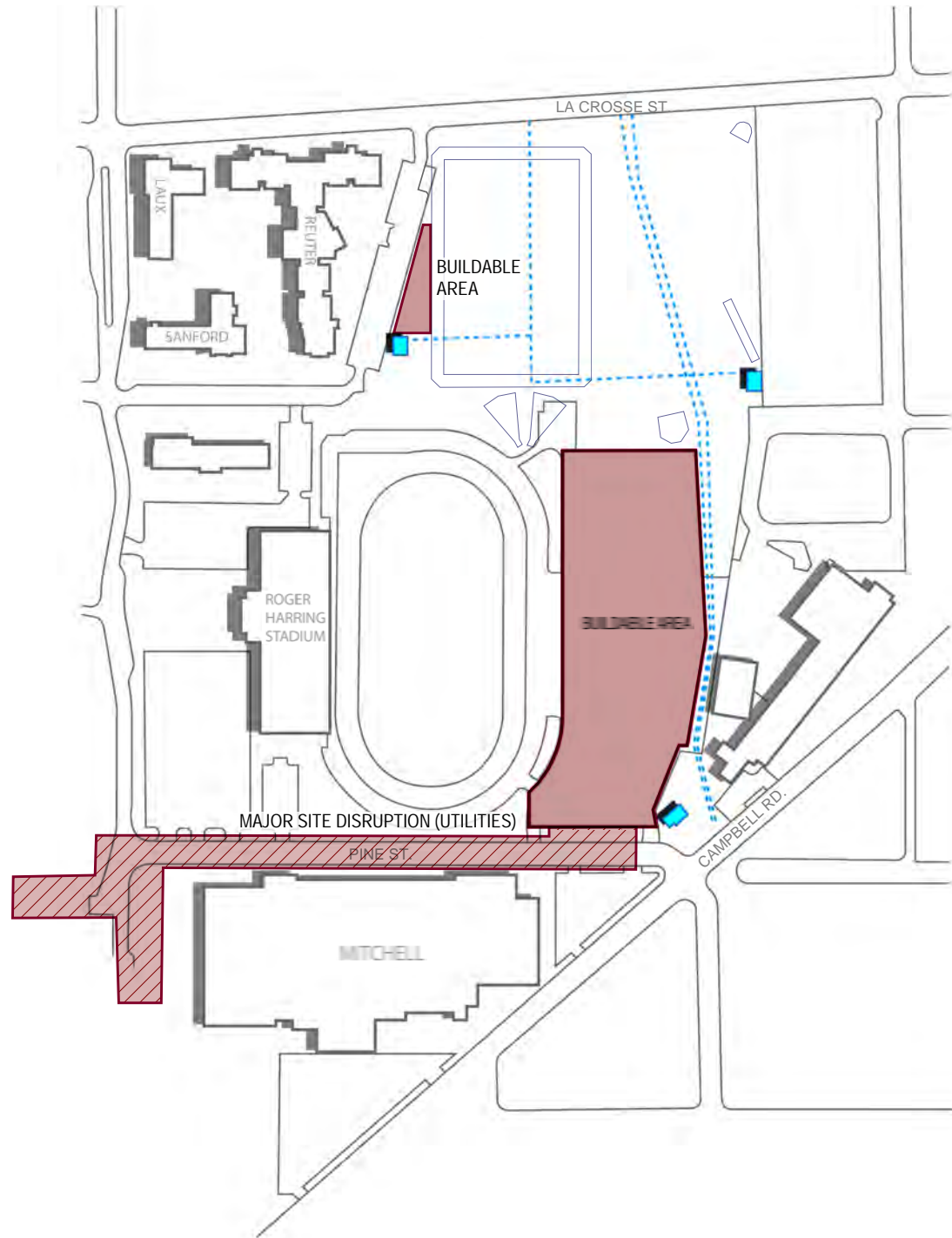


OPTION 2



SKETCHUP VIEWS

SITE PLAN REVIEW



SITE PLAN