

## meeting minutes

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

**Date Prepared:** November 22, 2017

**Meeting Date:** November 14, 2017

**Project Name:** University of Wisconsin-La Crosse- New Student Fieldhouse & Soccer Support Facility (DFD 1512I)

**Subject:** Executive Committee Meeting

**Meeting Attendees:** See meeting attendance list attached

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 discussed and marked up during the meeting for additional meeting documentation.

- 1) Based on the spreadsheet cost model the design as presented today is over budget at \$45M Total Project Cost. Target is \$40M TPC.
- 2) Lockers
  - a) BH directed that the following locker rooms and number of lockers are to be provided.

i) Women's Track & Field/ Cross Country (CC Fall, T&F Spring)	90 lockers
ii) Women's Lacrosse (Spring)	25 lockers
iii) Women's Soccer (Fall)	25 lockers
iv) Women's Softball (Spring)	25 lockers
v) Men's Track & Field/ Cross Country (CC Fall, T&F Spring)	75 lockers
vi) Men's Baseball (Spring)	30 lockers

    - (1) Baseball lockers may be eliminated from this project if space and budget does not allow.
  - b) Sharing of toilets and showers could be considered for sports that are not played in the same season.
  - c) BH said there should be a team "soft space" in each locker room. Area for this not currently included in Program Area spreadsheet for this.
- 3) Review of Main Entry images
  - a) Too heavy at top
  - b) Columns are too thin
  - c) Too much like a theater
  - d) Committee prefers a more classical look: "Classic Fieldhouse"
  - e) Option B with columns on the wests was rejected. Continue to develop Option A.
- 4) Review of Site Plan
  - a) Surface storm water control will be a challenge. Infiltration area limited due to city water.



- b) Pedestrian access comes from the west onto the site- consider shifting the approach to the west to address pedestrian patterns. Parking is suggested to be moved to the east to keep pedestrian traffic separated from parking lot if possible.
  - c) Liked "Champions wall" idea
- 5) Track geometry
- a) JP presented peer indoor track radii information. Trend was towards larger radii, but not definitive.
  - b) BH questioned if data backed up the coaching staff statements that a 20m radius was "faster" than a 21 m track.
  - c) CW said the radius needs to be a good long-term decision; eliminate other spaces if necessary to achieve this goal (since the 21m track has a larger area/ cost than 20m track).

**END OF MEETING MINUTES**



## meeting attendance

**Date:** Nov. 14 & 15, 2017    **Time:** 8:30 AM    **Subject:** EXECUTIVE COMMITTEE  
**Project:** University of Wisconsin-La Crosse New Student Fieldhouse & Soccer Support Facility – DFD 15I2I  
**Project No.:** 3001.405.00

✓	Name	Organization   Department	Phone	E-mail
✓	Doug Pearson Executive Director	UW-La Crosse Planning & Construction	608.785.8019	dpearson@uwlax.edu
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	Nathan Barnhart Asst. Director, Rec Sports	UW-La Crosse Recreational Eagle Center	608.785.6530	nbarnhart@uwlax.edu





## Workshop Objectives

- Approve the direction for the Design
- Floor plan and room adjacencies
- Exterior image concept
- Site concept
- Track Radius
- Number of Lockers Rooms

## Agenda (70 Minutes)

- Review Budget and Program
- Review the Design
- Seeking Committee Critique and Input



**Preliminary Project Schedule**

LOCATION	TASK	DATE	DURATION
UWL	Kick-off Meeting w/ Exec Comm	8.24.17	1.5 hours
AE	DFD 10% Document Preparation	Sept 2018	4 months
UWL	Design Meetings w/ Executive Comm & Design Comm	9.20.17	1 Day
UWL	Design Workshop Sessions w/ Exec Comm, Design Comm & User Groups	10.17.17	2 Days
UWL	Design Workshop Sessions w/ Exec Comm, Design Comm & User Groups	11.14.17	2 Days
UWL	Design Workshop Sessions w/ Exec Comm, Design Comm & User Groups	Dec 2017	2 Days
AE/DFD	DFD 10% Peer Review in Madison	Jan 2018	1.5 hours
	Pause in Design	Jan 2018	5 months
AE	DFD 35% Document Preparation	June 2018	4 months
UWL	Design Meetings w/ Executive Comm & Design Comm	July 2018	1 Day
UWL	Design Meetings w/ Executive Comm & Design Comm	Aug 2018	1 Day
UWL	Design Meetings w/ Executive Comm & Design Comm	Sept 2018	1 Day
AE/DFD	DFD 35% Preliminary Design Submittal & Review of Documents	Oct 2018	2 Months
UWL	Design Meetings w/ Executive Comm & Design Comm	Nov 2018	1 Day
AE	DFD 100% Document Preparation	Dec 2018	6 months
UWL	Design Meetings w/ Executive Comm & Design Comm	Jan 2019	1 Day
UWL	Design Workshop Sessions w/ Exec Comm, Design Comm & User Groups	Feb 2019	1 Day
UWL	Design Meetings w/ Executive Comm & Design Comm	Mar 2019	1 Day
UWL	Design Meetings w/ Executive Comm & Design Comm	April 2019	1 Day
AE/DFD	DFD 100% Final Design Submittal & Review of Documents	June 2019	2 Months
MAD	BOR/SBC Authority to Construct	Aug 2019	3 Months
DFD	Release of Bidding Documents	Nov 2019	3 Months
DFD	Receipt of Bids & Release of Construction Contracts	Feb 2020	3 Months
UWL	Construction of New Facility	May 2020	22 Months
UWL	Substantial Completion	Mar 2022	1 Month
UWL	Occupancy	April 2022	3 Months
UWL	Final Completion	July 2022	4 Months



## Budget Overview

**Current Program shown exceeds \$40 M**

- Total Project Cost (all in) = **\$45 M**

## Why above budget?

- ✓ - Added 8,400 NSF (10,500 GSF) to Program
- ✓ - Multiple Locker Rooms
- ✓ - Several Support Spaces
- ✓ - Customer Service Desk
- These spaces add ~ **\$4 M to Bottom Line**

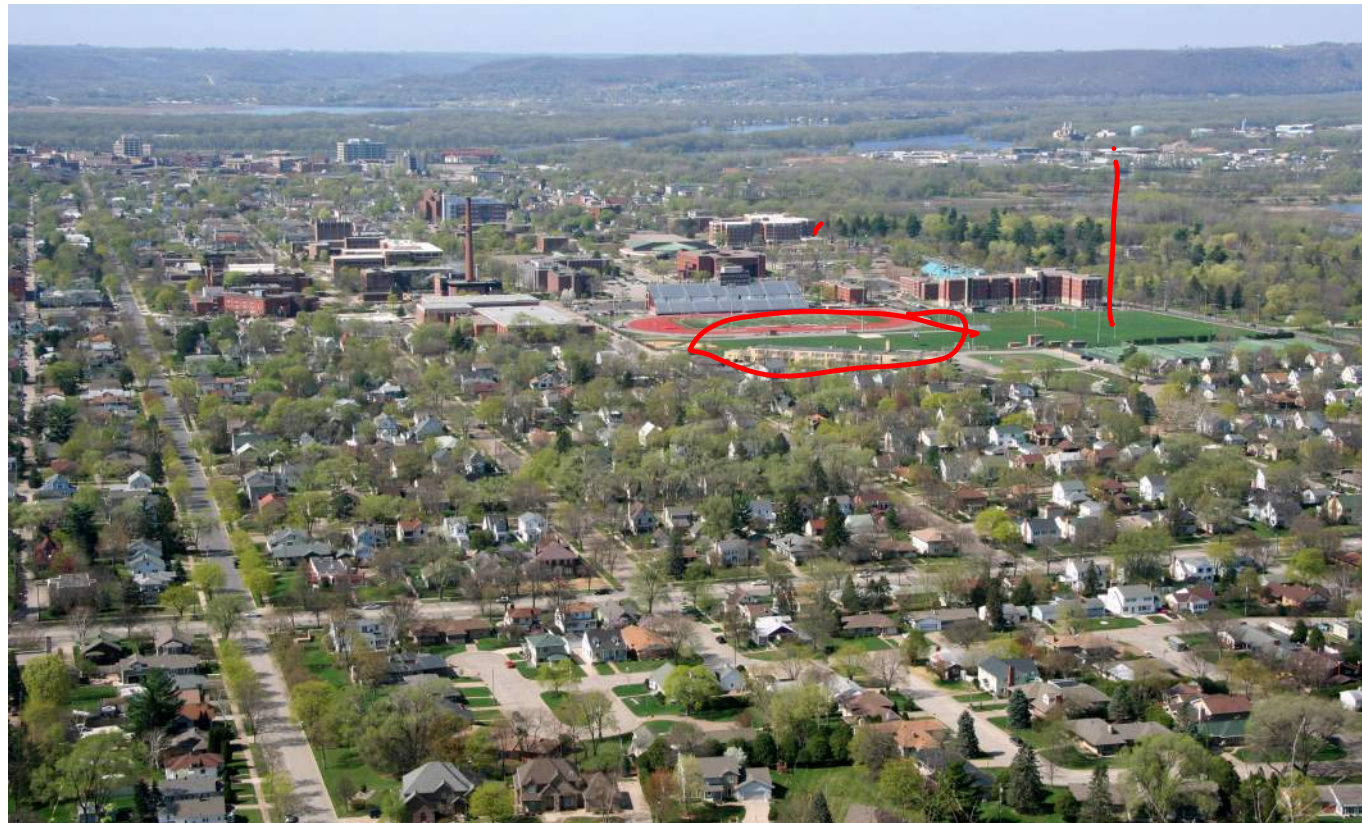
- Fieldhouse (as drawn) 8,000 NSF over target
- This adds ~ **\$2.3 M to Bottom Line**
- Confident we'll extract some extra space

- - Also not Site Costs not yet confirmed

**More work to follow . . .**

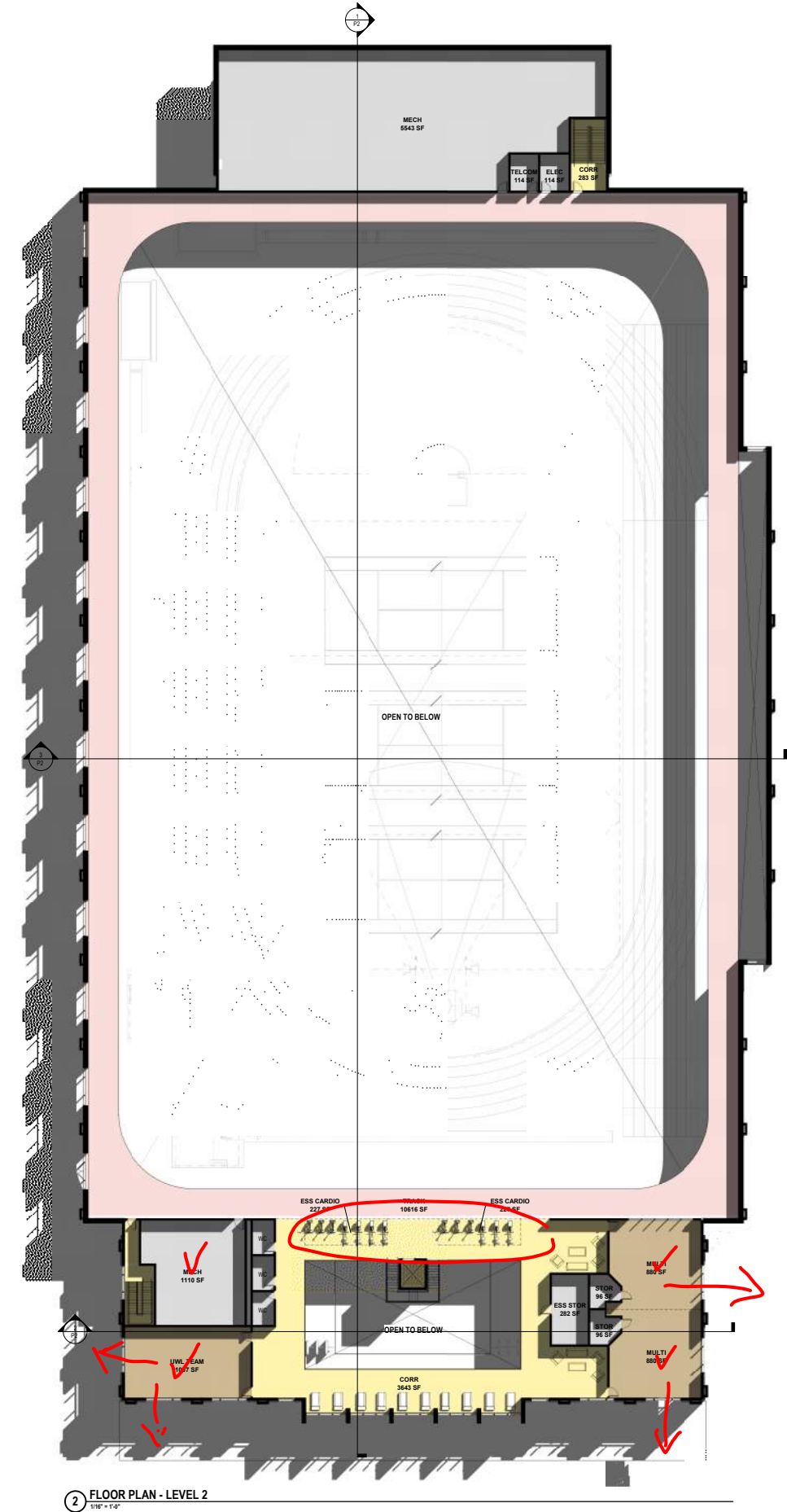
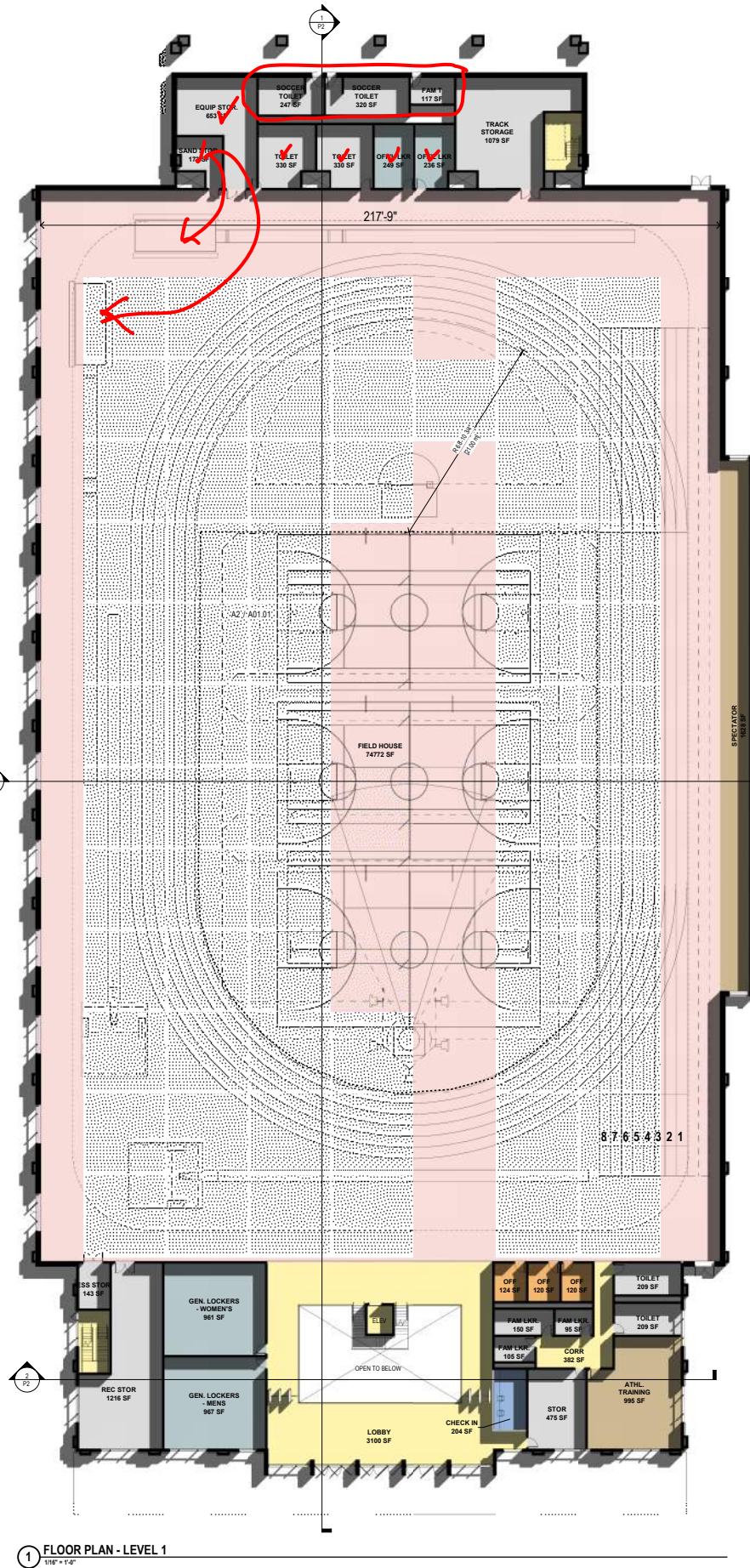
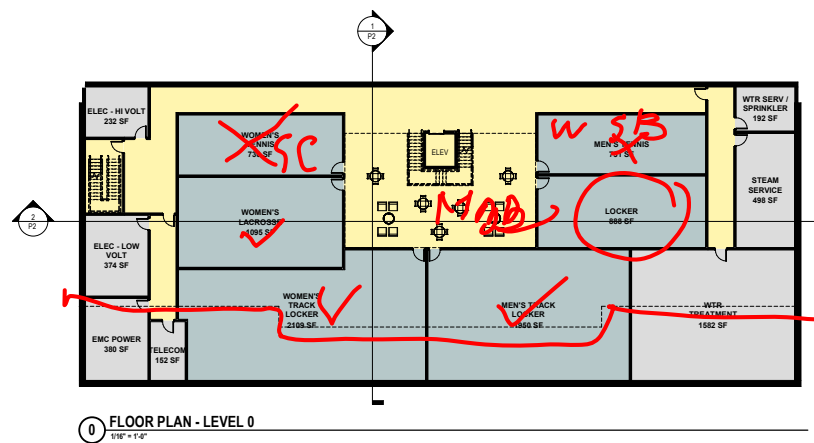
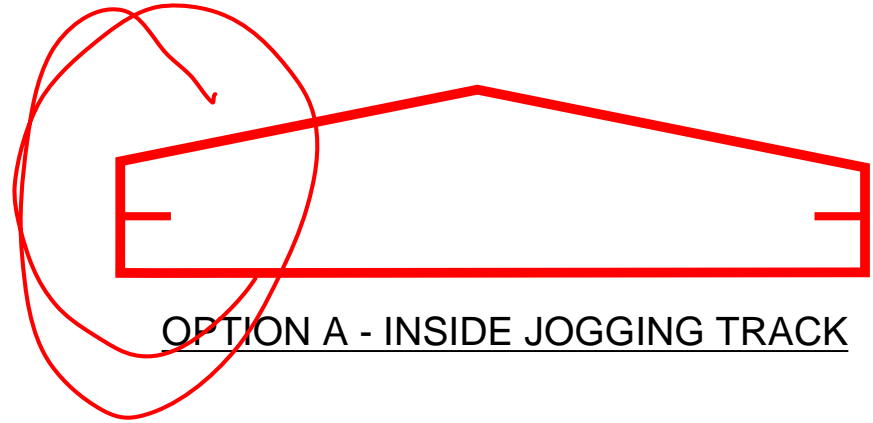
## Budget & Cost Considerations

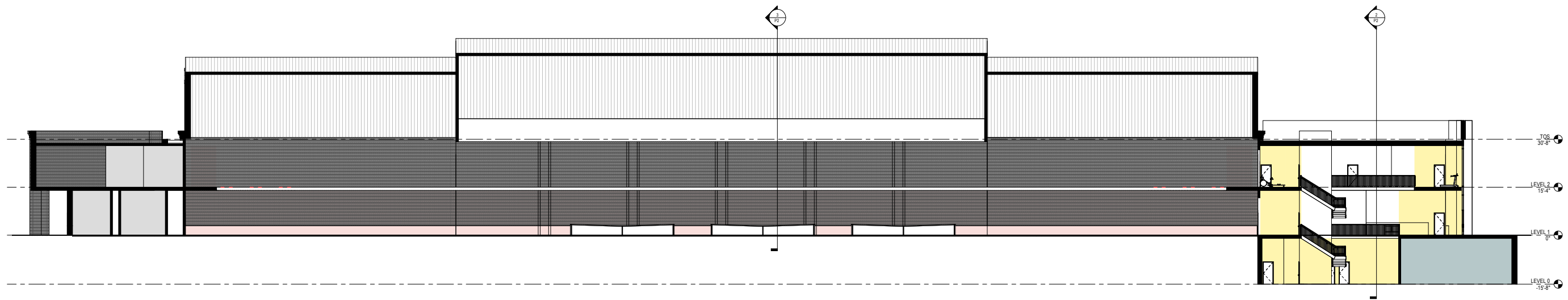
Space	Description / Function	Current Area (NSF)	11/13/2017 Cost / SF	Extension
<b>Program Area Summary / Calculations</b>				
<b>1 FIELDHOUSE</b>		<b>75,370</b>		
200 M Track & Field Bldg	21 M radius, 42' lanes X (6)-lanes	73,740 NSF	165	12,167,100
Tennis Courts / Practice Area		1,630 NSF	175	285,250
Spectator Space	Approx 750 Seats, Telescopic Bleachers			
<b>2 LOCKER ROOMS</b>		<b>25,804</b>		
General Use Locker No. 1	80 Lockers, Showers, Grooming, Toilets	999 NSF	260	259,740
General Use Locker No. 2	80 Lockers, Showers, Grooming, Toilets	999 NSF	260	259,740
Team Locker Women's Tennis	18 Lockers, Meeting, Showers, Grooming, Toilets	730 NSF	280	204,400
Team Locker Men's Tennis	18 Lockers, Meeting, Showers, Grooming, Toilets	731 NSF	280	204,680
Team Locker Women's Lacrosse	34 Lockers, Meeting, Showers, Grooming, Toilets	1,095 NSF	280	306,600
Team Locker Women's T&F / Cross Country	92 Lockers, Showers, Grooming, Toilets	2,109 NSF	280	590,520
Team Locker Men's T&F / Cross Country	78 Lockers, Showers, Grooming, Toilets	1,950 NSF	280	546,000
Official's Locker / Shower (Male)		249 NSF	200	49,800
Official's Locker / Shower (Female)		236 NSF	200	47,200
UWL Team Meeting Room		1,013 NSF	230	232,990
Multi-purpose Room 1		958 NSF	200	191,600
Multi-purpose Room 2		982 NSF	200	196,400
Athletic Training Room		989 NSF	240	237,360
Individual Locker Rooms		350 NSF	280	98,000
Timing Mgmt / Control Center	10 Persons (Located on Jogging Track)			
Jogging Track, Elevated		11,100 NSF	110	1,221,000
ESS Cardio Exercise		630 NSF	165	103,950
Men's & Women's Toilets for 500 Soccer Spectators	6W / 4M / 1Fam Fixtures	684 NSF	280	191,520
<b>3 OFFICE AREA</b>		<b>364</b>		
Operations Office	3 offices @ 120 SF	364 NSF	180	65,520
<b>4 STORAGE</b>		<b>3,907</b>		
Rec. & Athletic Storage		1,071 NSF	125	133,875
Track & Field Storage		1,079 NSF	125	134,875
Other Equipment Storage		683 NSF	125	85,375
Maintenance / Operations Storage		470 NSF	125	58,750
Sand Storage		179 NSF	125	22,375
ESS Storage		425 NSF	125	53,125
<b>4 ENTRY / LOBBY</b>		<b>1,784</b>		
Lobby / Entry / Cuing Space		1,580 NSF	190	300,200
Customer Service Desk		204 NSF	375	76,500
<b>SUB TOTAL - Assignable Program Area at Fieldhouse</b>		<b>107,229</b>	171	18,324,445
Net to Gross Factor (measured)	77% Toilets, Basement MEP, Walls, & Circ	32,671 SF	170	5,554,070
<b>GROSS FIELDHOUSE BUILDING AREA (measured)</b>		<b>139,900</b>		
<b>5 Soccer Field Support Buildings</b>		<b>2,480</b>		
Soccer Team Room (2), Storage, Pressbox, Film		1,480 GSF	320	473,600
Concession, Concession Storage, First Aid		1,000 GSF	225	225,000
<b>TOTAL GROSS BUILDING AREA &amp; CONSTRUCTION COST</b>		<b>142,380</b>	173	<b>24,577,115</b>
<b>Site Development Costs</b>				
Site Demolition	Guestimate	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 / Guestimate	1 LS	25,000	25,000
Outdoor Event Plaza Space / Amenities	Repair disturbed areas, only	4,800 SF	25	120,000
<b>Project Specific Site Utility Costs</b>				
Domestic Water / Sewer	Guestimate	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		450 LF	230	103,500
20" MI CI Pipe		450 LF	280	126,000
24" MI CI Pipe		30 LF	60	1,800
Portable Water Service	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
<b>Total Site Development Cost</b>				<b>3,165,300</b>
<b>Sub Total Construction Cost</b>				<b>27,742,415</b>
Design Contingency	10% Conceptual Design			2,774,242
<b>Sub Total Construction Cost</b>				<b>30,516,657</b>
Escalation Factor	17.0% 2014 planned for 2018. 2017 10% plans for Spring 2022.			5,183,515
<b>TOTAL CONSTRUCTION COST (TCC)</b>				<b>35,700,172</b>
<b>Other Project / Soft Cost</b>				
A/E Professional Services Fees		7%	of Const	2,320,511
A/E Reimbursable Expenses		4%	of Fee	92,820
A/E Pre-design Services		0.5%	of TCC	178,501
LEED Certification	Eliminated			
Enhanced Commissioning		1.0%	of TCC	357,002
EIS/EIA Consultant		1 LS	46,000	46,000
Project Contingency	12% Contingency		of TCC	4,284,021
DPD Project Management		4.0%	of TCC + Cont	1,599,368
Moveable Equipment Allowance		0%	of TCC	
Fixtures, Furnishings, & Equipment (FF&E)	Guestimate	1 LS	200,000	200,000
Geotechnical Site Analysis	Guestimate	1 LS	15,000	15,000
Construction Site Testing	Guestimate	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			
<b>Total Other Project / Soft Cost</b>				<b>9,153,223</b>
<b>TOTAL PROJECT COSTS (Rounded)</b>				<b>44,900,000</b>
TOTAL PROJECT COST as sent for approval to the BOR / State of Wisconsin (circa 2017)				
				35,000,000



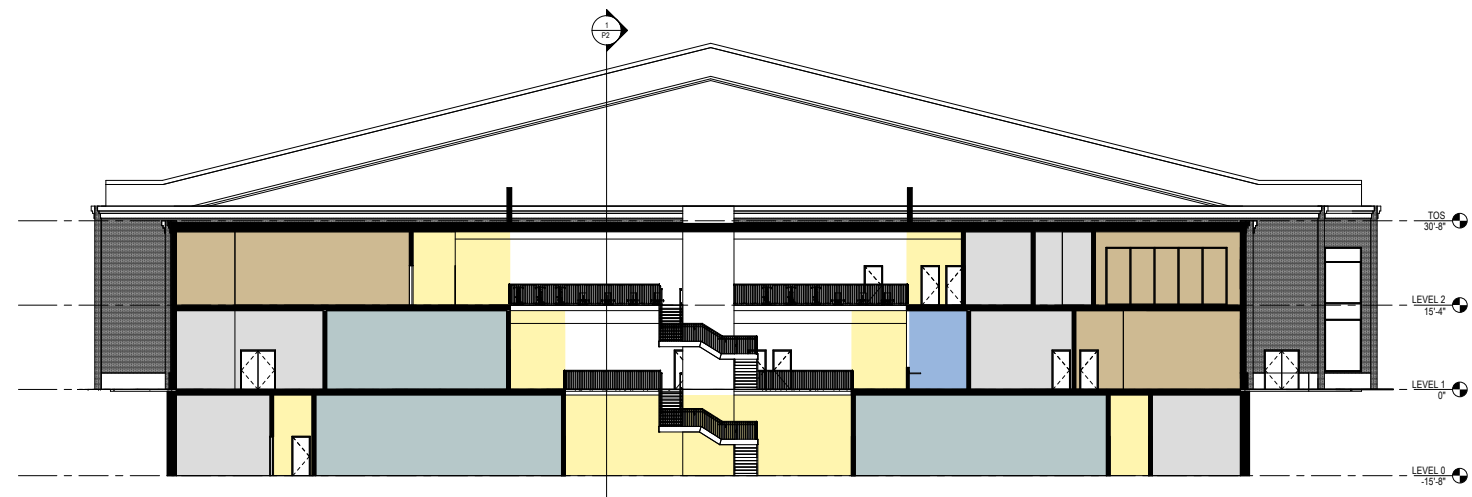
INTERIOR PERSPECTIVES



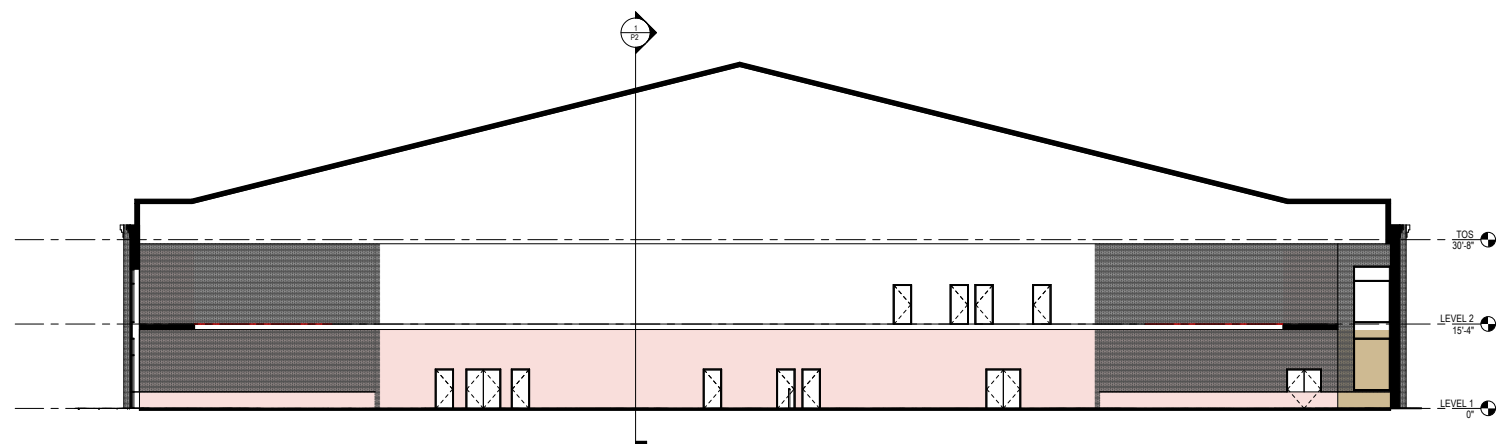




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 332' x 1'-0"



2 OPT A TRAVERSE ENTRY  
 332' x 1'-0"

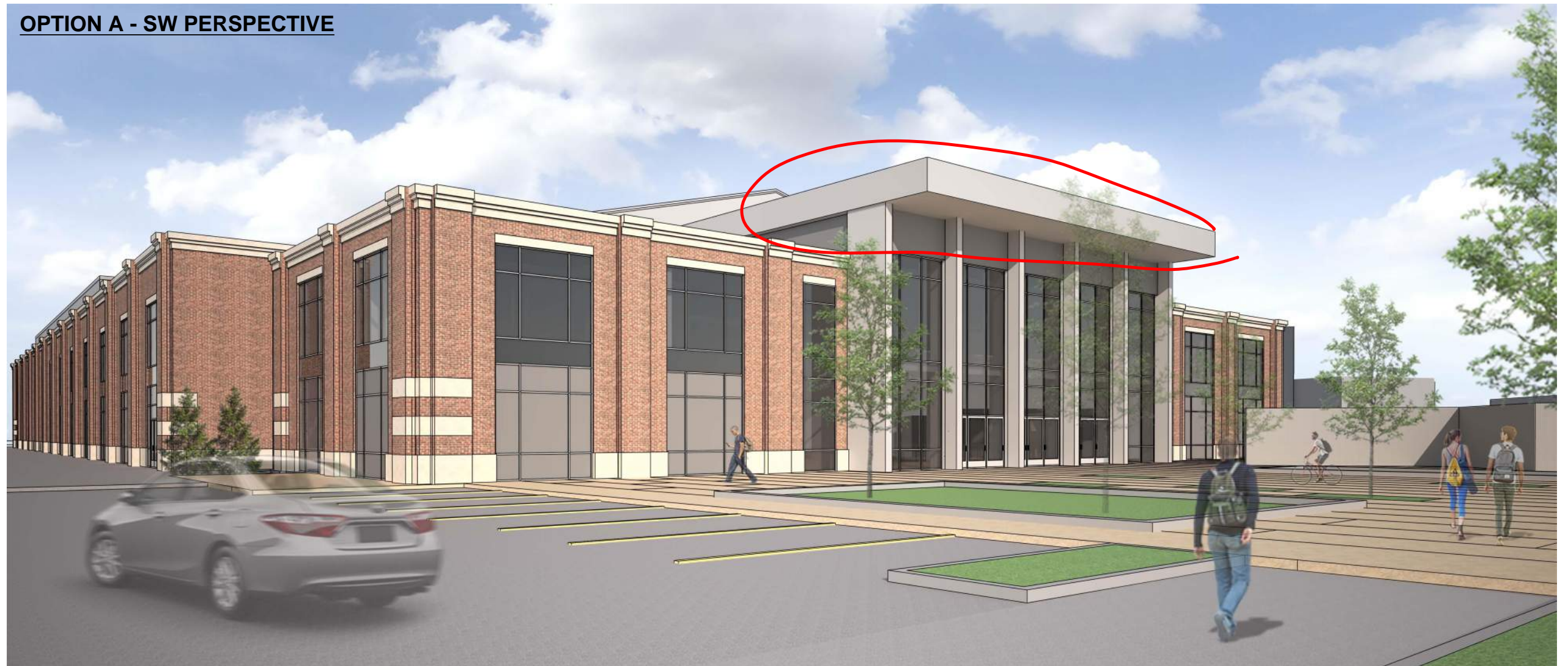


3 OPT A TRAVERSE FIELDHOUSE  
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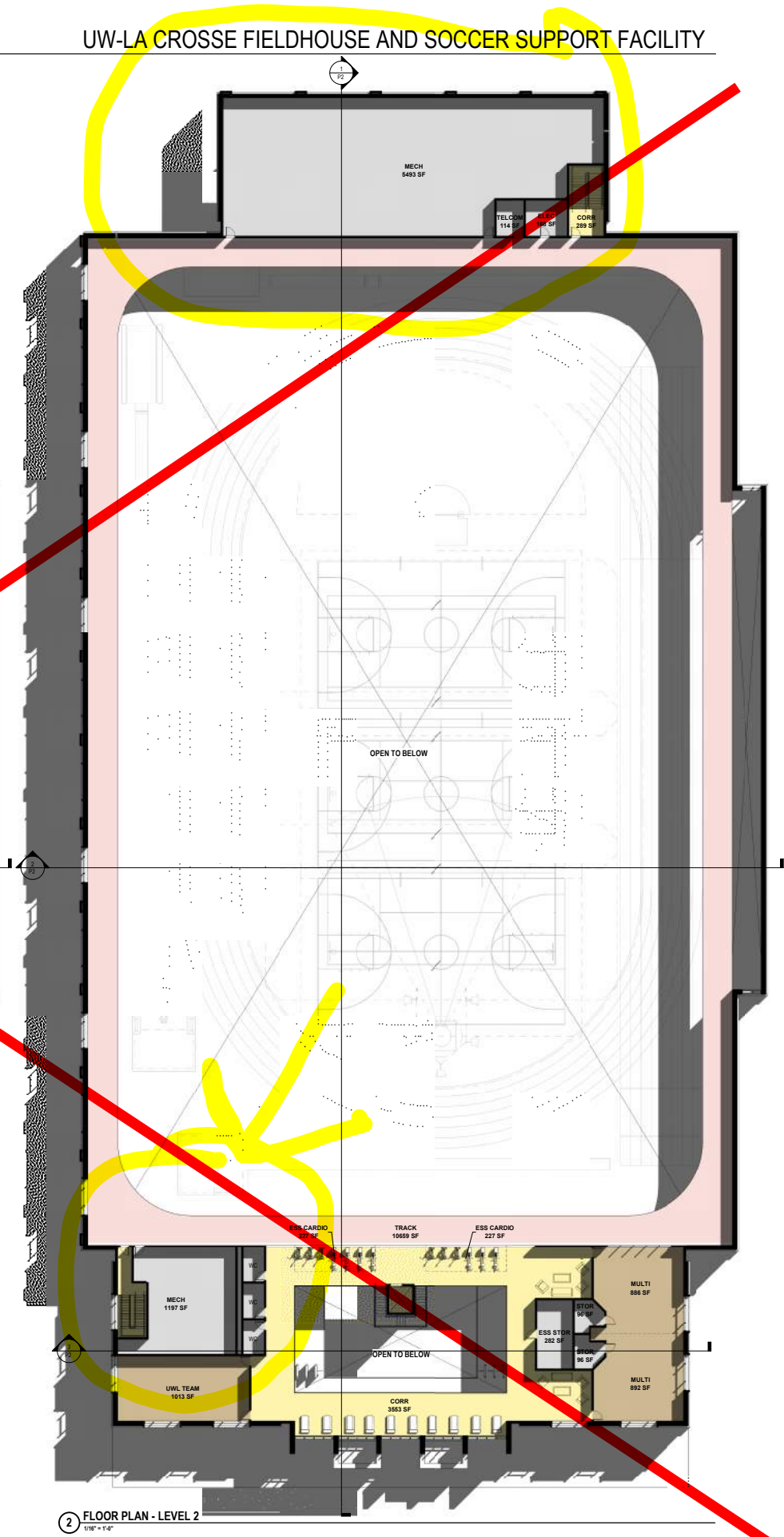
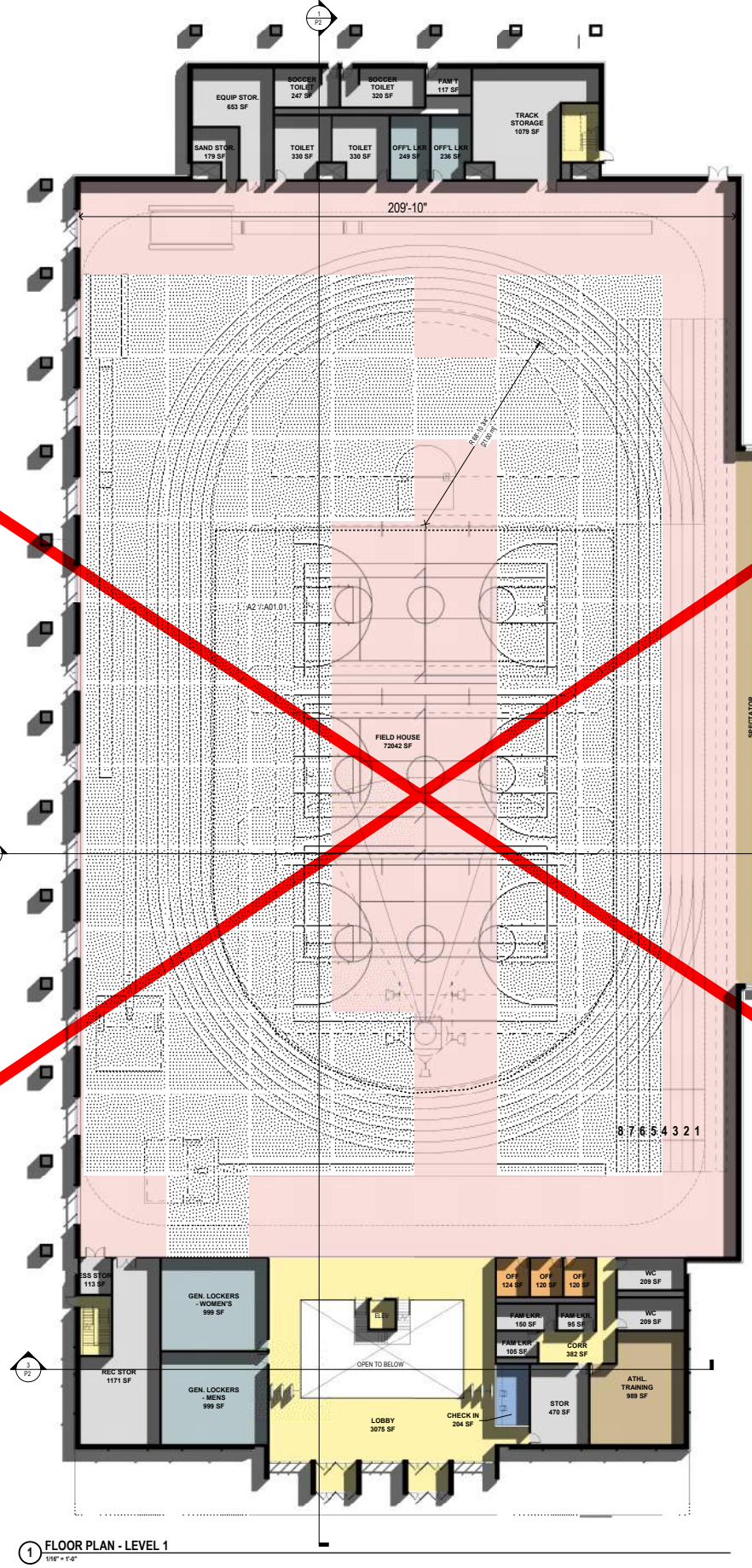
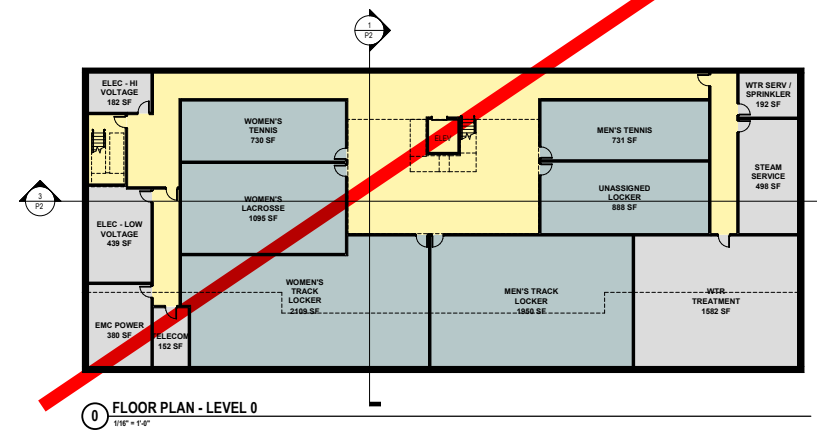
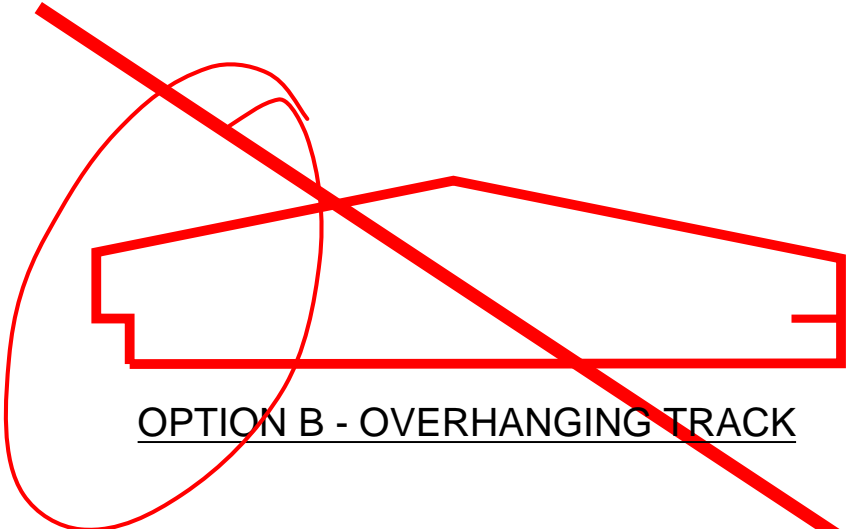
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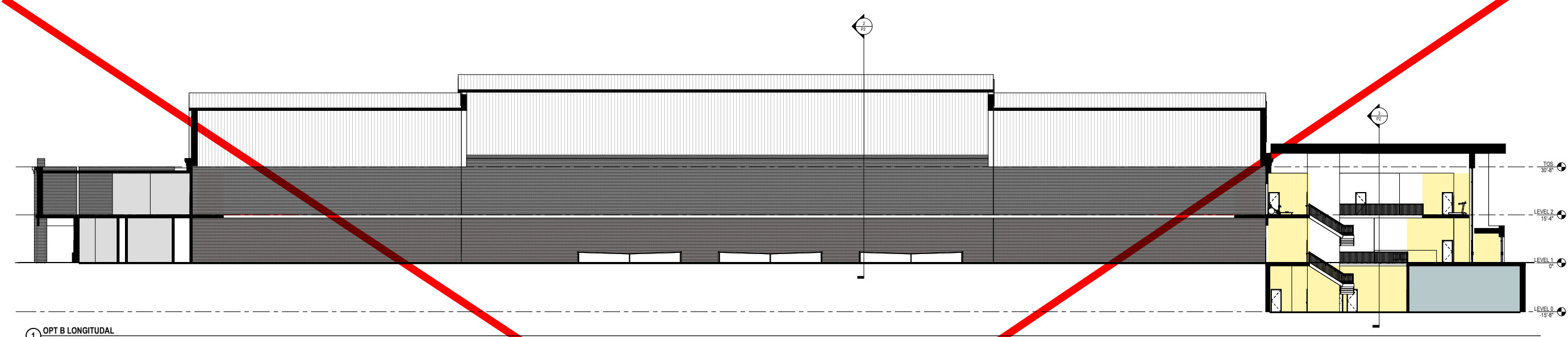


**OPTION A - SW PERSPECTIVE**

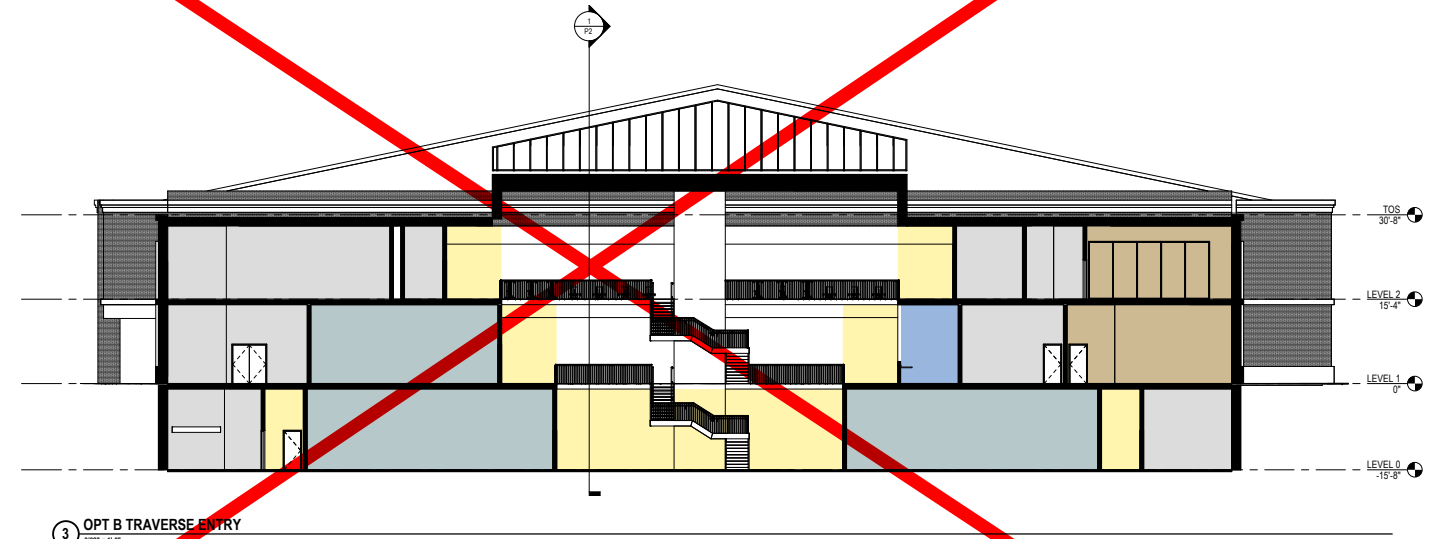


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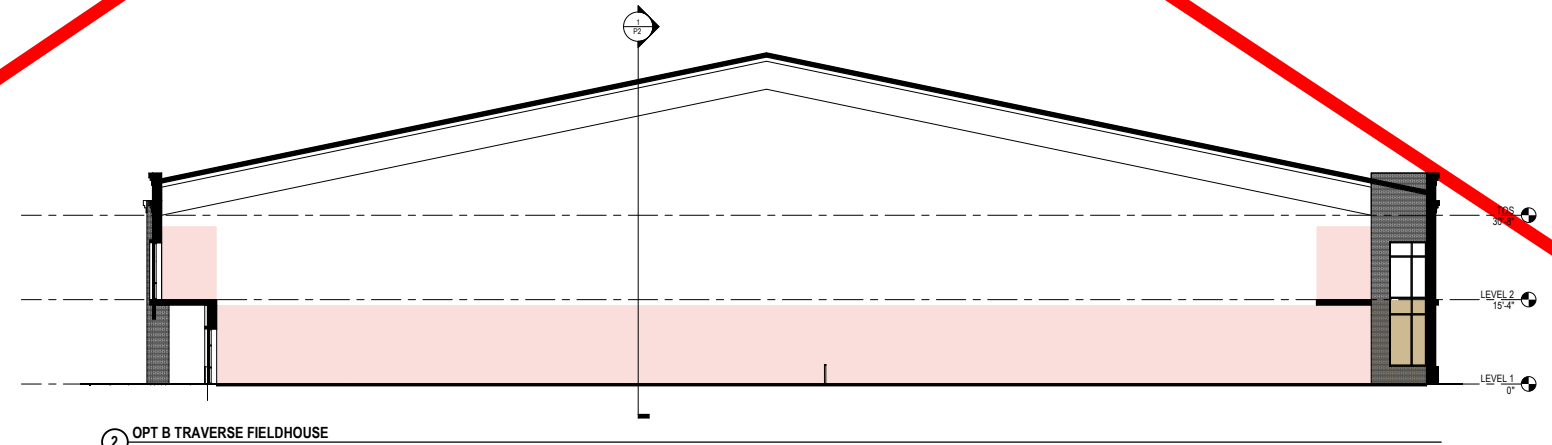




1 OPT B LONGITUDAL  
3/32" = 1'-0"



3 OPT B TRAVERSE ENTRY  
3/32" = 1'-0"



2 OPT B TRAVERSE FIELDHOUSE  
3/32" = 1'-0"

**OPTION B - WEST ELEVATION**



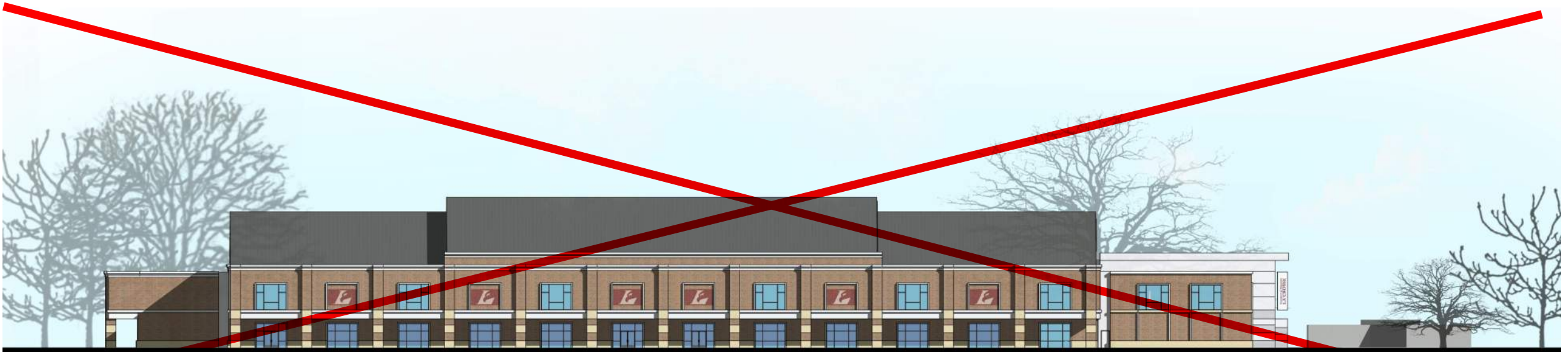
**OPTION B - SW PERSPECTIVE**



**OPTION B - EXTERIOR**



OPTION A



OPTION B

EXTERIOR ELEVATIONS - WEST



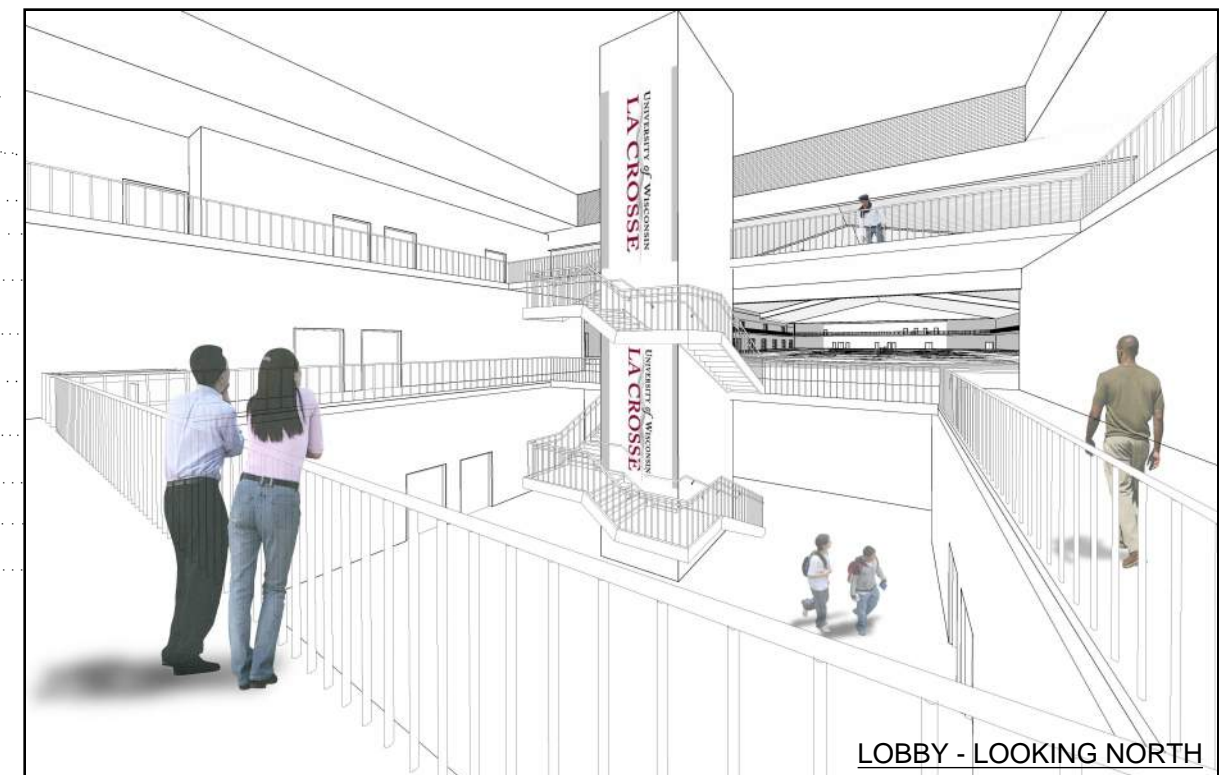
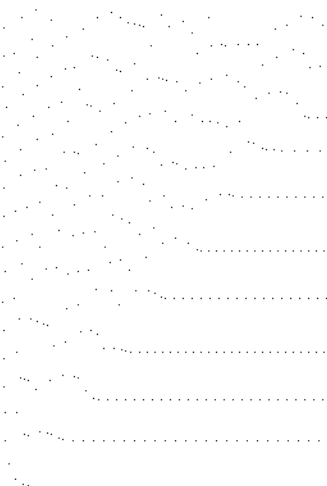
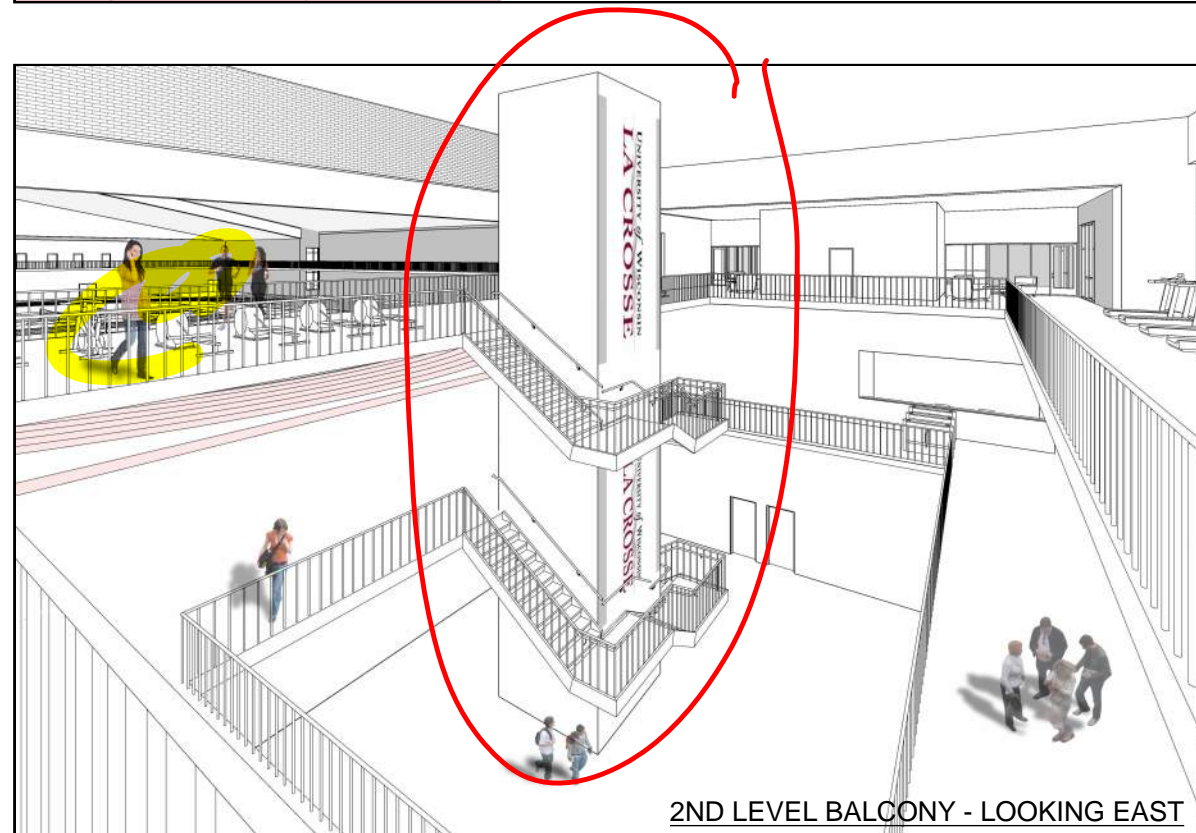
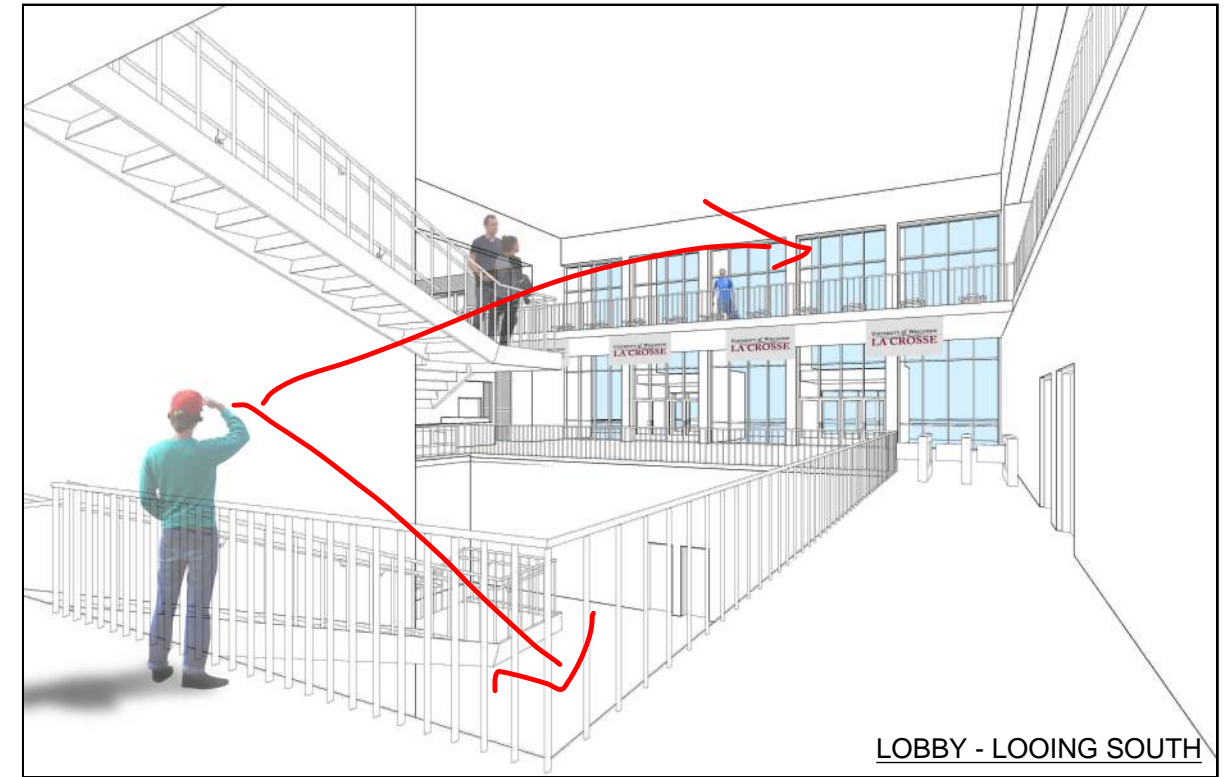
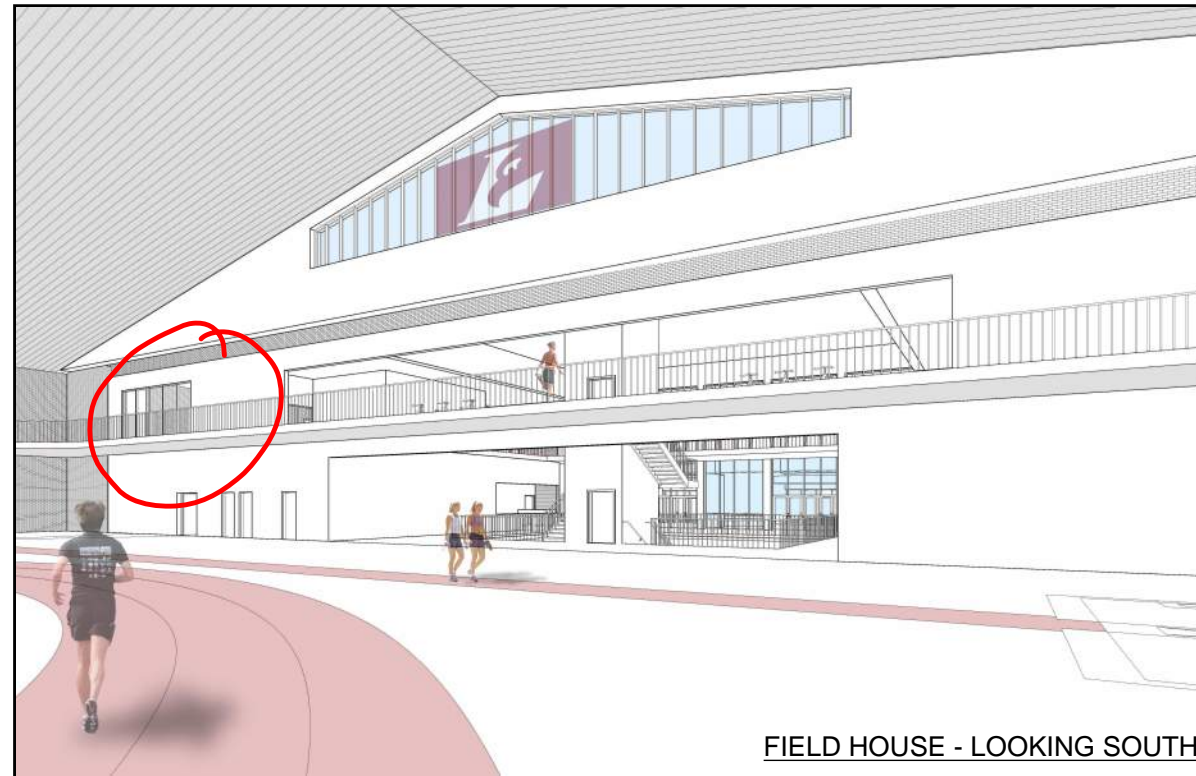
OPTION A - EXTERIOR PERSPECTIVE





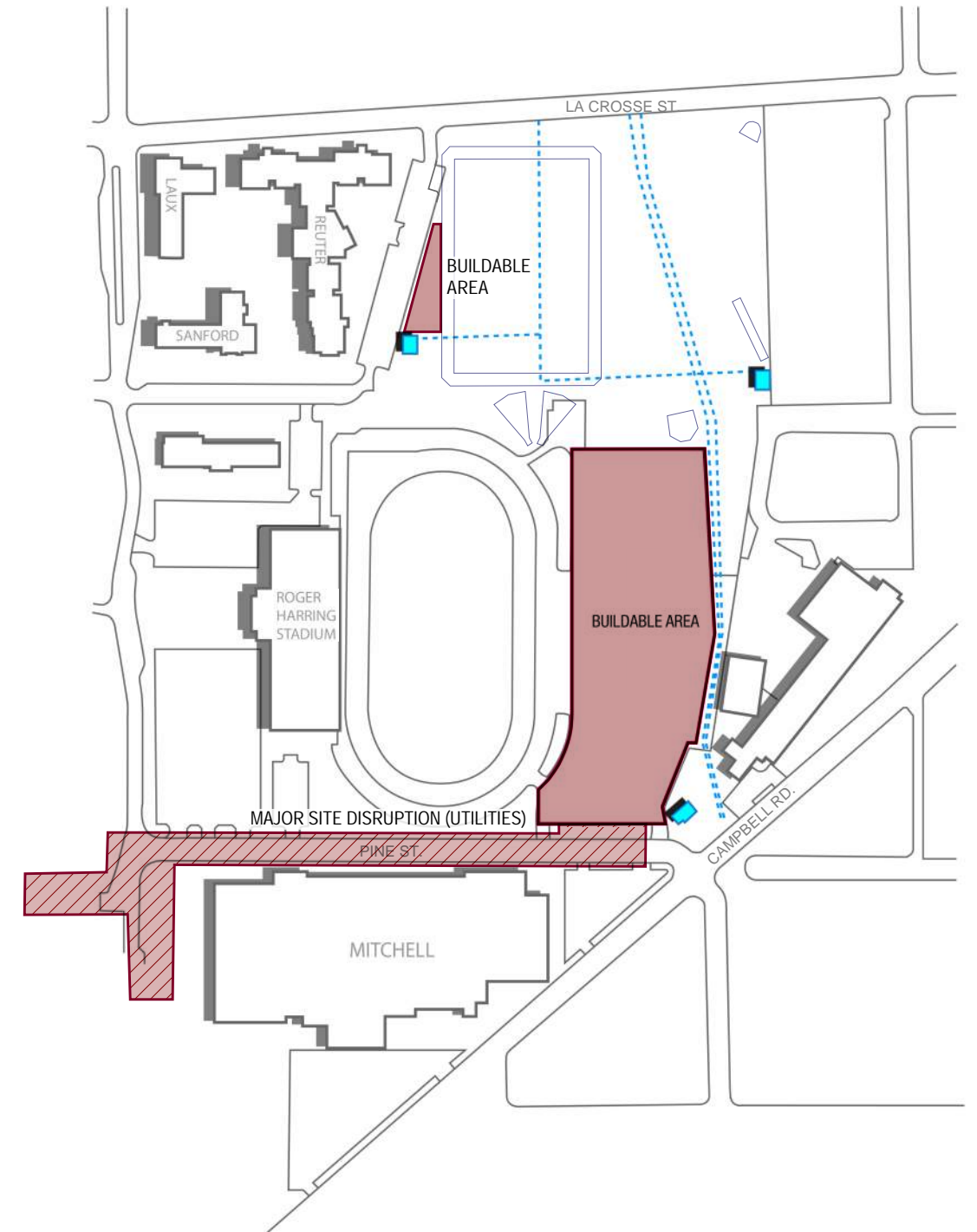
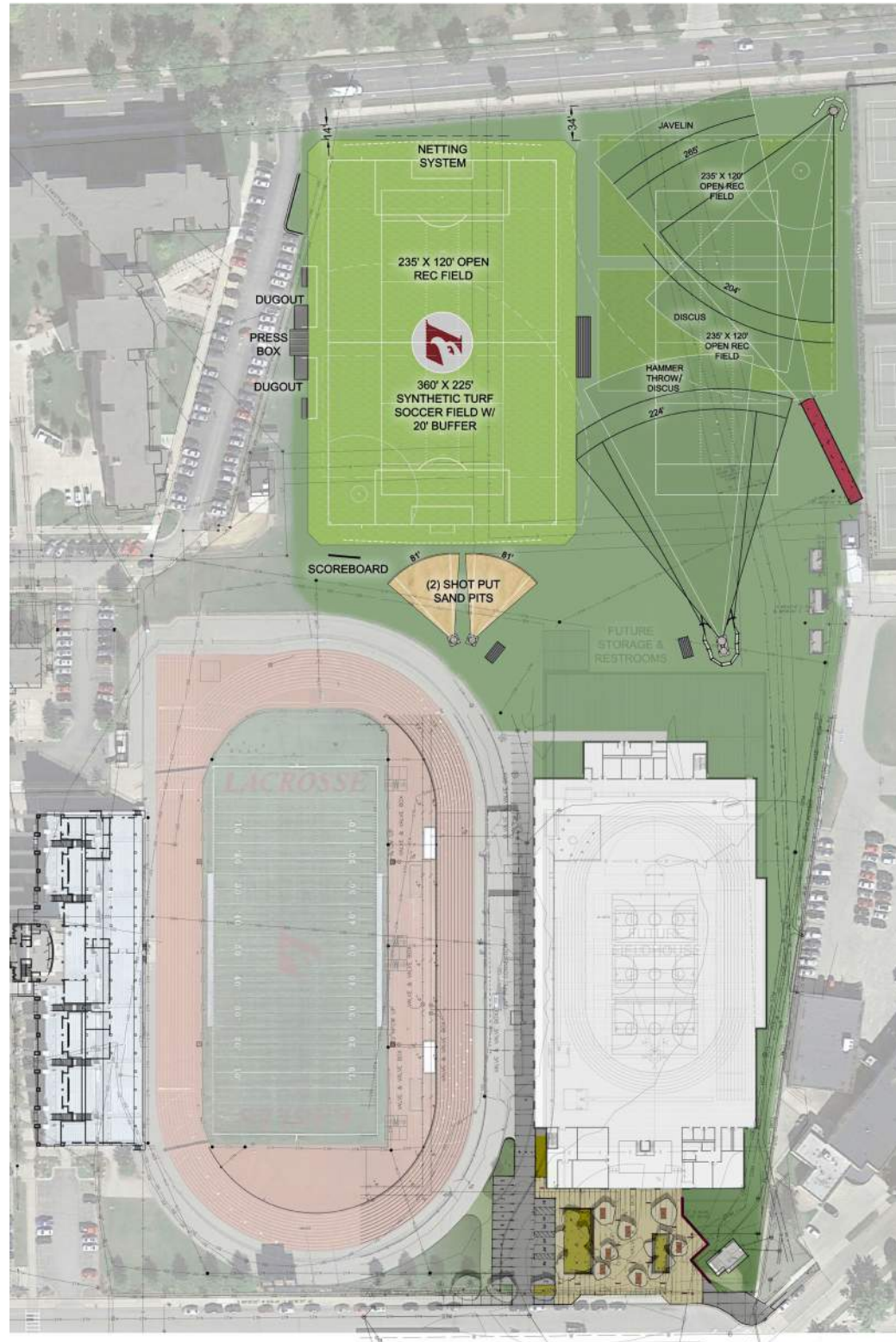
OPTION B- EXTERIOR PERSPECTIVE

11/14/2017

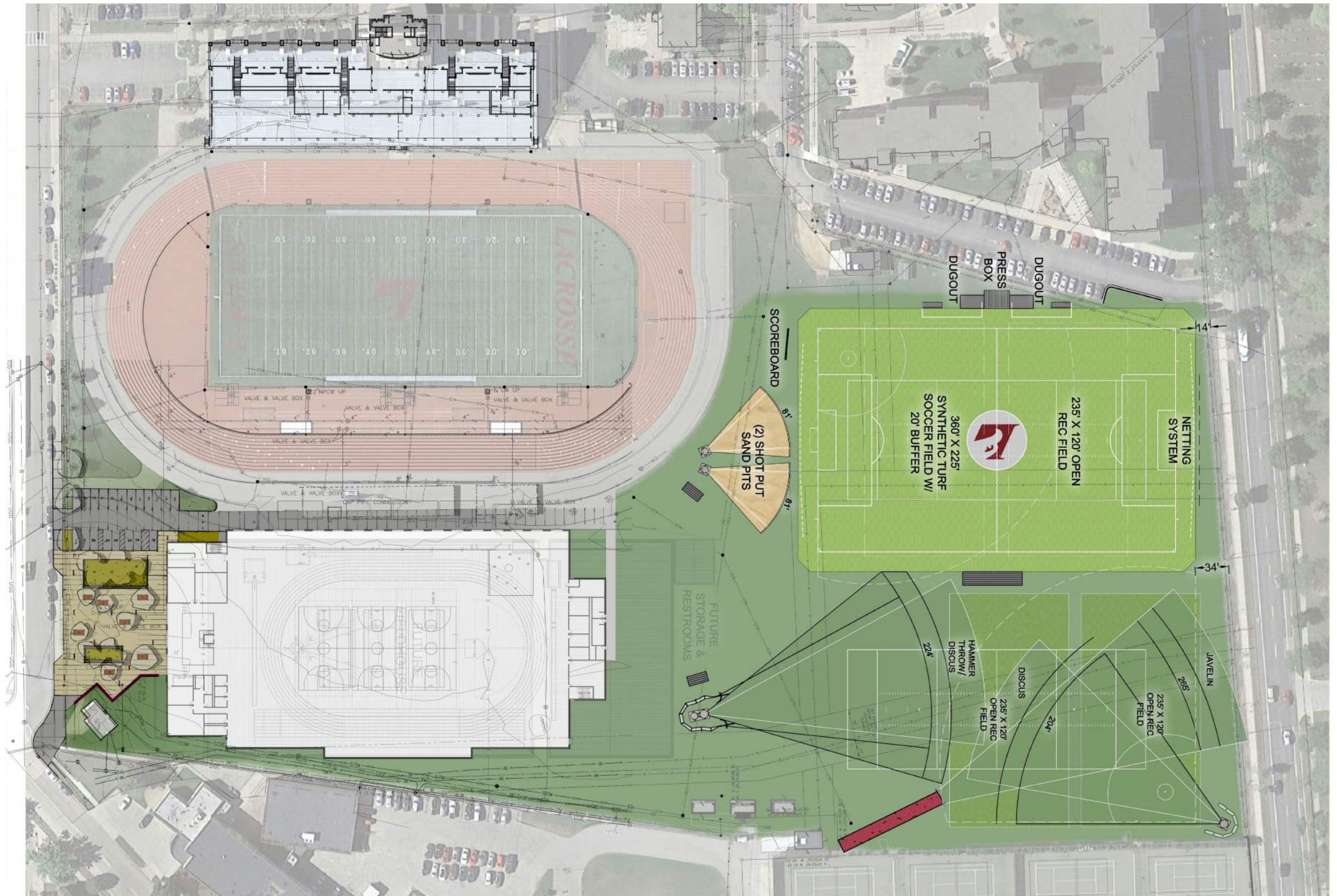


INTERIOR PERSPECTIVES

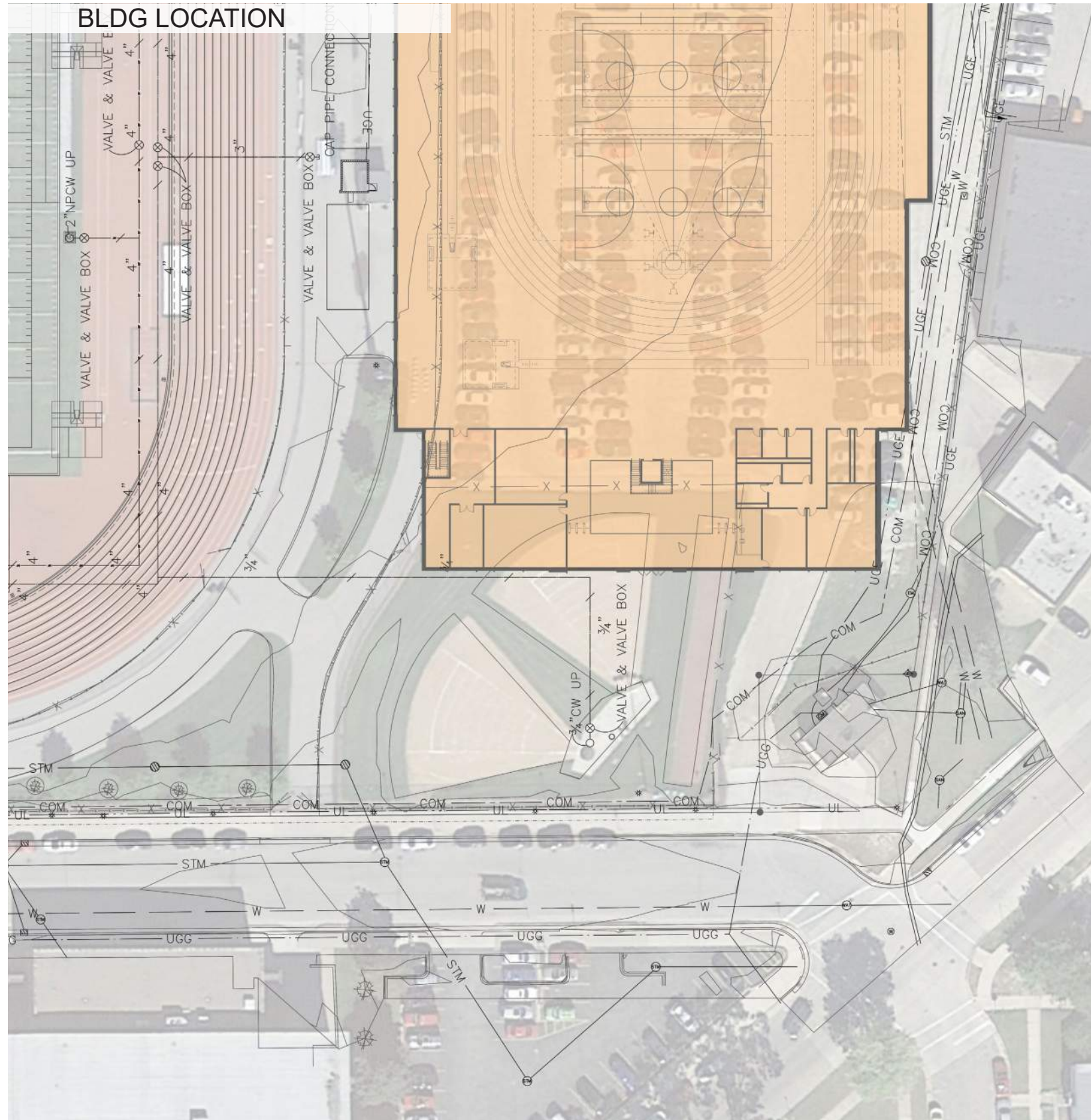
OVERALL SITE

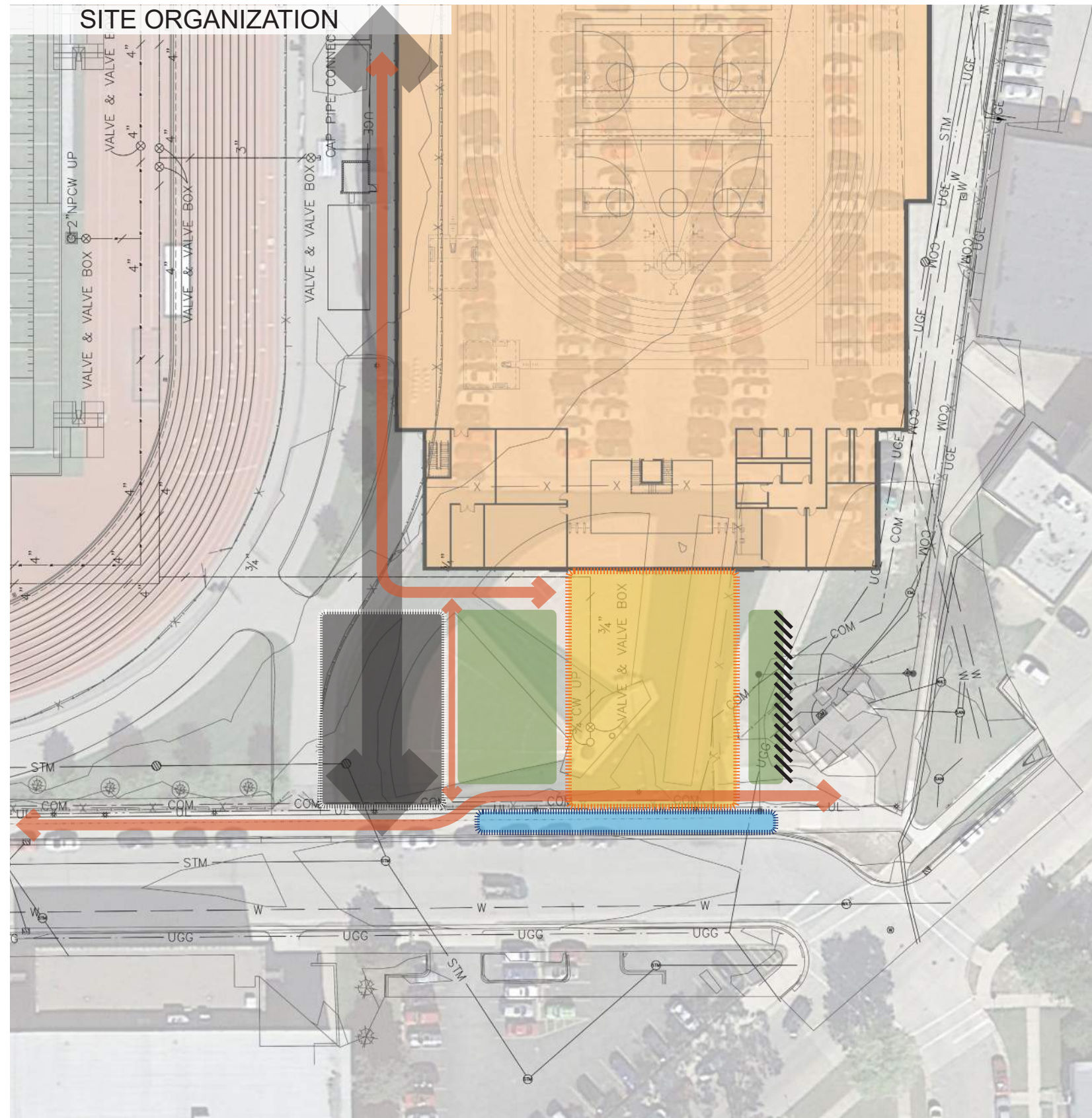


OVERALL SITE



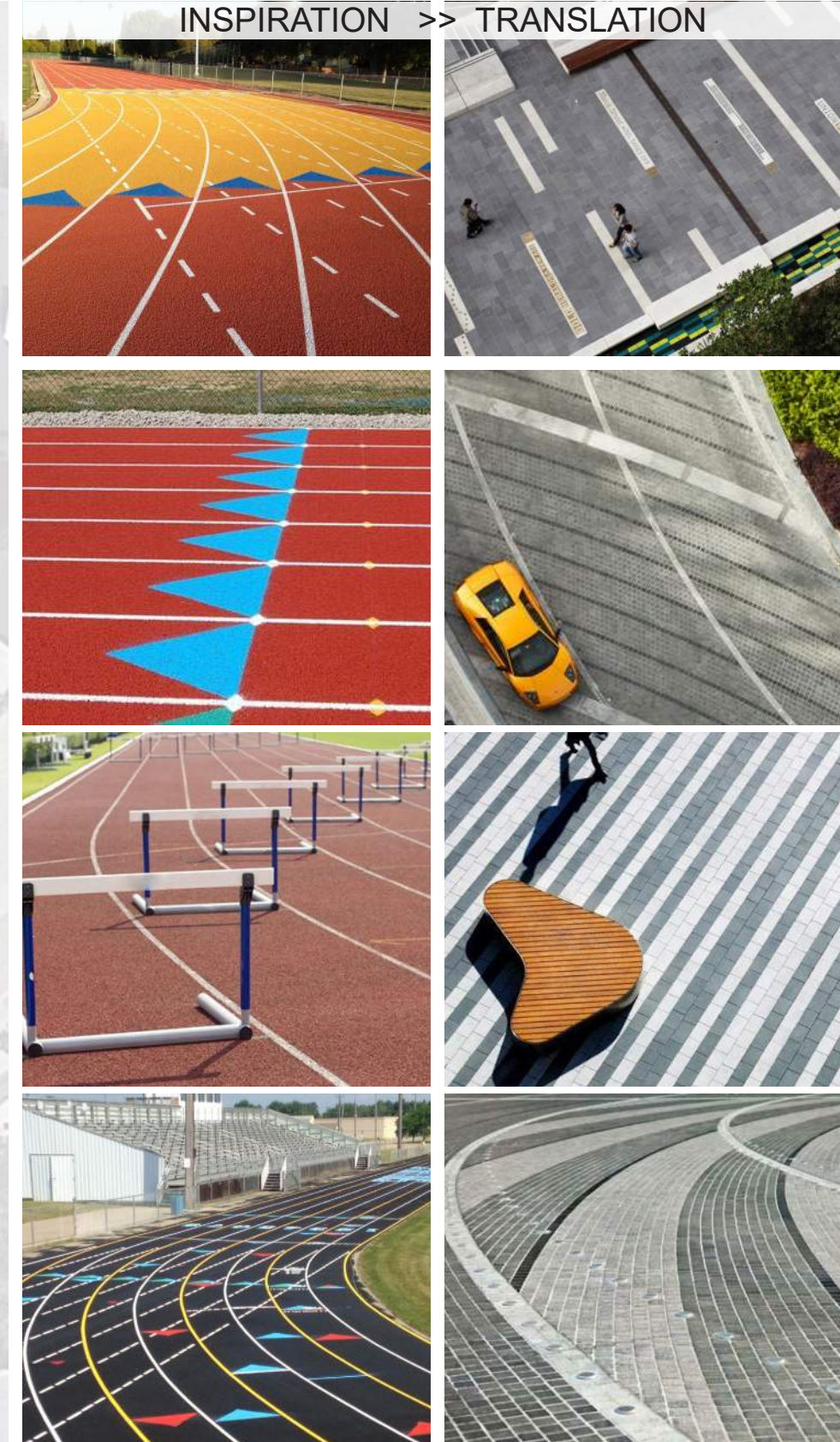




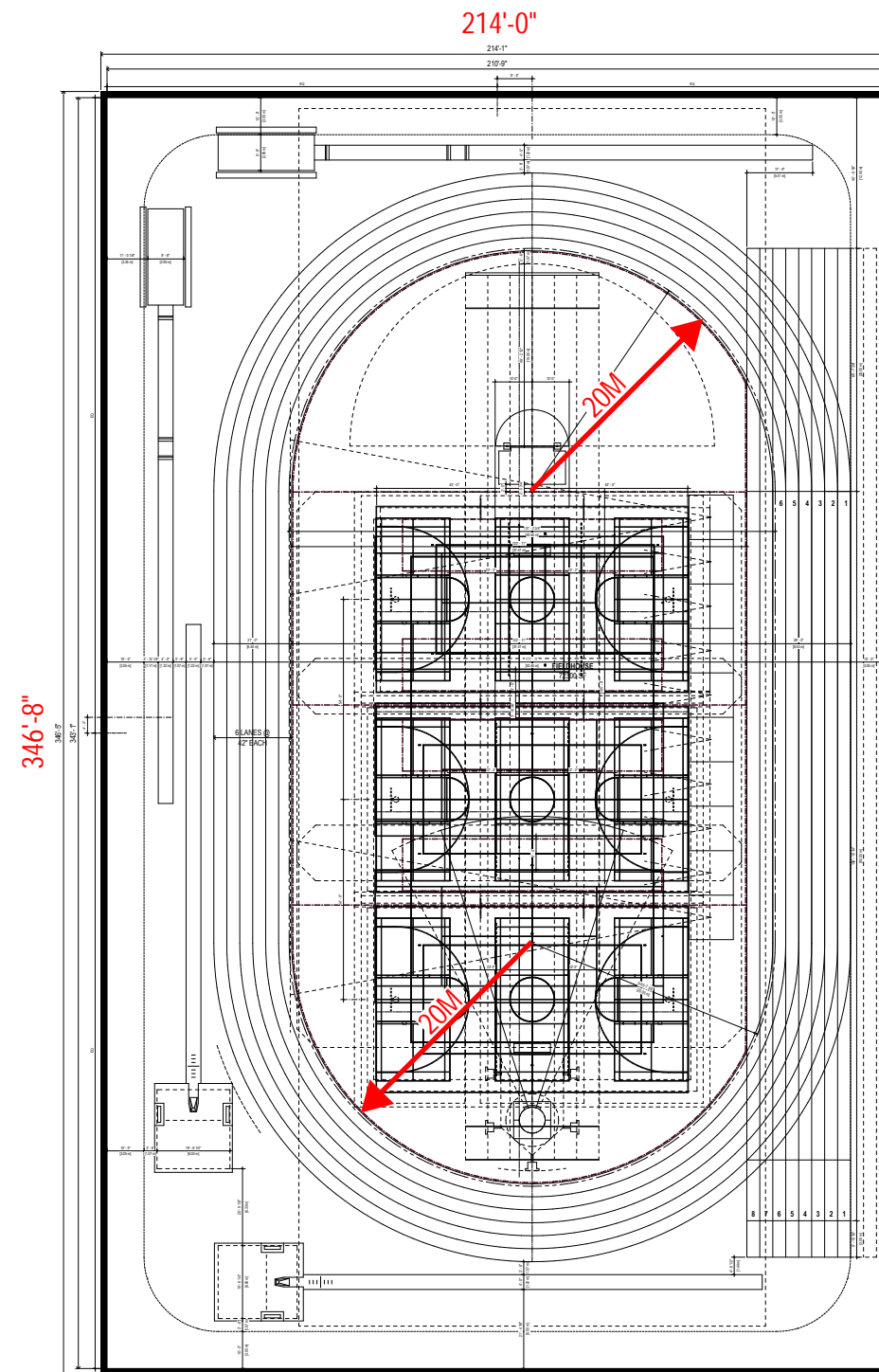




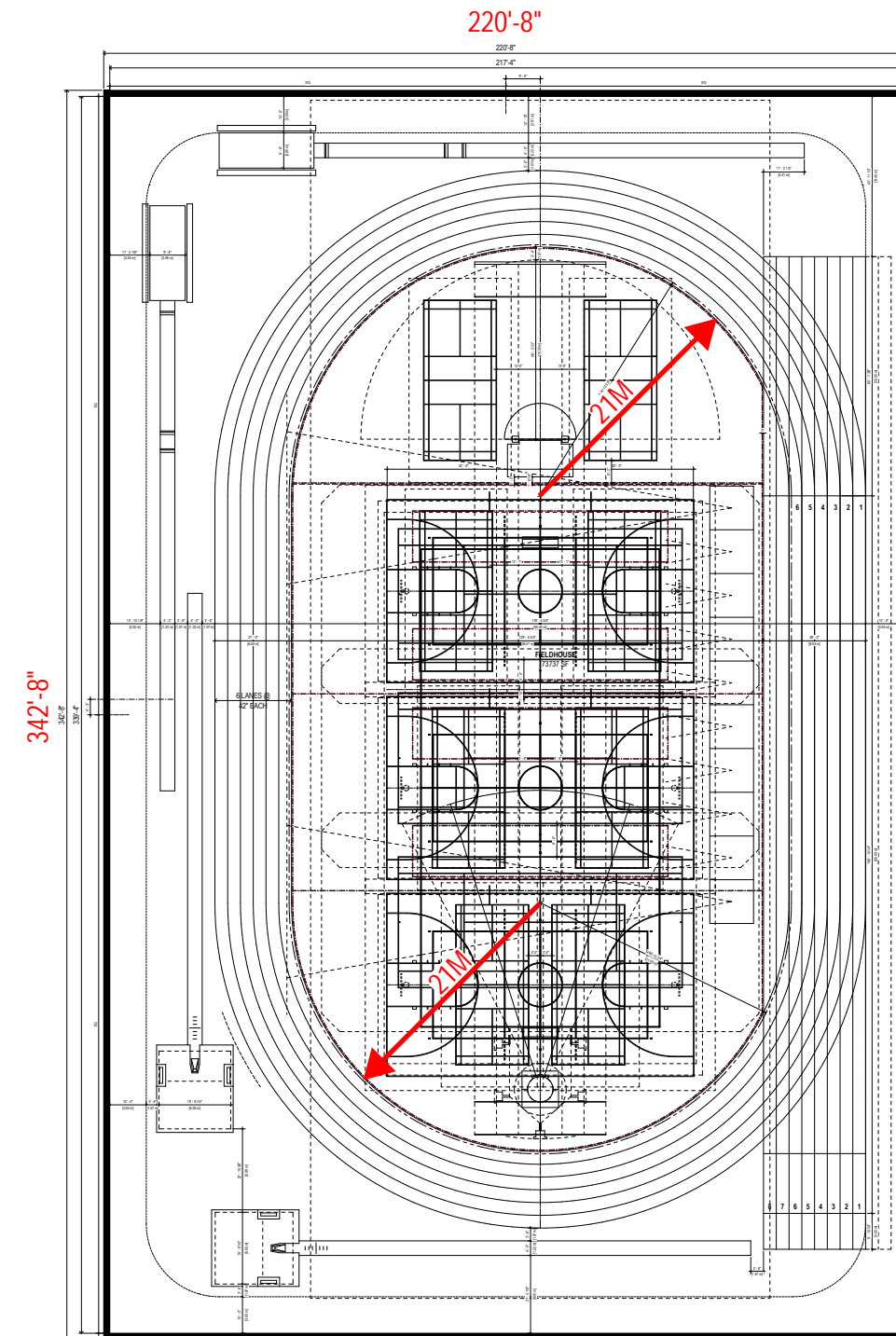
INSPIRATION >> TRANSLATION







**20M RADIUS**      72,300 NSF



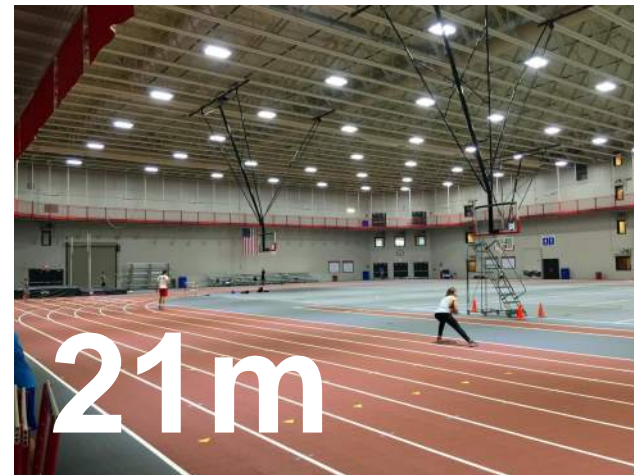
**21M RADIUS**      73,740 NSF



## Indoor Track Venue Radii Comparisons



Monmouth College



North Central



Olivette Nazarene



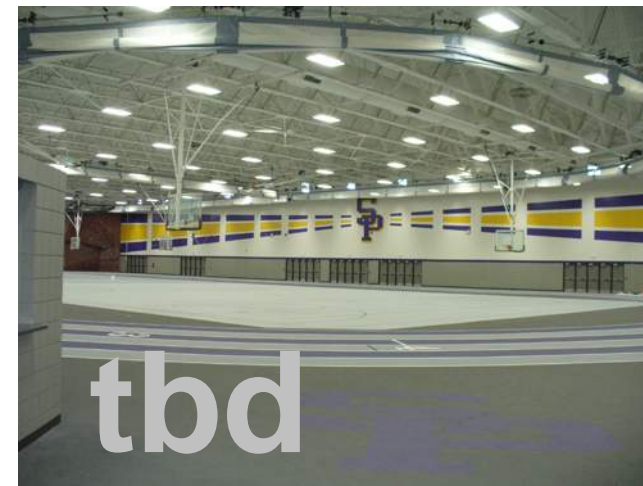
University of Dubuque



UW Whitewater



St Ambrose

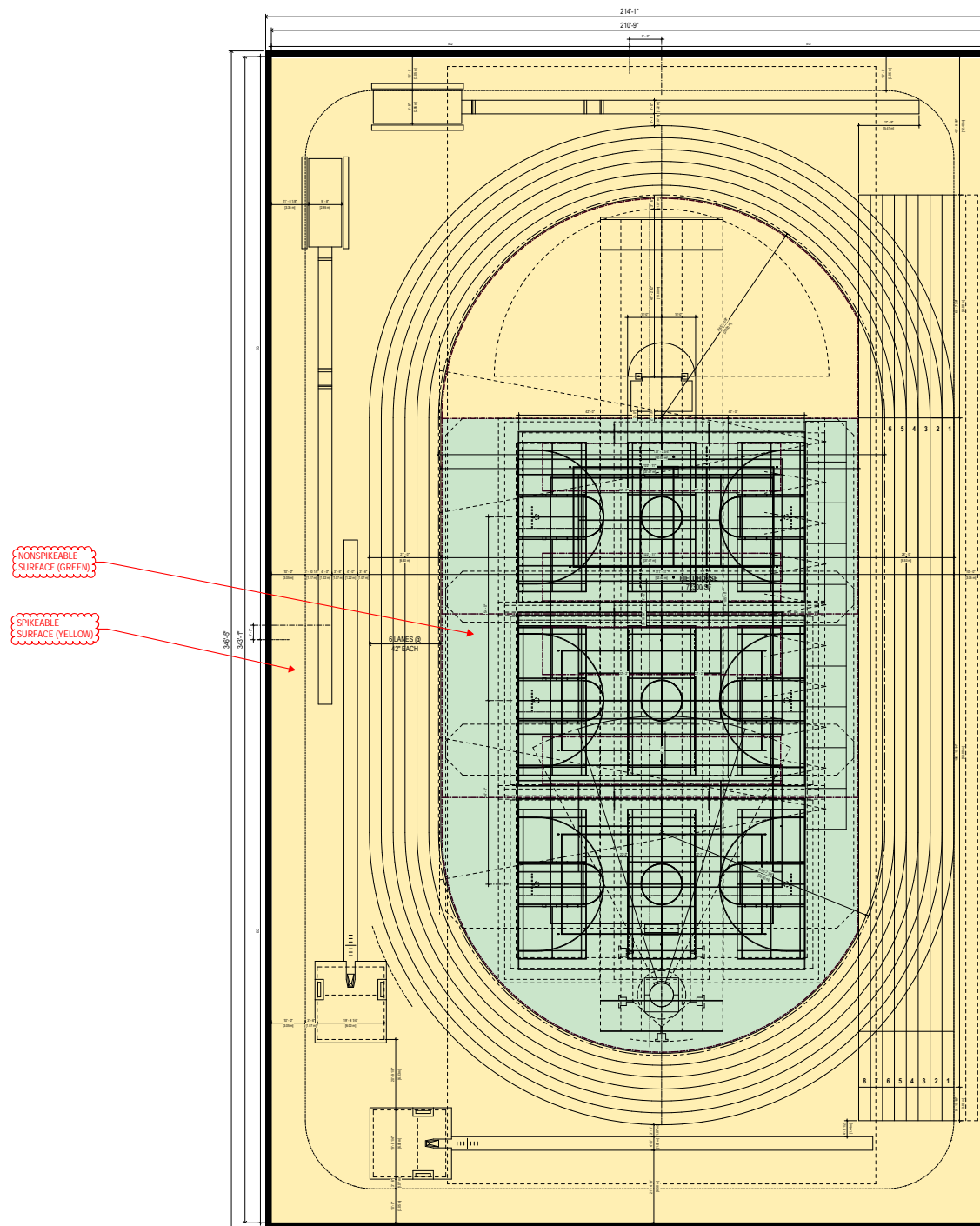


UW Stevens Point



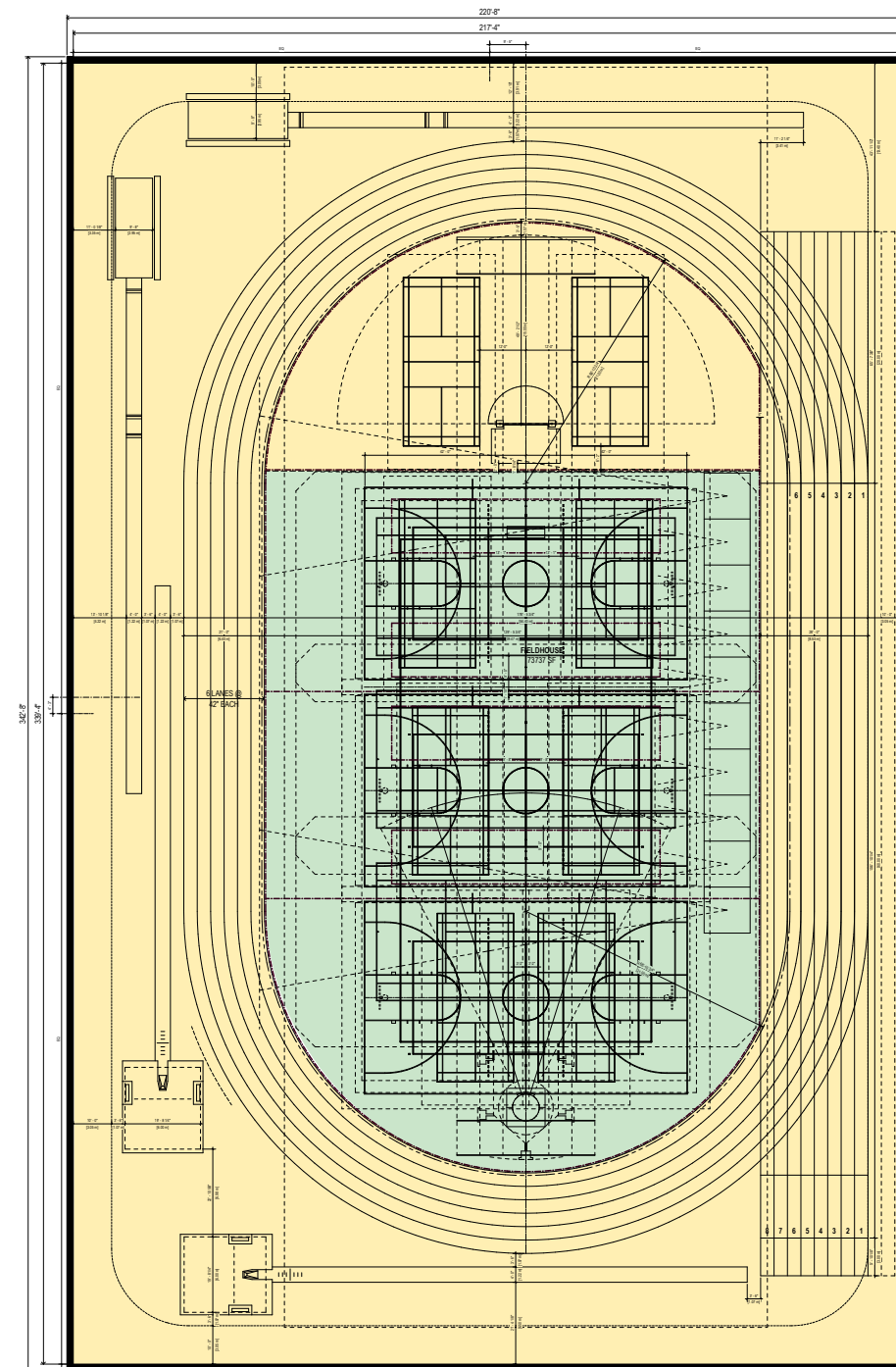
UW Platteville

## Indoor Track Venue Radii Comparisons



NONSPIKEABLE SURFACE (GREEN)  
 SPIKEABLE SURFACE (YELLOW)

20M RADIUS

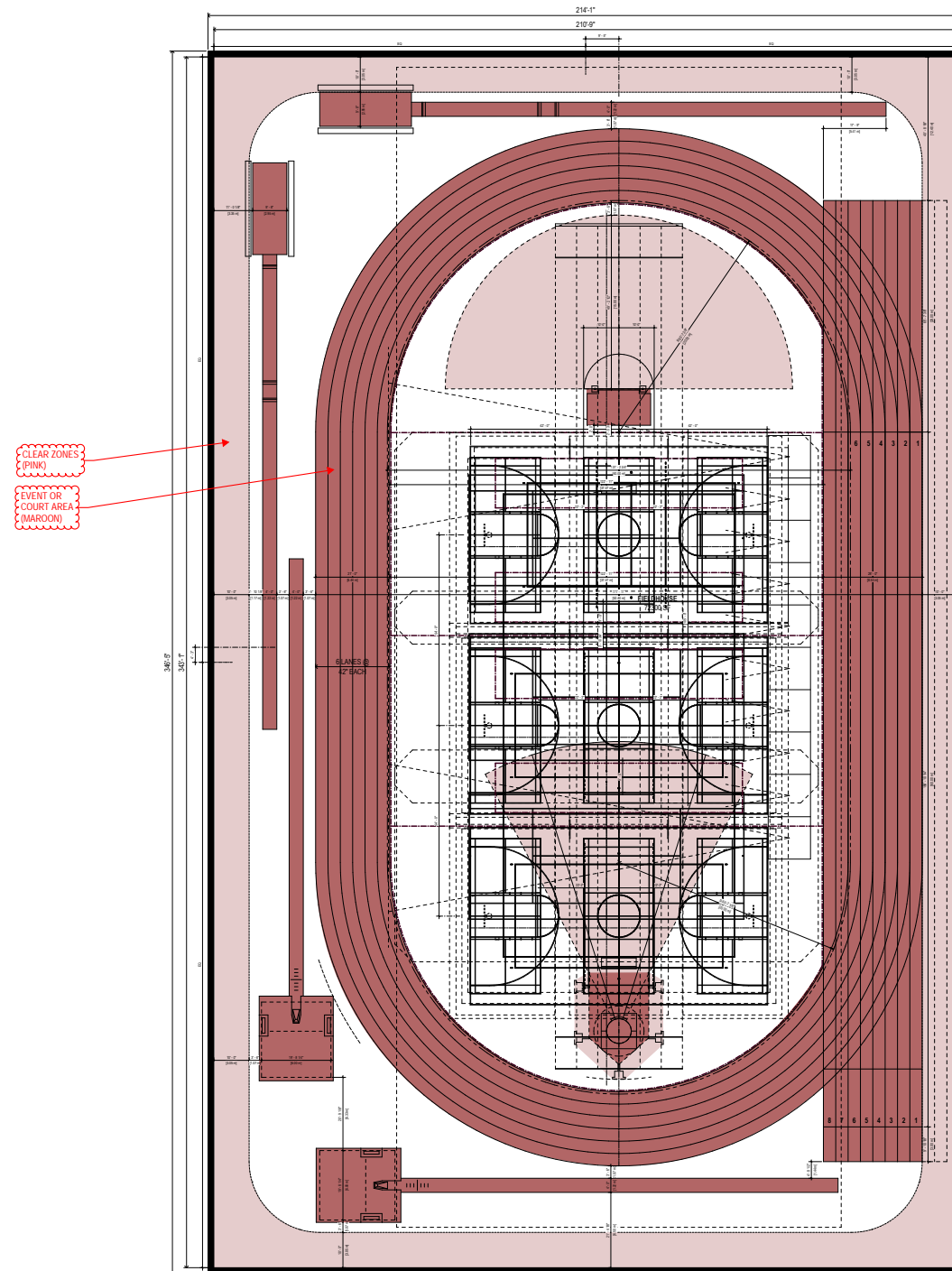


21M RADIUS

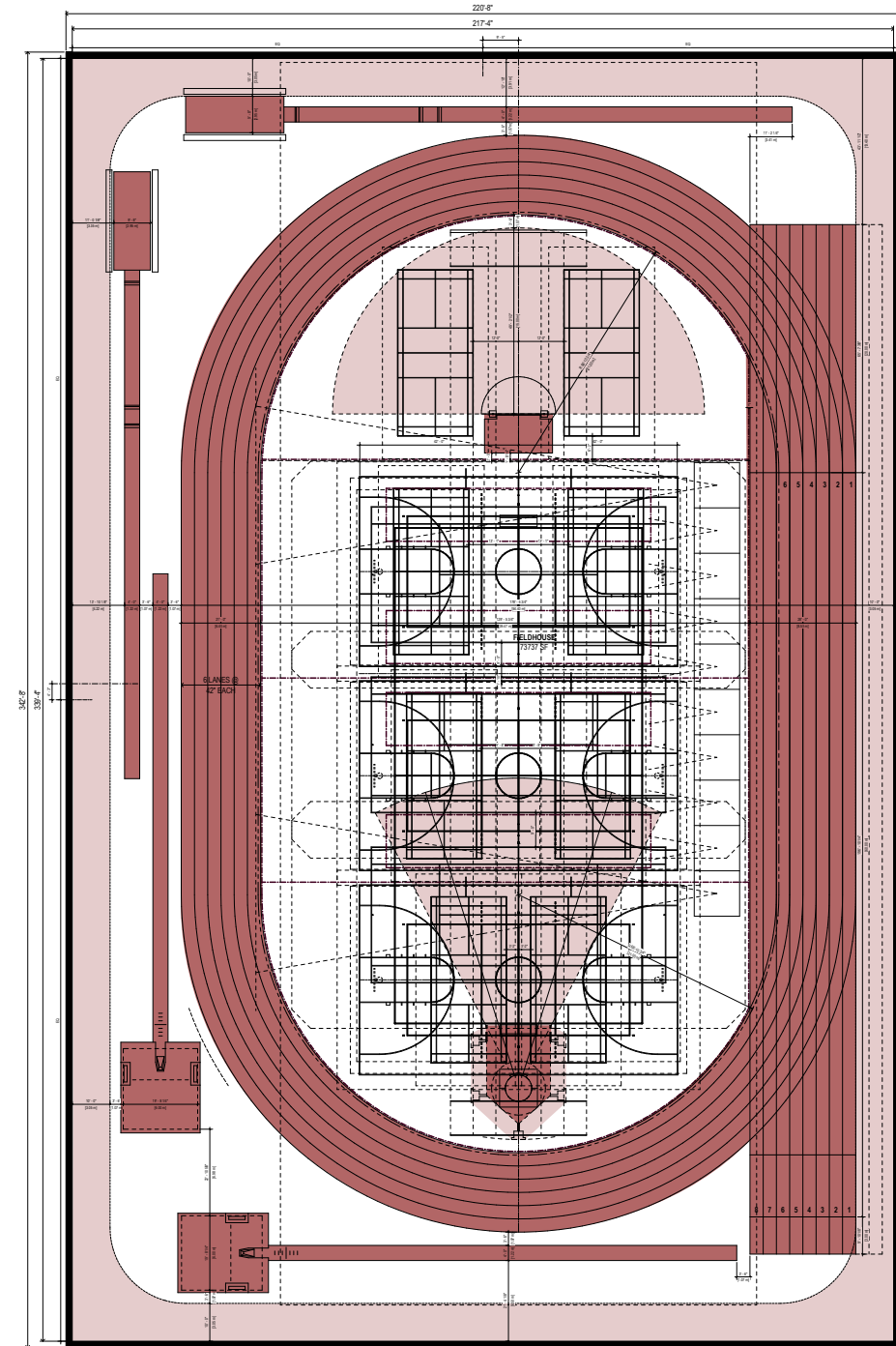


Indoor Track Venue Radii Comparisons

SPIKEABLE VS NONSPIKEABLE SURFACES



20M RADIUS

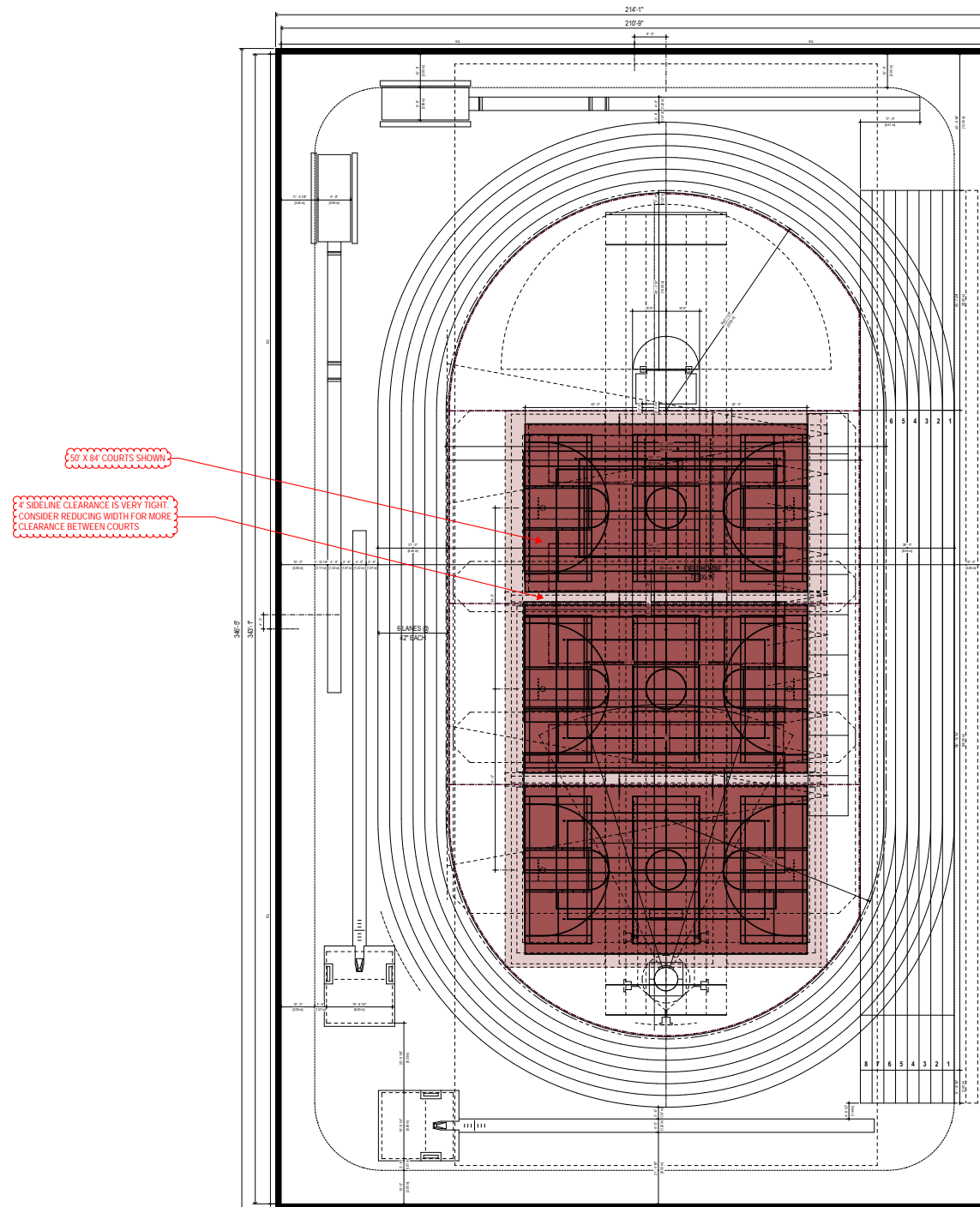


21M RADIUS

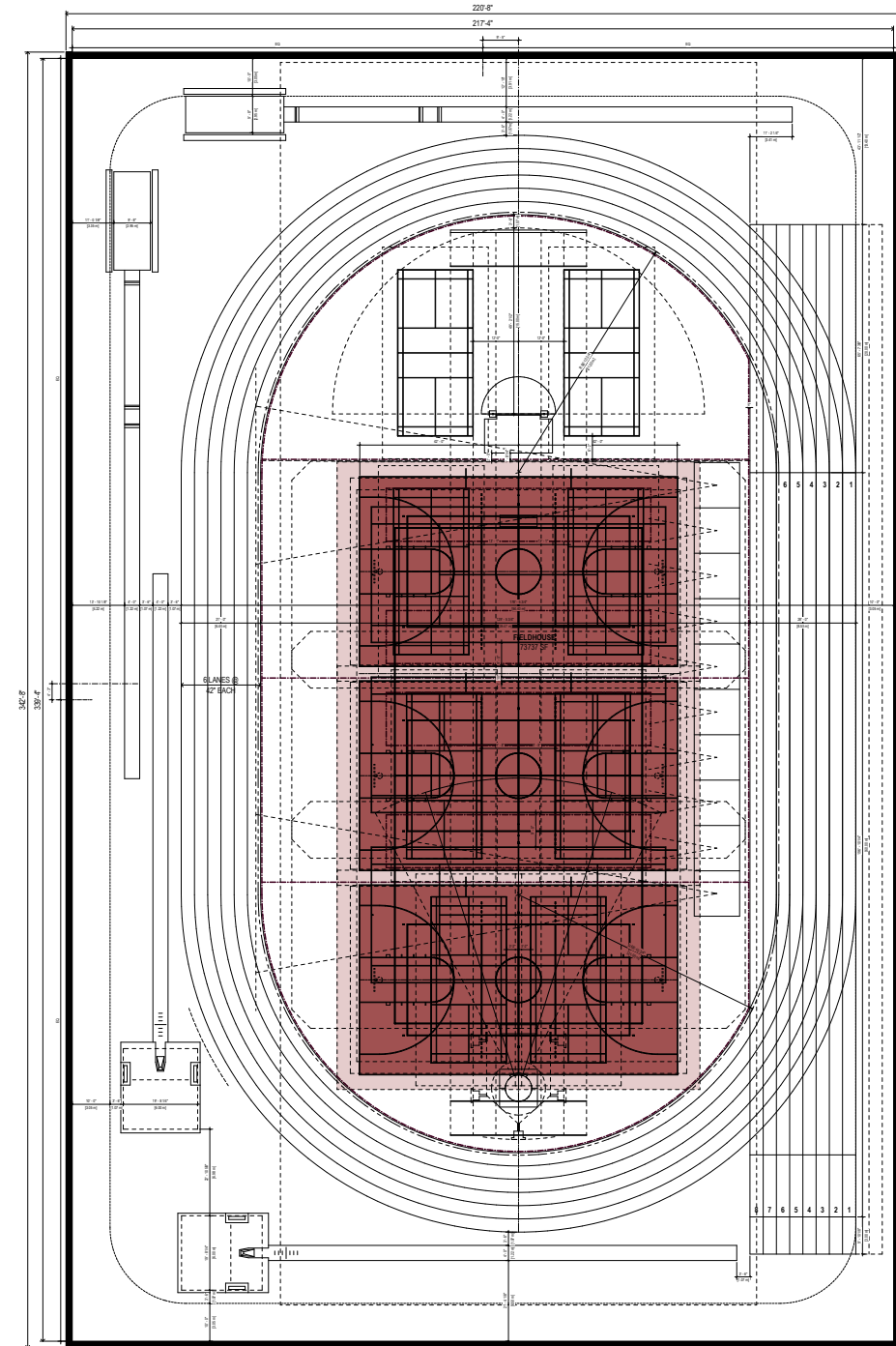


Indoor Track Venue Radii Comparisons

TRACK AND FIELD EVENTS



20M RADIUS

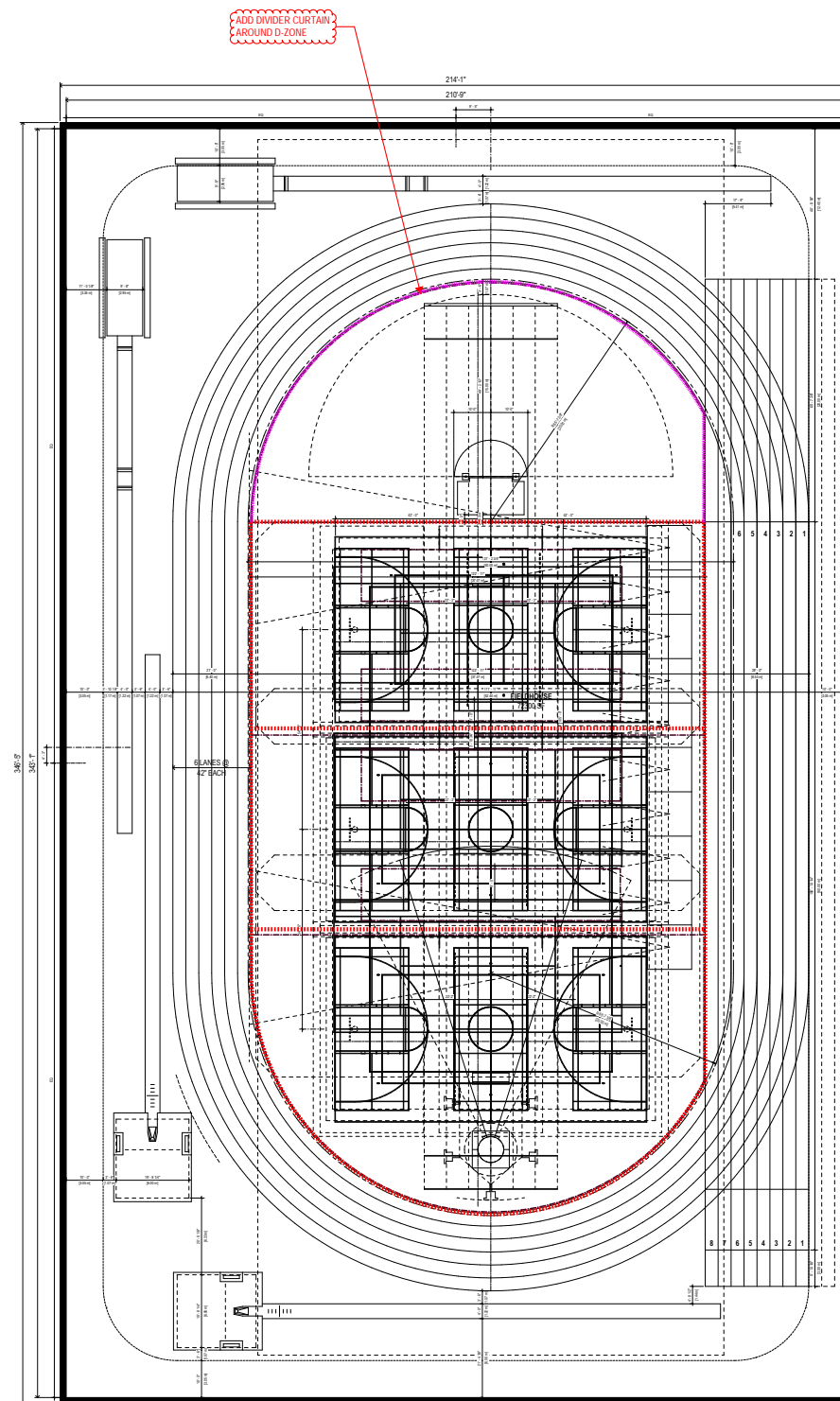


21M RADIUS

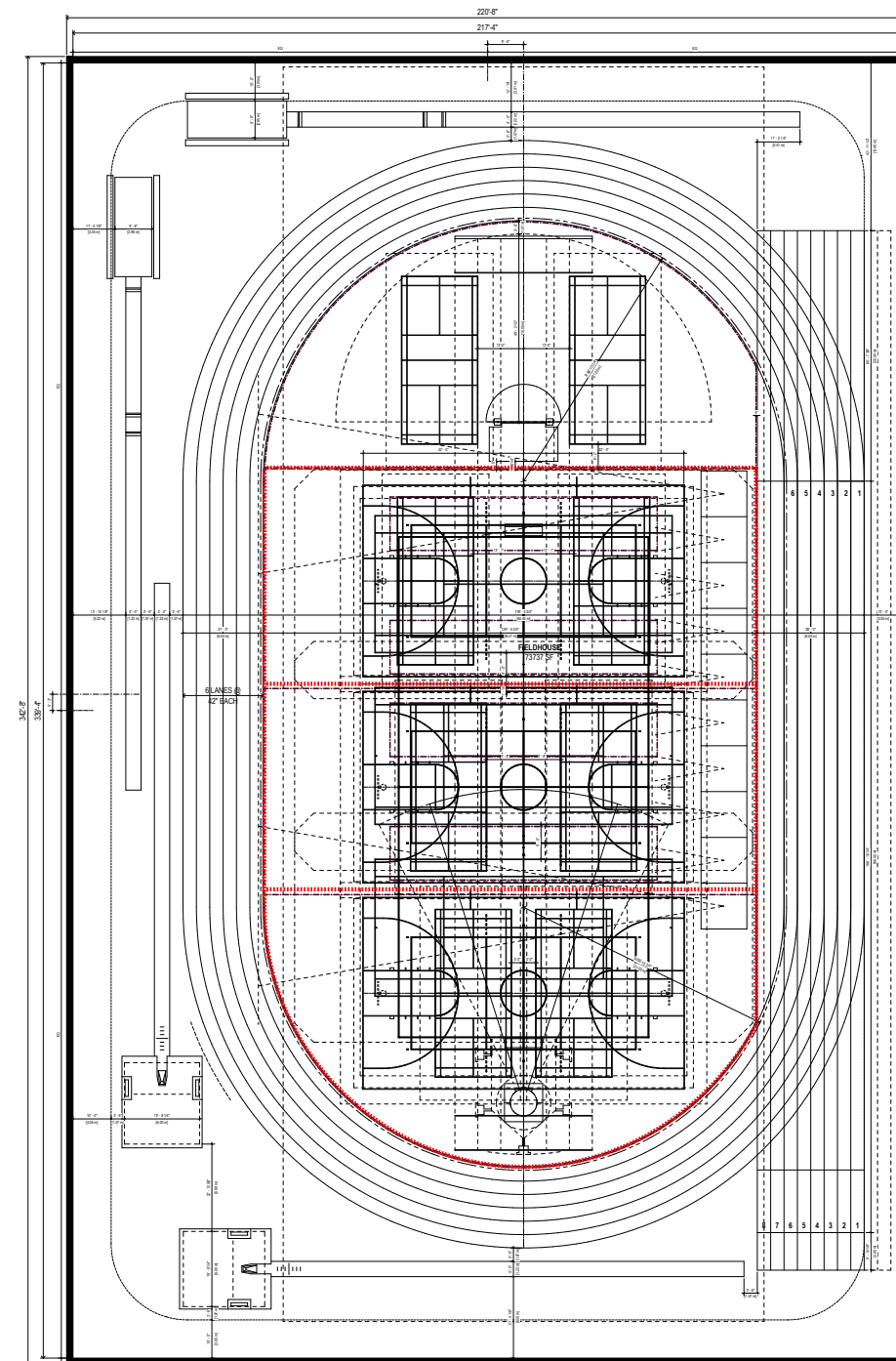
8' X 8' BY COURTS SHOWN  
 4' SIDELINE CLEARANCE IS VERY TIGHT. CONSIDER REDUCING WIDTH FOR MORE CLEARANCE BETWEEN COURTS

Indoor Track Venue Radii Comparisons

BASKETBALL



20M RADIUS

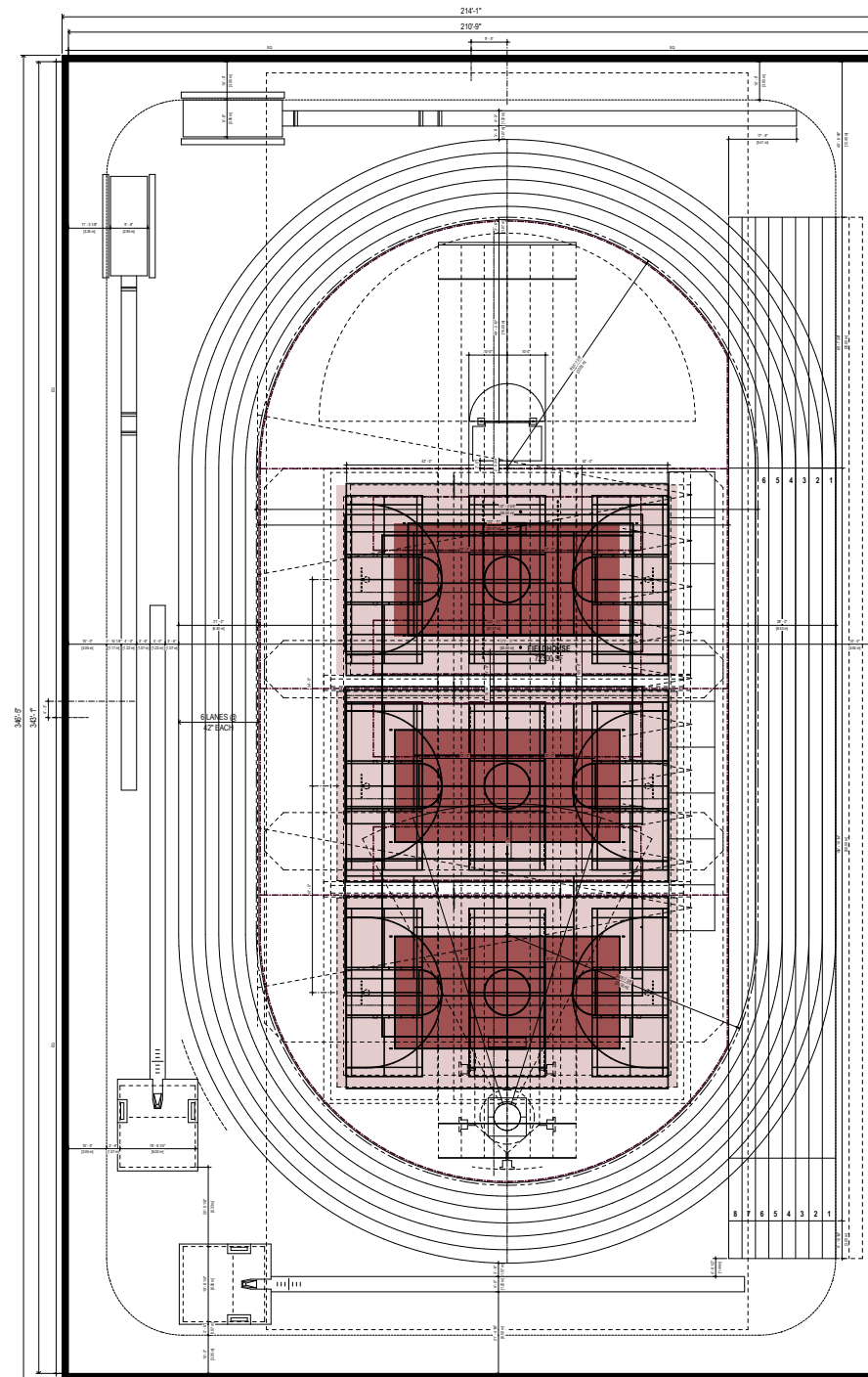


21M RADIUS

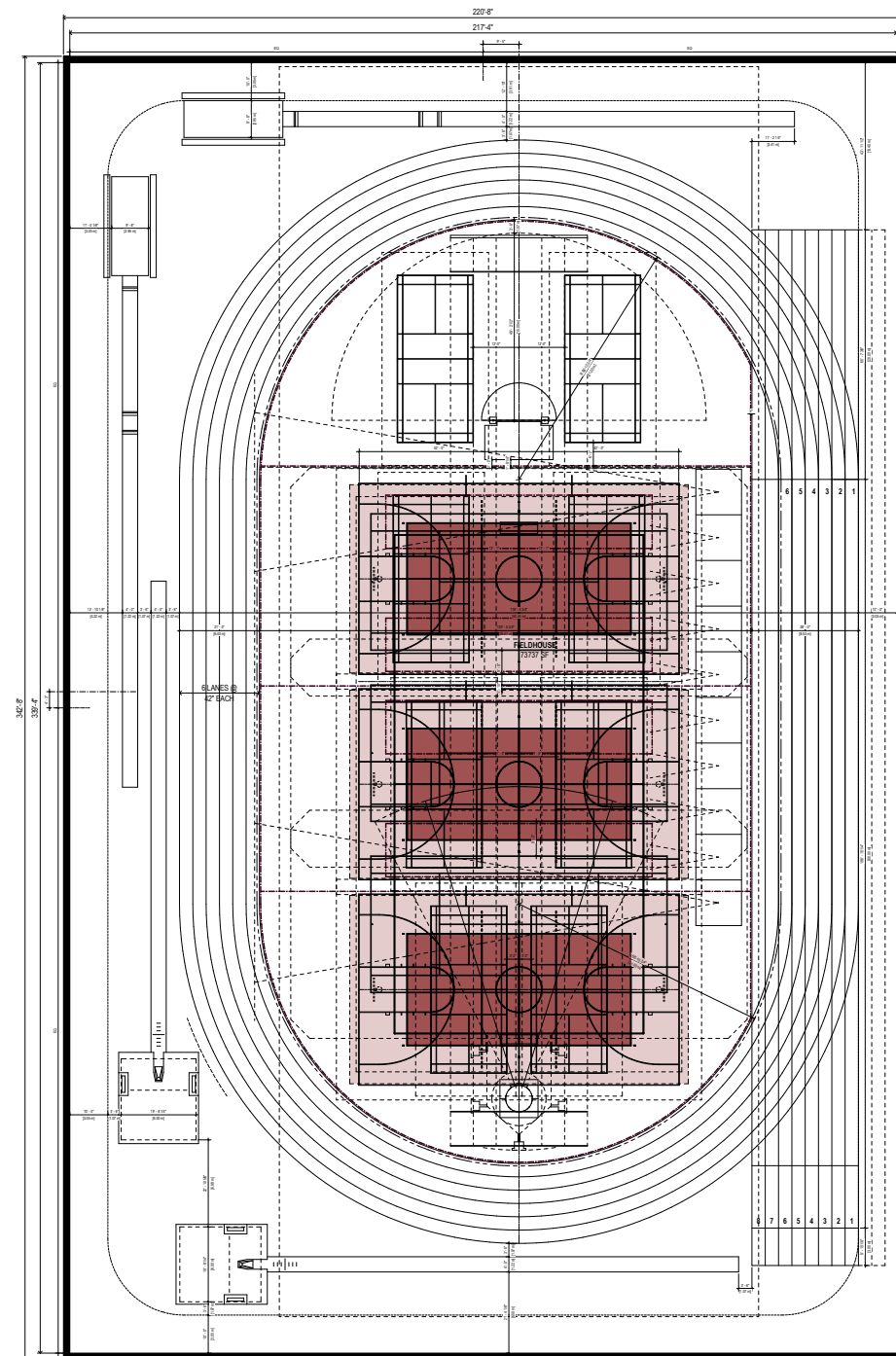


# Indoor Track Venue Radii Comparisons

DIVIDER CURTAINS



20M RADIUS



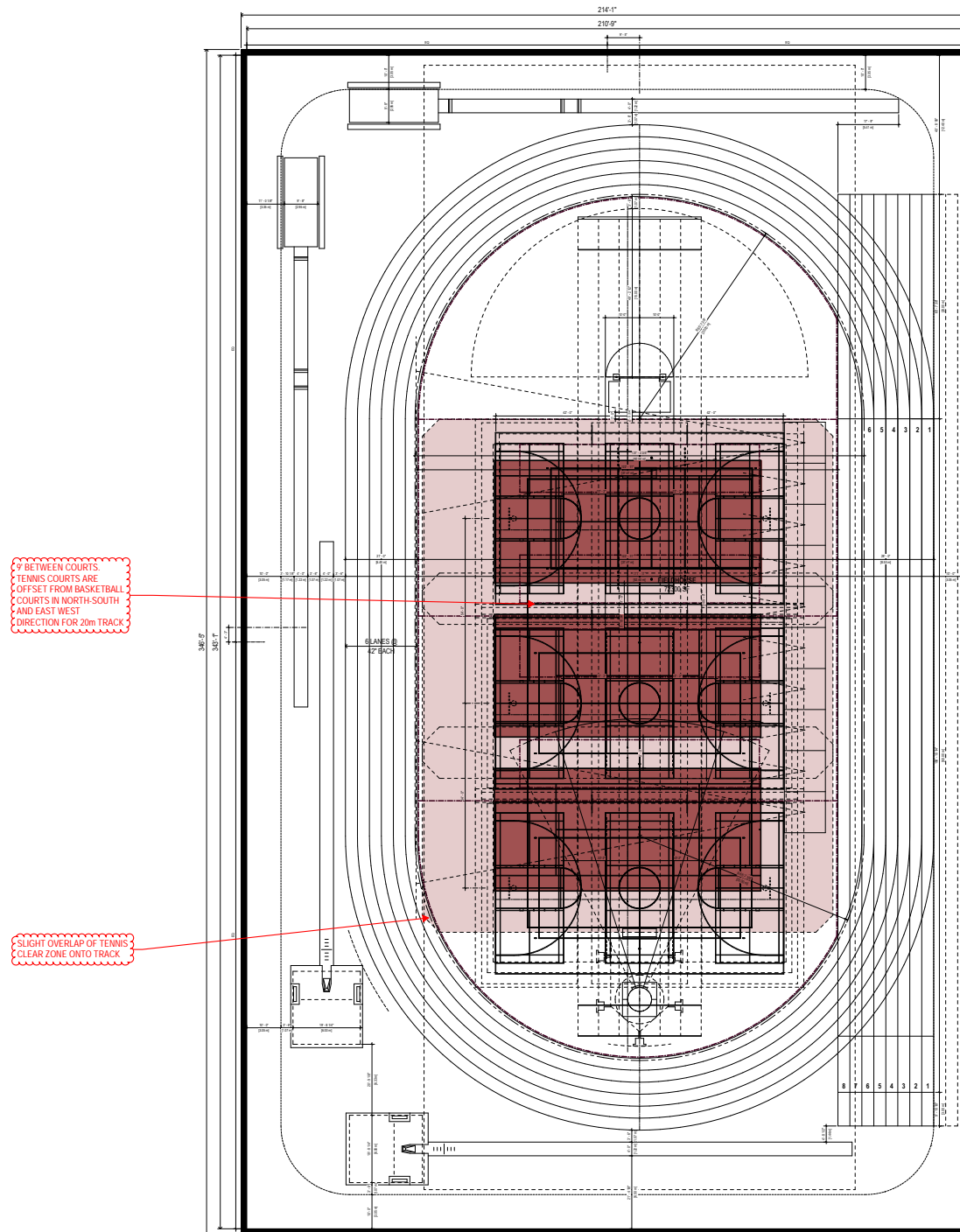
21M RADIUS



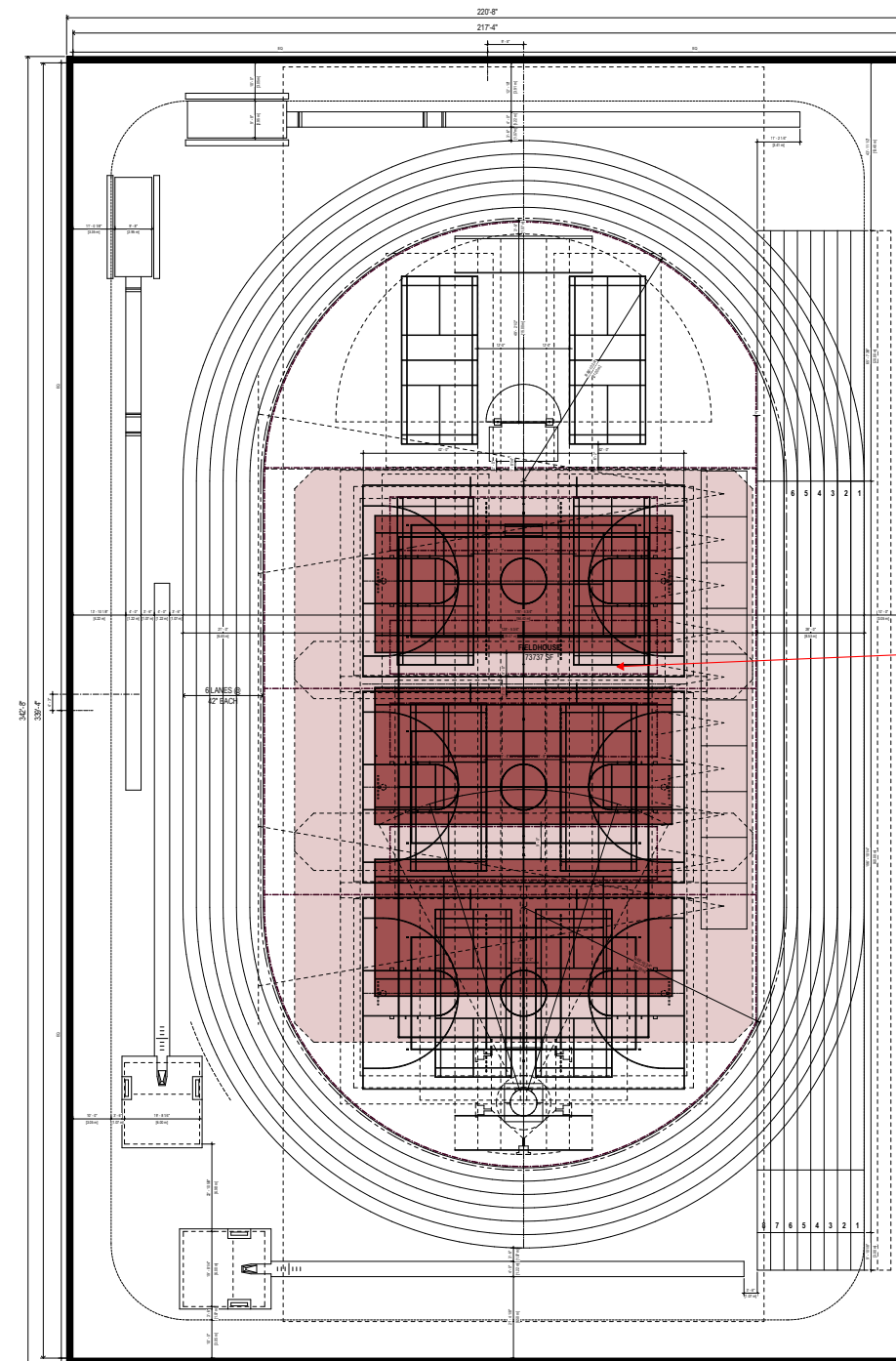
# Indoor Track Venue Radii Comparisons

VOLLEYBALL





20M RADIUS



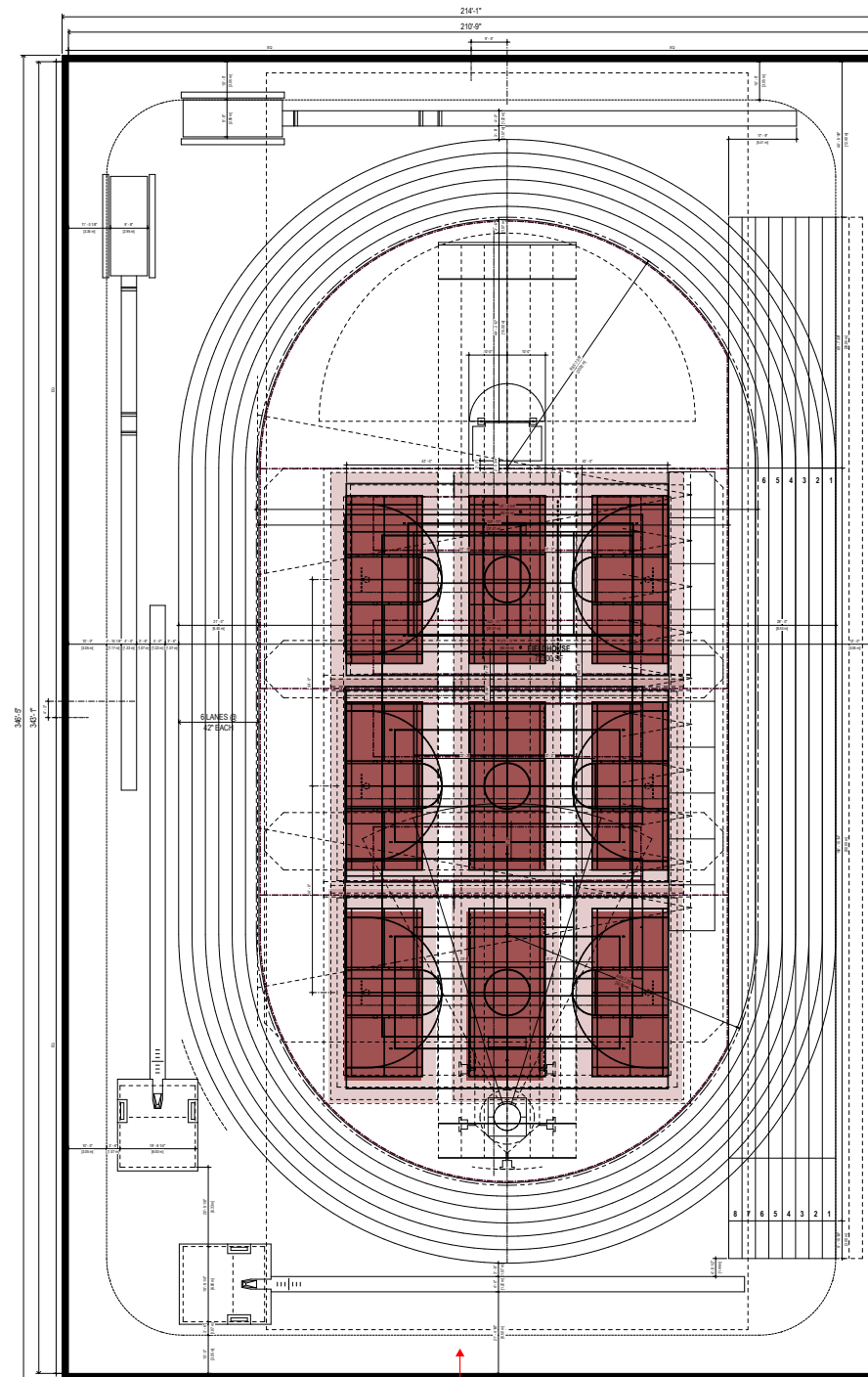
21M RADIUS



Indoor Track Venue Radii Comparisons

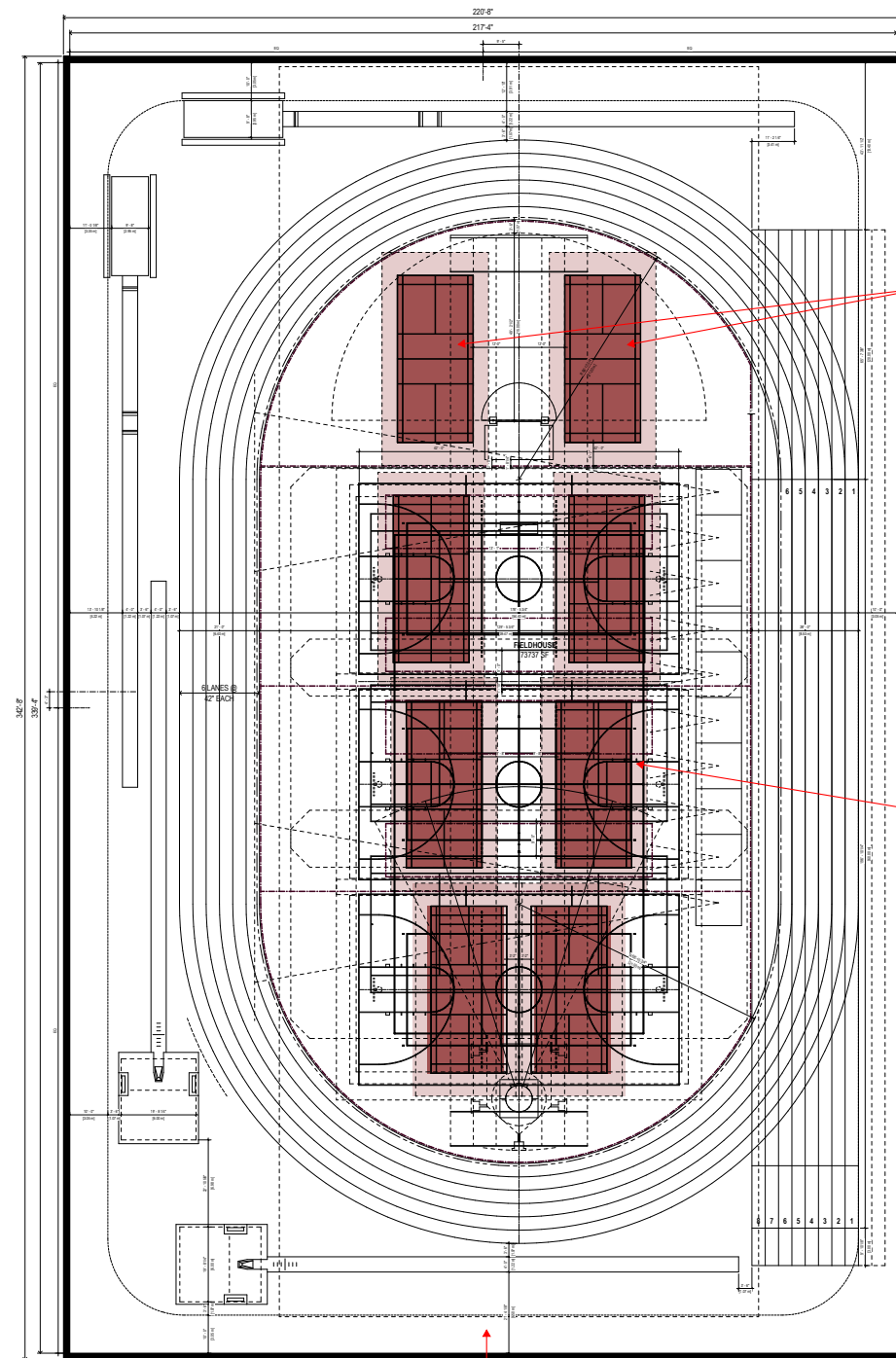
TENNIS





20M RADIUS

OPTIONAL COURT ORGANIZATION THAT FITS ON BOTH 20m AND 21m TRACK.



21M RADIUS

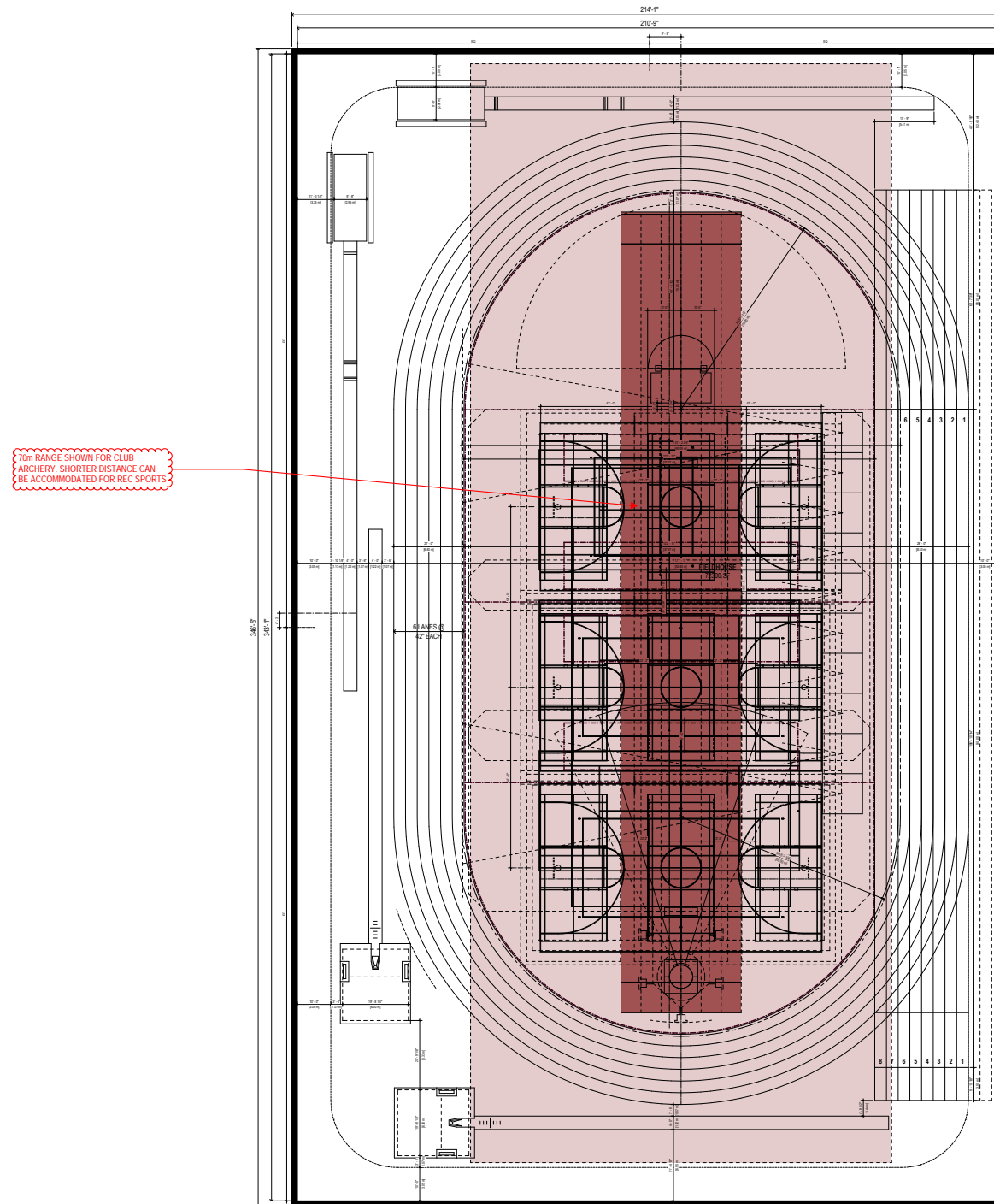
OPTIONAL COURT ORGANIZATION THAT FITS ON BOTH 20m AND 21m TRACK. THIS CONFIGURATION PREFERRED BY REC SPORTS.

COURTS ON NONSPREADABLE SURFACE IN D-ZONE OK. TWO COURTS MAX WILL FIT WITHIN D-ZONE.

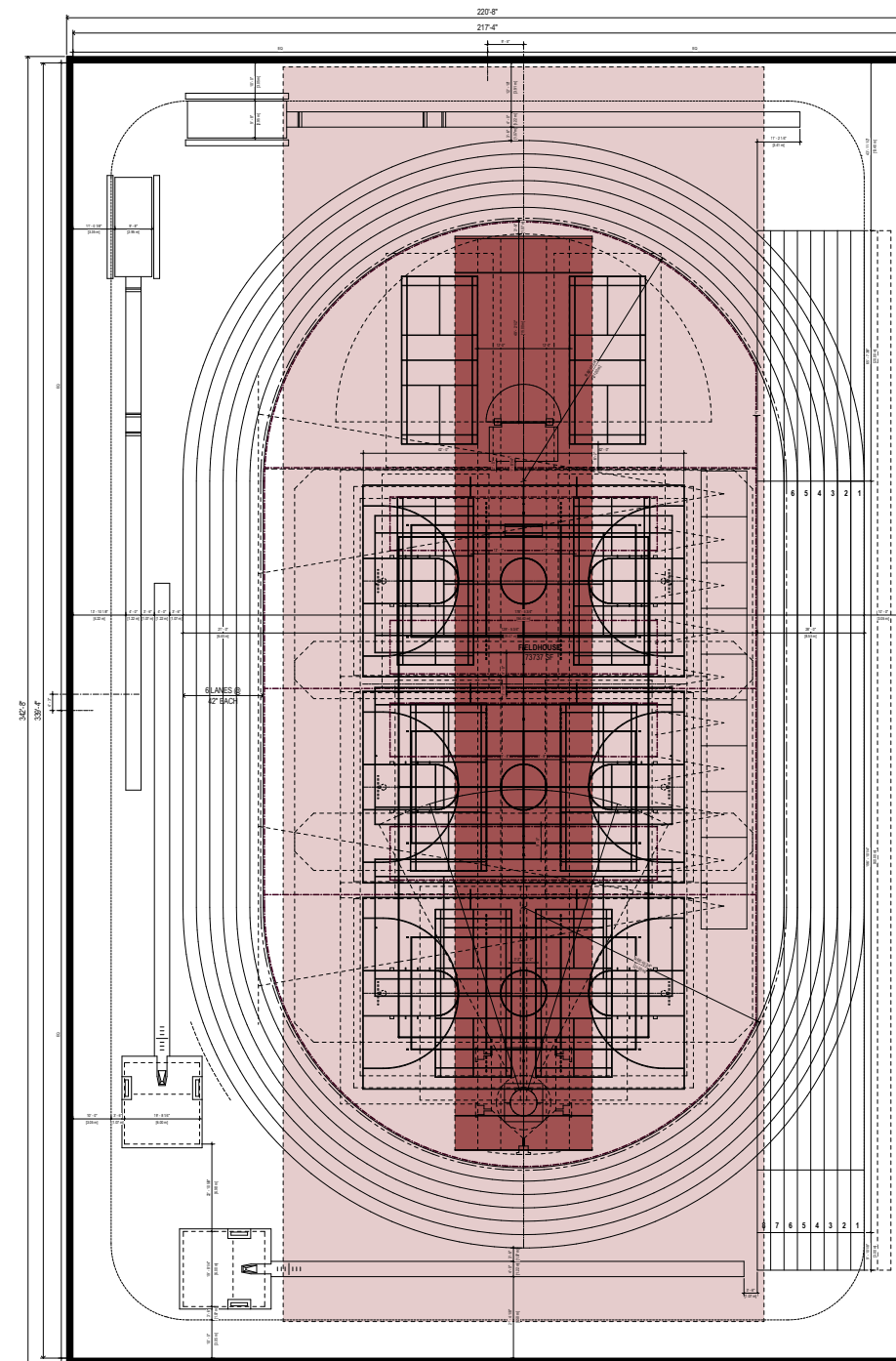
EAST-WEST LOCATION OF BADMINTON TO BE COORDINATED WITH FINAL COURT LINES OF OTHER COURTS IN OPTIONS SHOWN ON THIS DRAWING.

# Indoor Track Venue Radii Comparisons

BADMINTON



20M RADIUS



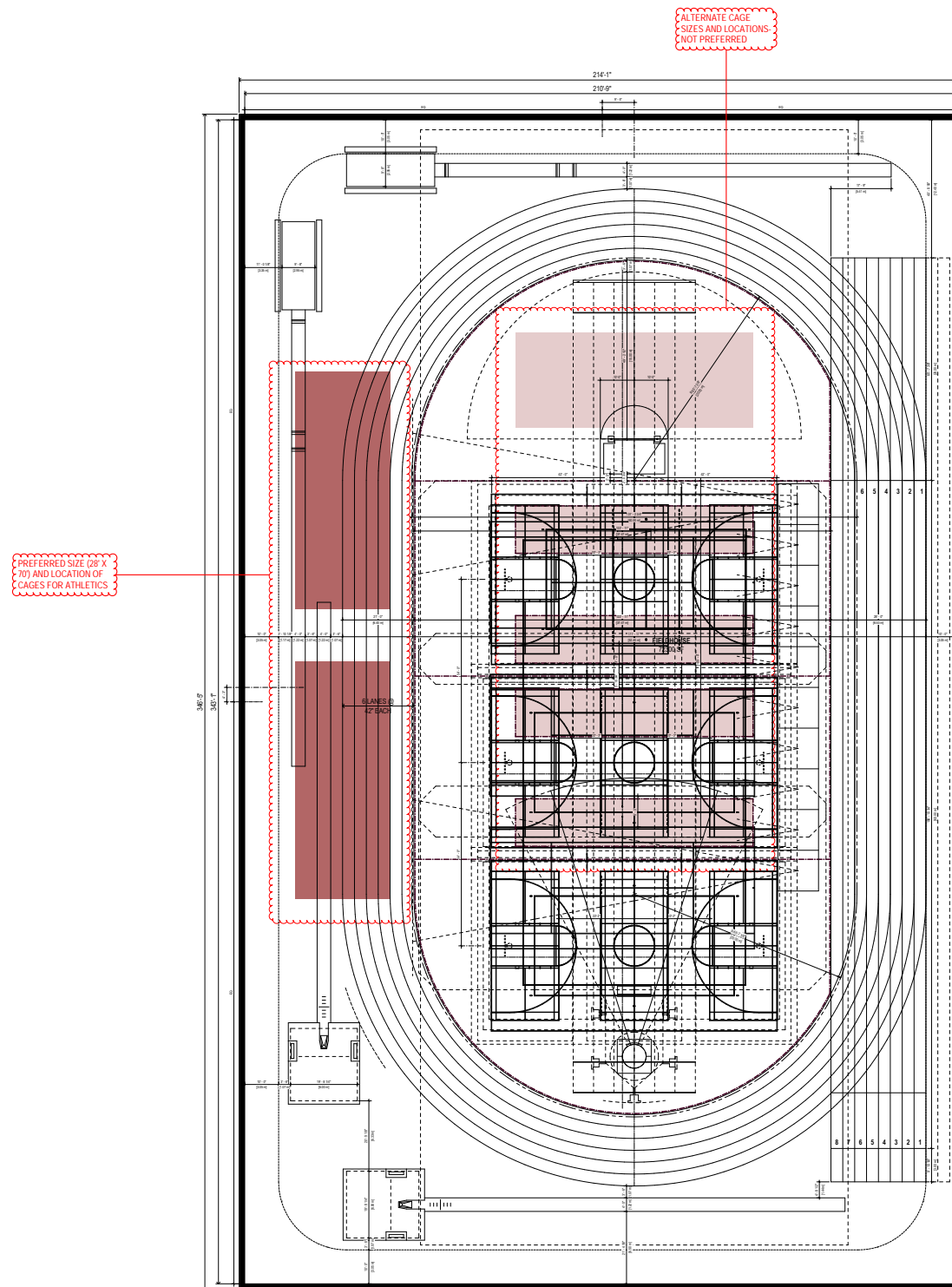
21M RADIUS

10M RANGE SHOWN FOR CLUB ARCHERY. SHORTER DISTANCE CAN BE ACCOMMODATED FOR REC SPORTS

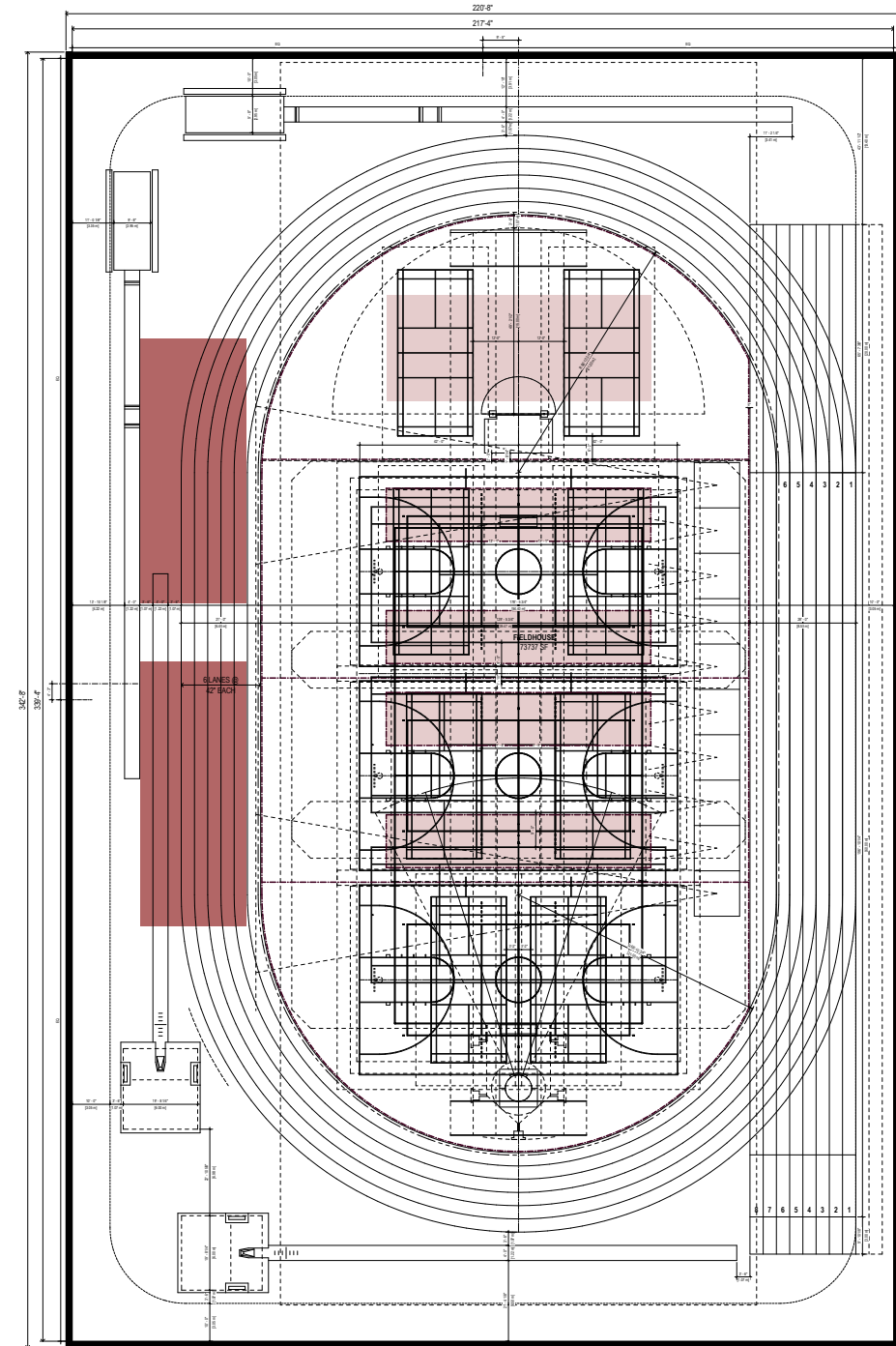


Indoor Track Venue Radii Comparisons

ARCHERY



20M RADIUS

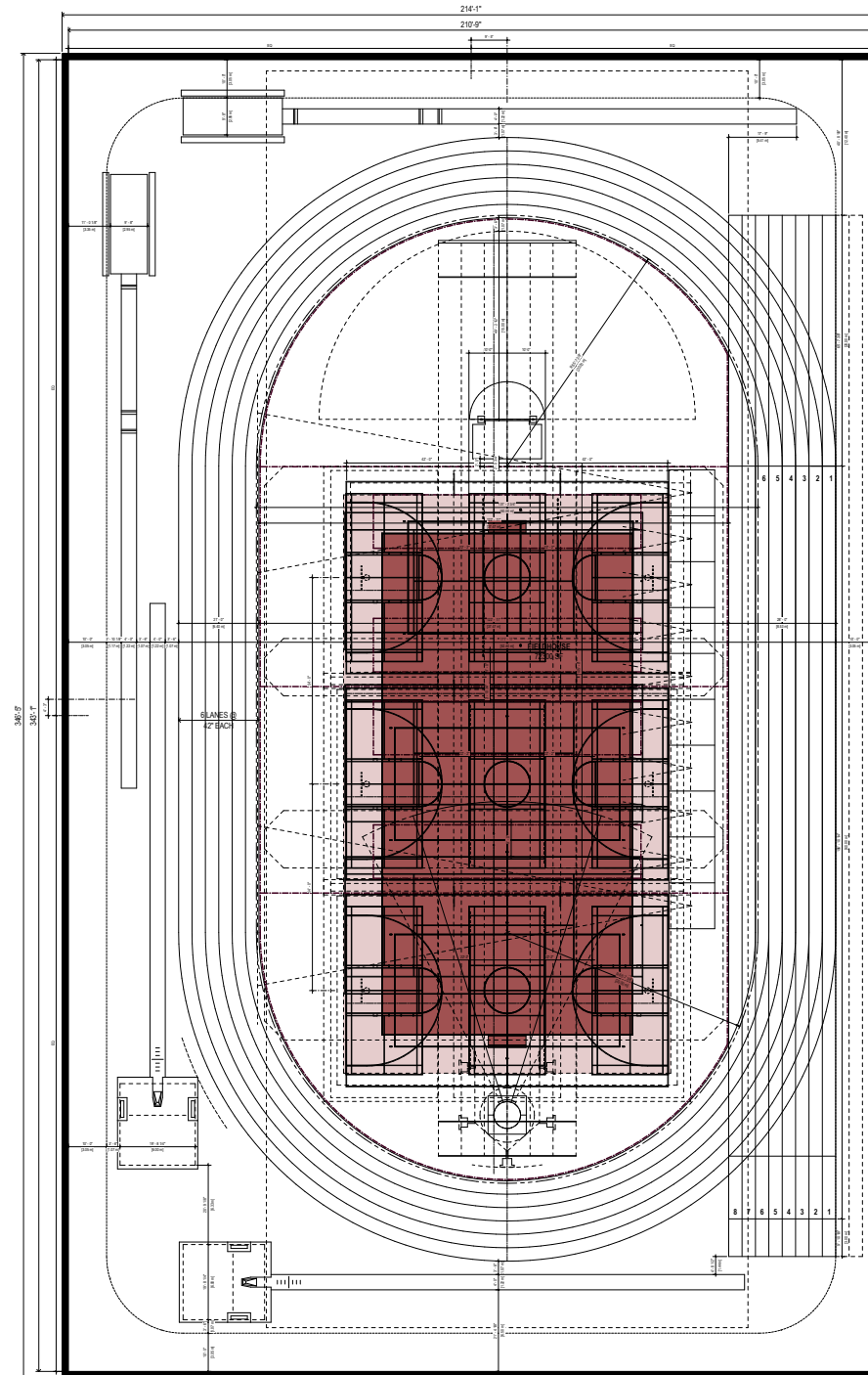


21M RADIUS

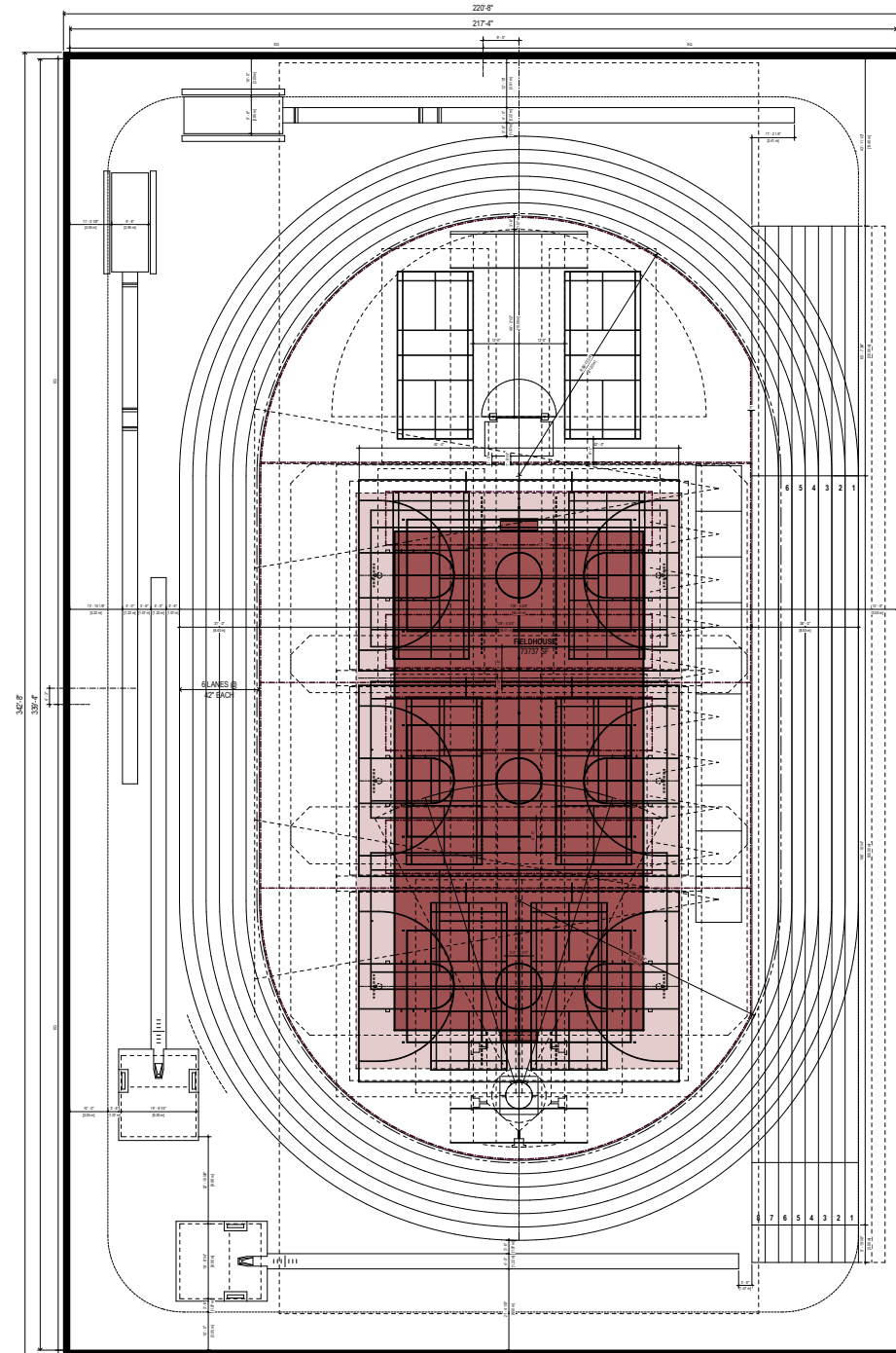


# Indoor Track Venue Radii Comparisons

BATTING/ GOLF CAGES



20M RADIUS



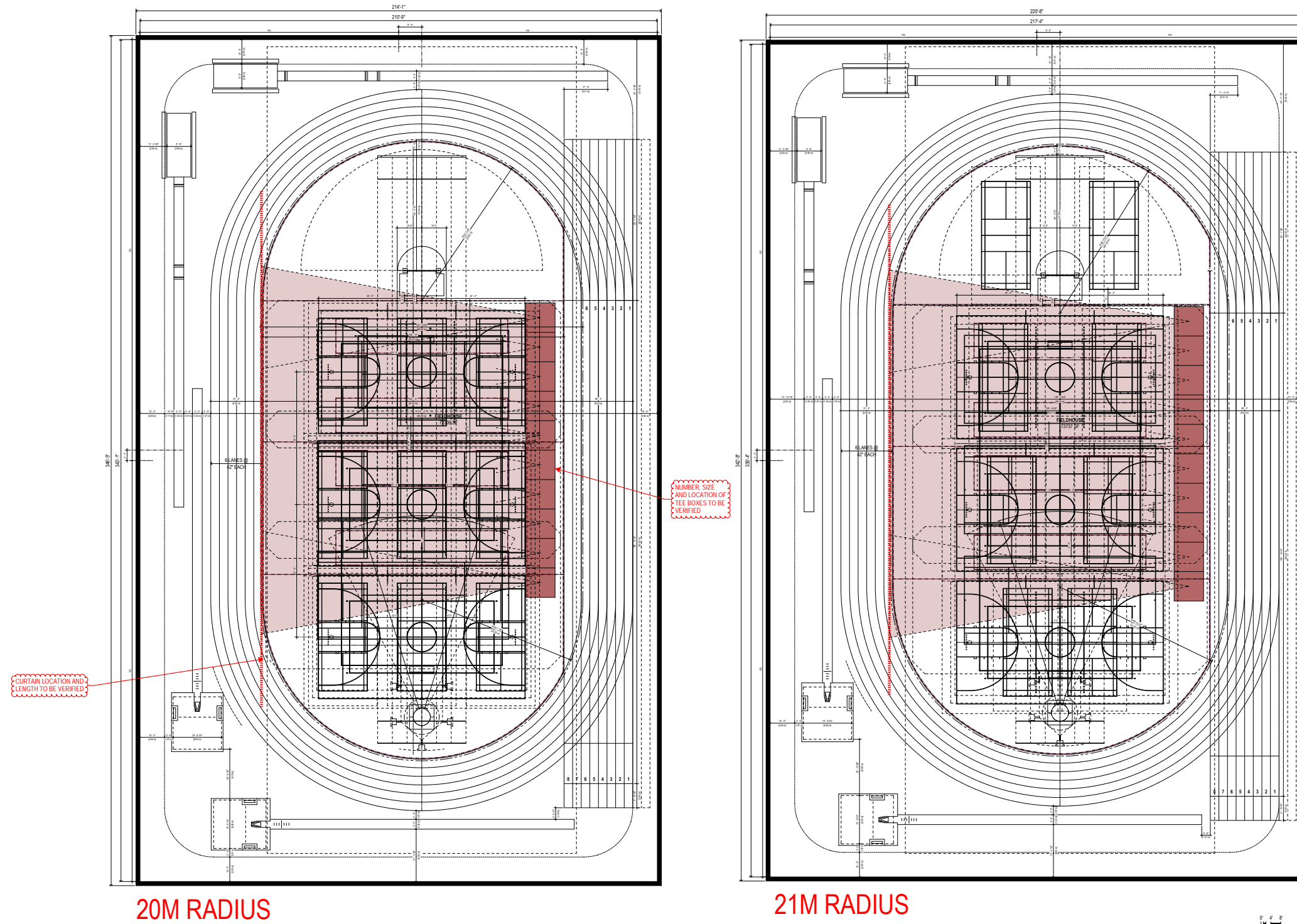
21M RADIUS



# Indoor Track Venue Radii Comparisons

TEAM HANDBALL



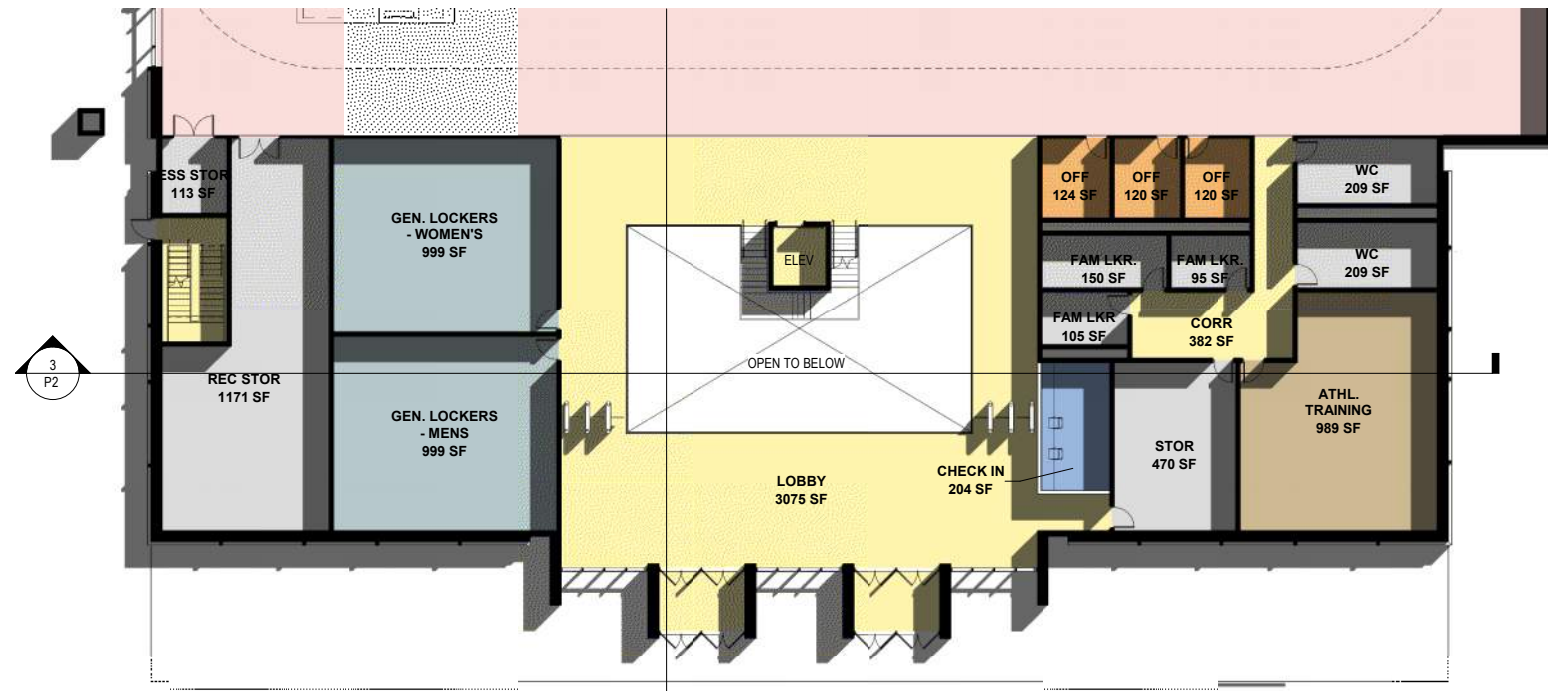


20M RADIUS

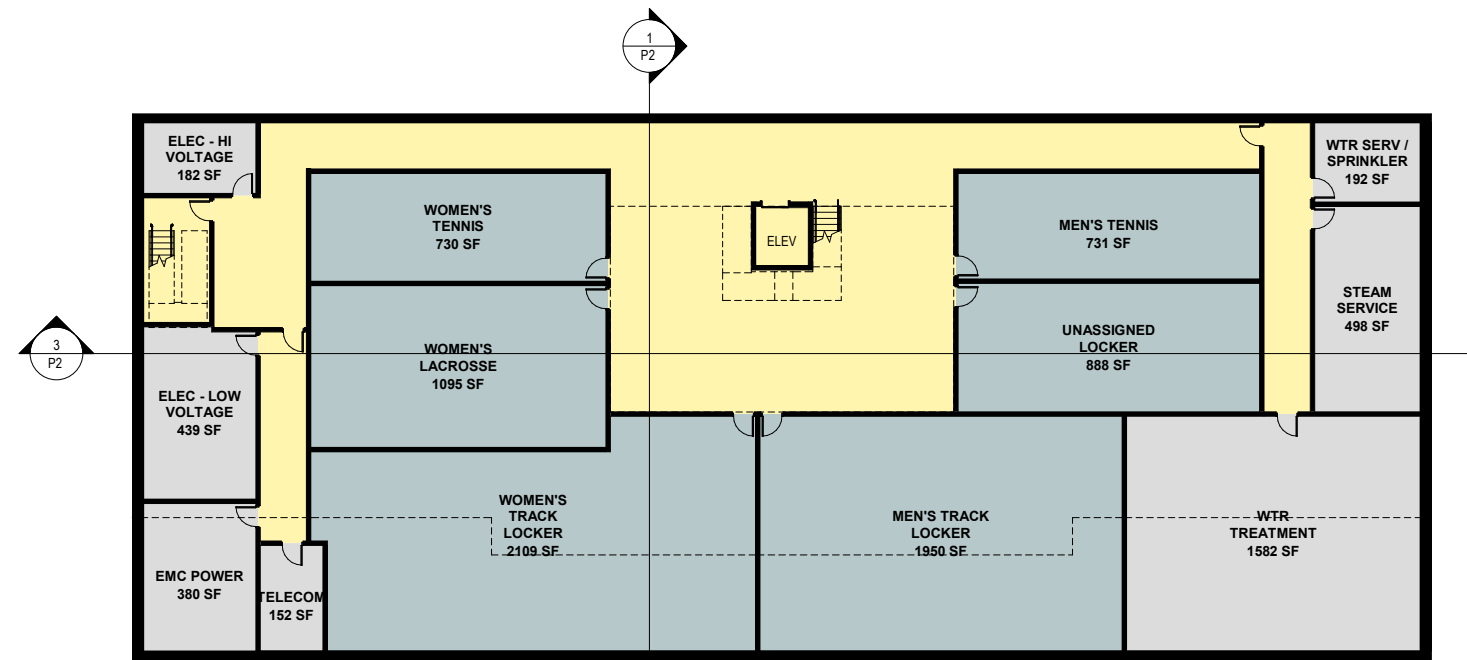
21M RADIUS

Indoor Track Venue Radii Comparisons

GOLF TEES



1 FLOOR PLAN - LEVEL 1  
 1/16" = 1'-0"



0 FLOOR PLAN - LEVEL 0  
 1/16" = 1'-0"

# Lockers