

## meeting minutes

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

**Date Prepared:** November 22, 2017

**Meeting Date:** November 15, 2017

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

**Subject:** Design 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) JP noted that if anyone knew of spaces that could be down-sized or eliminated, this would be a good forum to discuss since all three “roommates” are present to discuss. Design Committee did not mention any specific spaces.
- 2) **Action items for each UWL User Group**
  - a) **Inventory of equipment that is to be in the various Storage rooms in the project. Size and quantity.** A list organized according to the area of storage is preferred. List of storage rooms/ areas:
    - Level 1
      - Rec Storage
      - ESS Storage
      - Customer Service (open area behind the counter or under the counter)
      - Customer Service Storage Room (enclosed room directly adjacent to Customer Service)
      - Athletics Storage
      - Building Equipment Storage
    - Level 2
      - UWL Team Room Storage
      - ESS Storage
      - Multipurpose 1 Storage
      - Multipurpose 1 Storage
  - b) **List of Equipment intended for clients and users of the facility (example: ESS exercise equipment at Level 2 circulation). Size, quantity and proposed or likely location are most helpful. Include power and data requirements if possible.**
- 3) **Action item for UWL: Provide the quantity of bike rack stations to locate near the south main building entrance**
- 4) Questions about specific AV and technology needs for rooms such as classrooms will be discussed in later project phases
- 5) Questions about how the facility will be scheduled were raised by Users. Scheduling needs to be worked out between the “three roommates.” RDG previously distributed a spreadsheet to assist in this UWL effort.



- 6) Review of Floor Plans updated based on yesterday's User Group meetings
  - a) Program area was reduced by approximately 3,500 SF, but are still over the \$40M TPC budget based on the Program Area Budget spreadsheet. Further cost reductions are needed.
  - b) General Use Lockers: two-tier metal lockers are 15" wide x 18" deep (40 locker boxes x two-tier = 80 lockers)
  - c) Officials lockers were deleted
  - d) Entry/ Lobby area was reduced
  - e) 6 Athletic Locker rooms are included in the Lower Level
    - i) Smaller basement opening to Level 1 shown  
(1) Thought to be OK, but don't make "too small."
    - ii) Shared toilets and showers are okay, but not preferred for sports in same season.
- 7) Separate golf curtain shown continuous outside of divider curtain at track infield. Exact configuration to be evaluated in Design Development.
- 8) Add divider curtain around North D-Zone. Prefer type of netting here that would be a backdrop for ESS archery.
- 9) Baseball prefers the double-wide batting cages on the track to allow simultaneous 120' x 120' infield practice area.
- 10) Backstop for Rec archery needs to be determined. More information is needed about archers using 70m range to determine this.
- 11) ESS requested "teaching walls" in Fieldhouse which would include a marker board and monitor
  - a) Two desired; one on the middle of the west wall; one on the south wall, towards the west
- 12) Large format scoreboard desired for track events. Wireless battery-powered portable scoreboards are tentatively planned for basketball and other infield courts.
- 13) Parking should be 20 spaces only.
- 14) Reviewed exterior options focusing on the south and entry of the building
  - a) Option A2 generally preferred
    - i) Liked gable above entry, skylight concept and limestone at upper wall. Larger gable could be considered similar to Option A6.
  - b) Option A6 canopy may not be needed per DP.
- 15) Summary of various issues discussed with User Groups during Workshop 3:

	Recreation	ESS	Athletic
Mirrors in Multipurpose Room	No	No	No
Office with view into Fieldhouse	Yes	?	Yes
Office	Yes	Yes	Yes
Customer Service Desk	Yes	Yes	No (ticketing yes)
Commercial Laundry Service	Desired	?	No, across street
View into Fieldhouse from Customer Service	Yes	Yes	N/A
Multipurpose Rooms as Activity Rooms	Yes	Yes	Yes
Athletic Training – closer access to Fieldhouse	Yes	OK as is	OK as is
Parking Lot– how many spaces?	?	Yes – 20. 25 preferred	Few only, H/C only
Need dedicated Officials Locker Room?	No	No	No

**END OF MEETING MINUTES**



## meeting attendance

**Date:** Nov. 14 & 15 2017    **Time:** 2:30    **Subject:** DESIGN COMMITTEE  
**Project:** University of Wisconsin-La Crosse New Student Fieldhouse & Soccer Support Facility – DFD 1512I  
**Project No.:** 3001.405.00

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✓	Name	Organization   Department	Phone	E-mail
✓	student	rec		
✓	Kyle Schauf Project Manager	HSR Associates	608.785.4725	<a href="mailto:kschauf@hsrassociates.com">kschauf@hsrassociates.com</a>
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✓	Jack Patton Principal	RDG Planning & Design	515.309.3207	<a href="mailto:jpatton@rdgusa.com">jpatton@rdgusa.com</a>



- Objectives (2 hours max!)**
- Confirm Plan Changes
- Budget compliance discussion
- Discuss homework assignments
- Review facade options
- Next steps moving forward



**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?

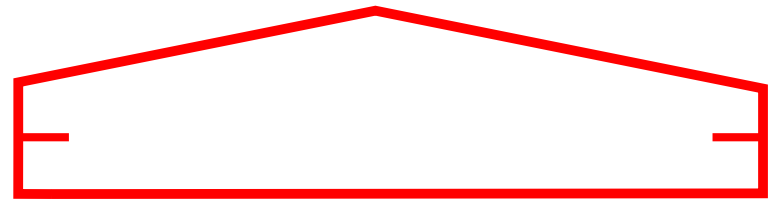
- Added 8,400 NSF (10,500 GSF) to Program
  - Multiple Locker Rooms
  - Several Support Spaces
  - Customer Service Desk
  - These spaces add ~ **\$4 M to Bottom Line**
- Fieldhouse (as drawn) 8,000 NSF over target
  - This adds ~ **\$2.3 M to Bottom Line**
  - Confident we'll extract some extra space
- Also not Site Costs not yet confirmed

**More work to follow . . .**

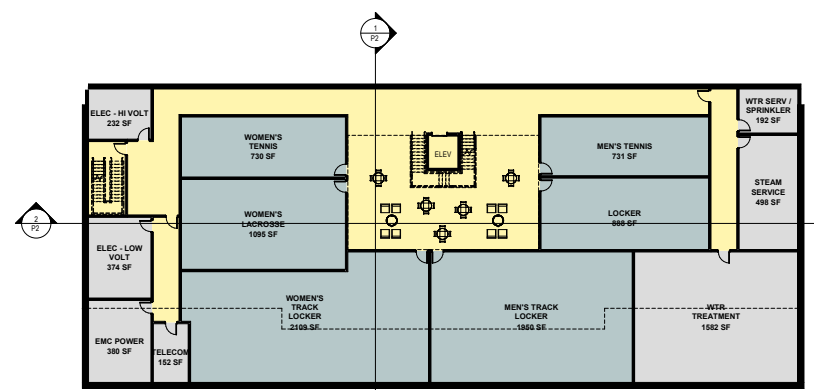
## Budget & Cost Considerations

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>	<b>173</b>	<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	25,000	25,000
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

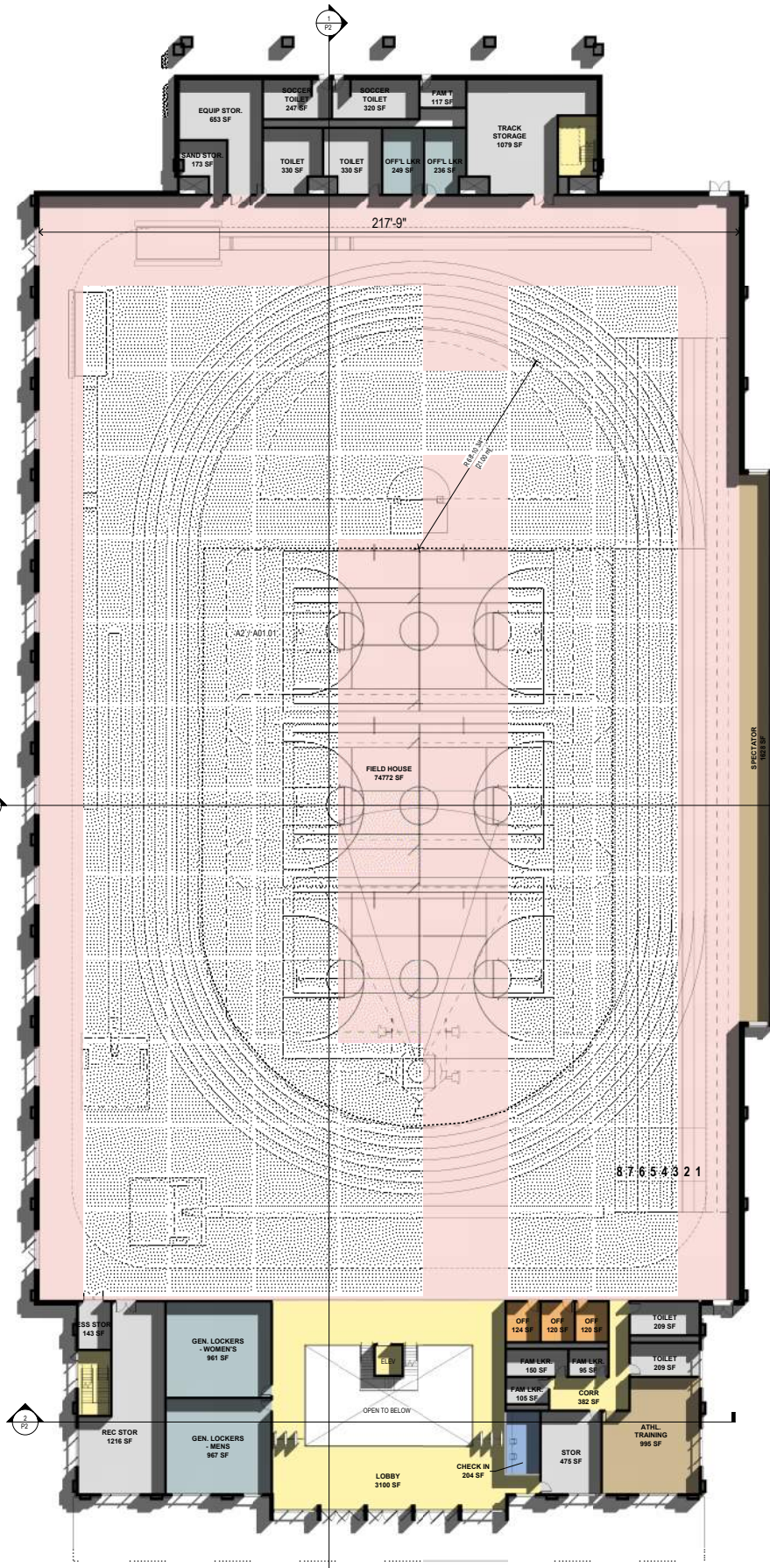




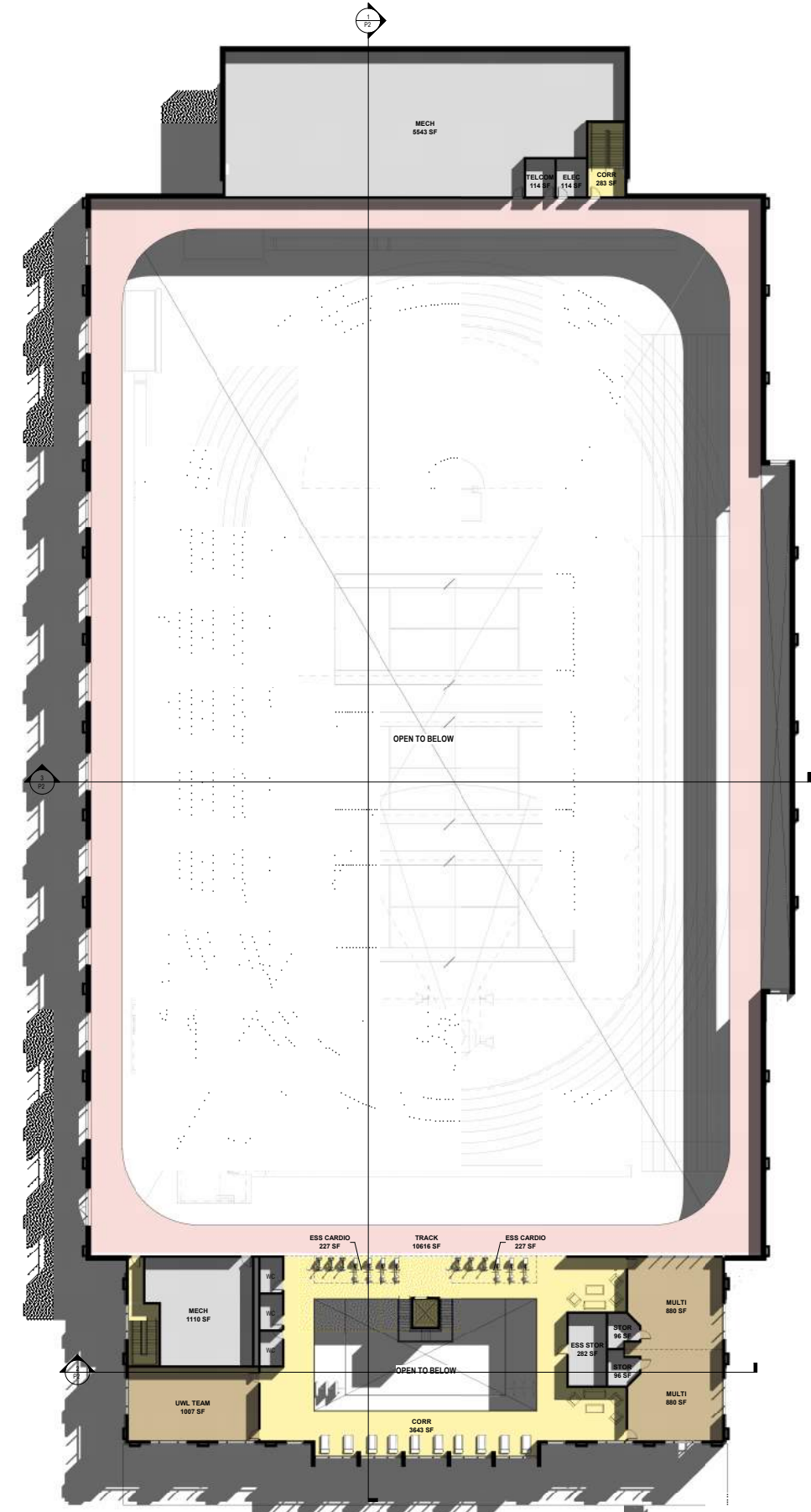
OPTION A - INSIDE JOGGING TRACK



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

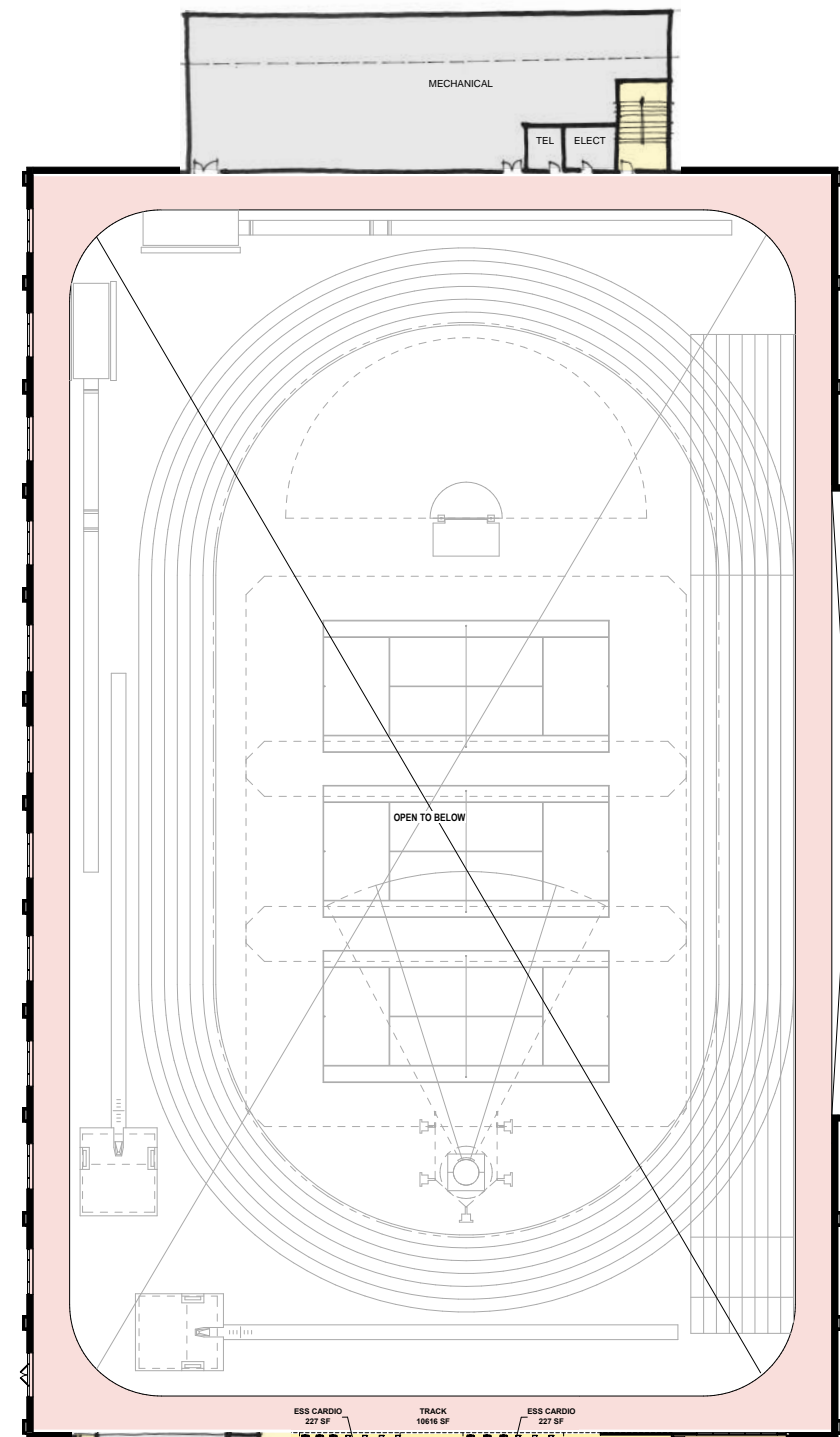
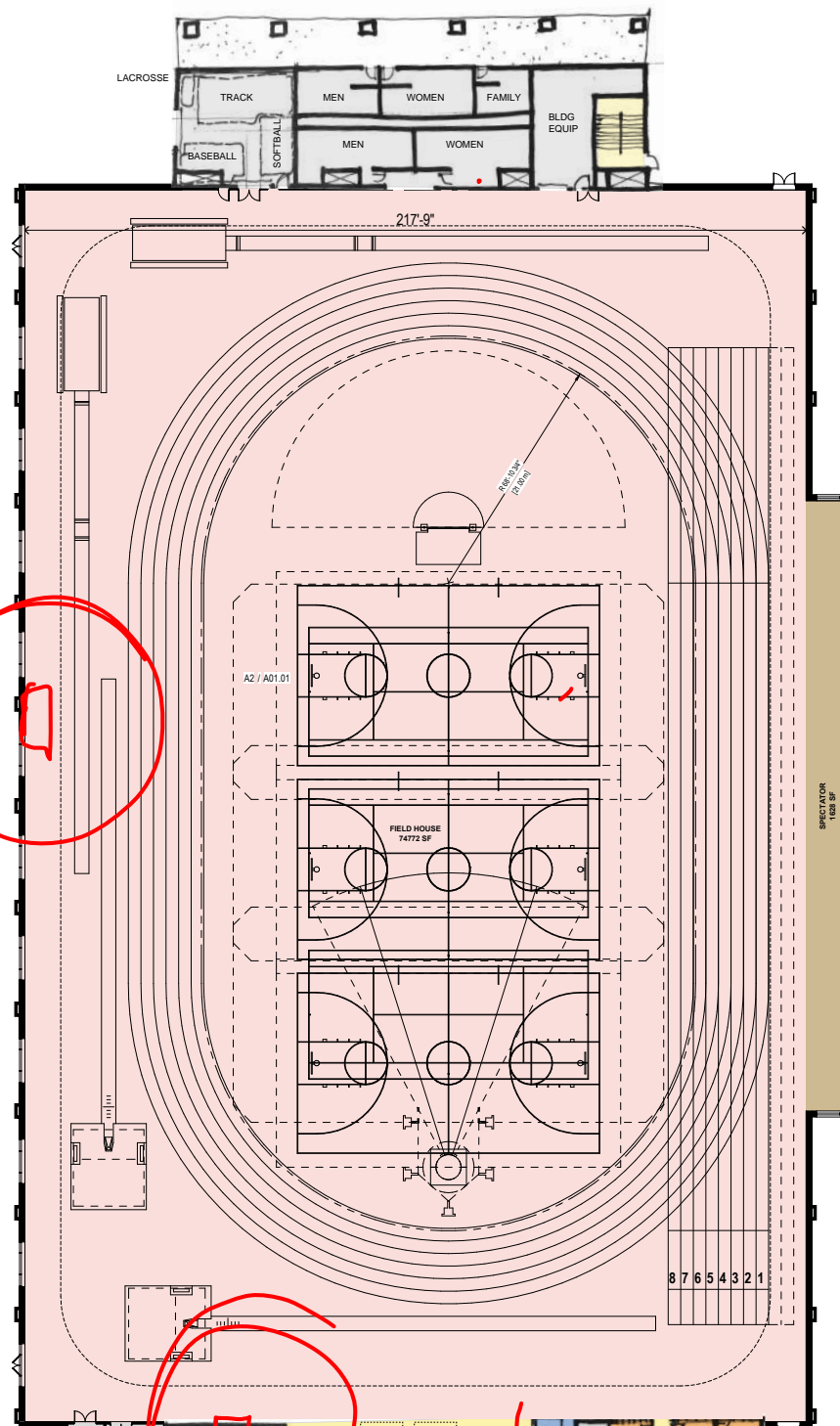


1 FLOOR PLAN - LEVEL 1  
1/8" = 1'-0"



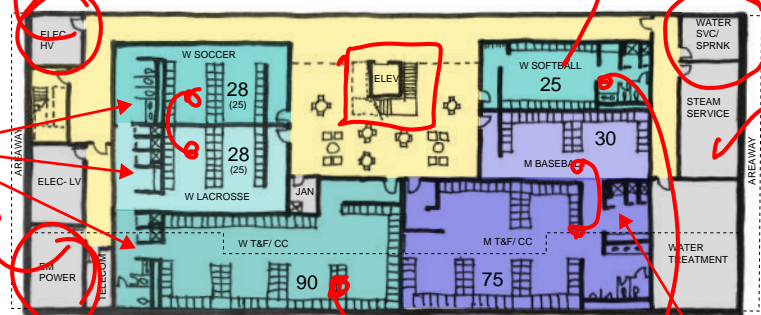
2 FLOOR PLAN - LEVEL 2  
1/8" = 1'-0"



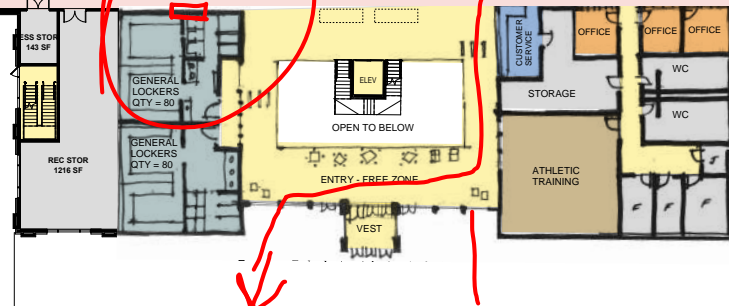


Approx 3,500 SF space reduction overall

SOCCER AND LACROSSE SHOWERS/ TOILETS SHARED WITH TRACK & FIELD/ CROSS COUNTRY

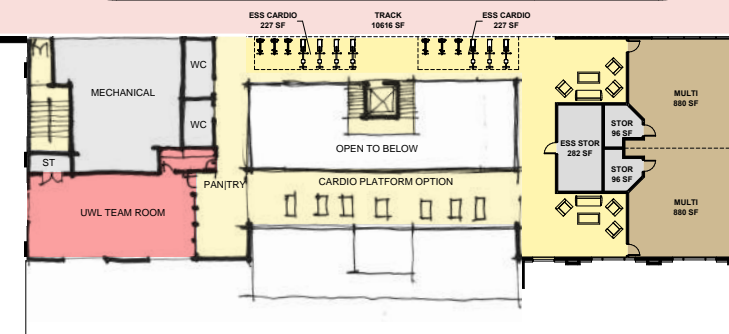


0 FLOOR PLAN - LEVEL 0  
1/8" = 1'-0"

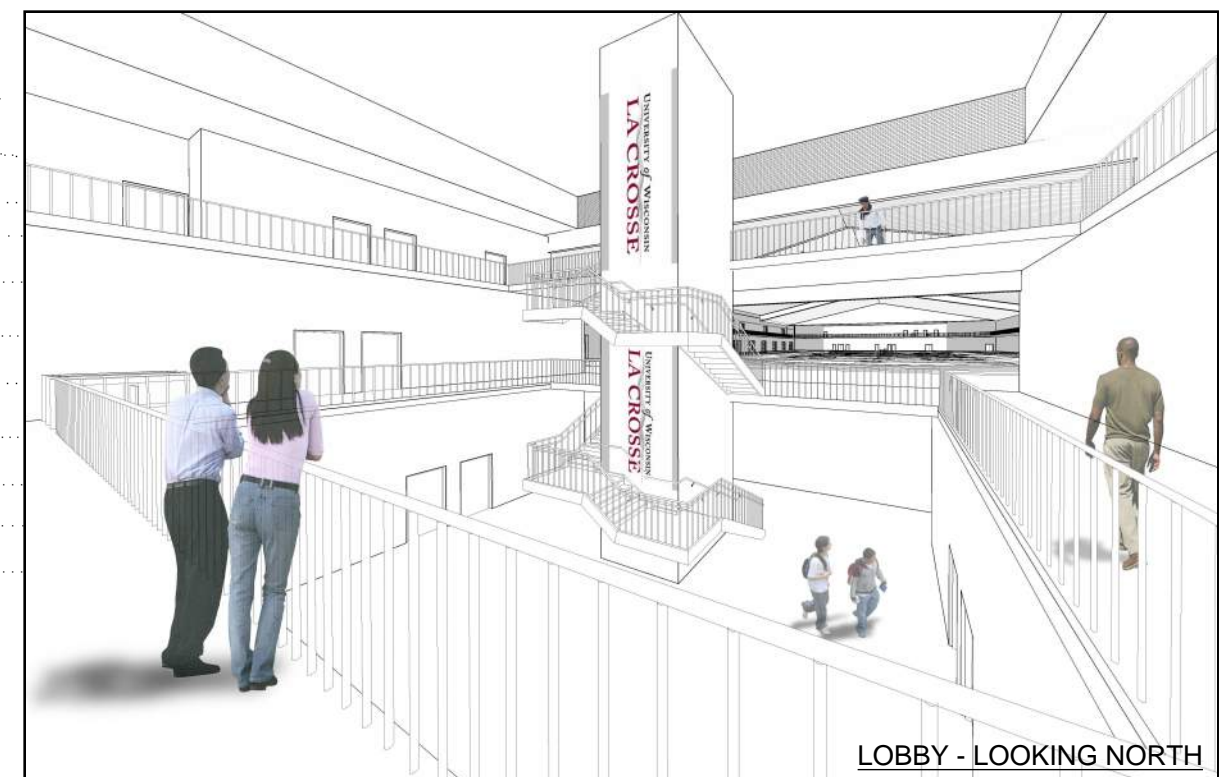
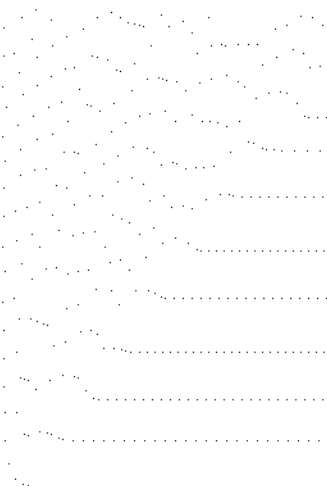
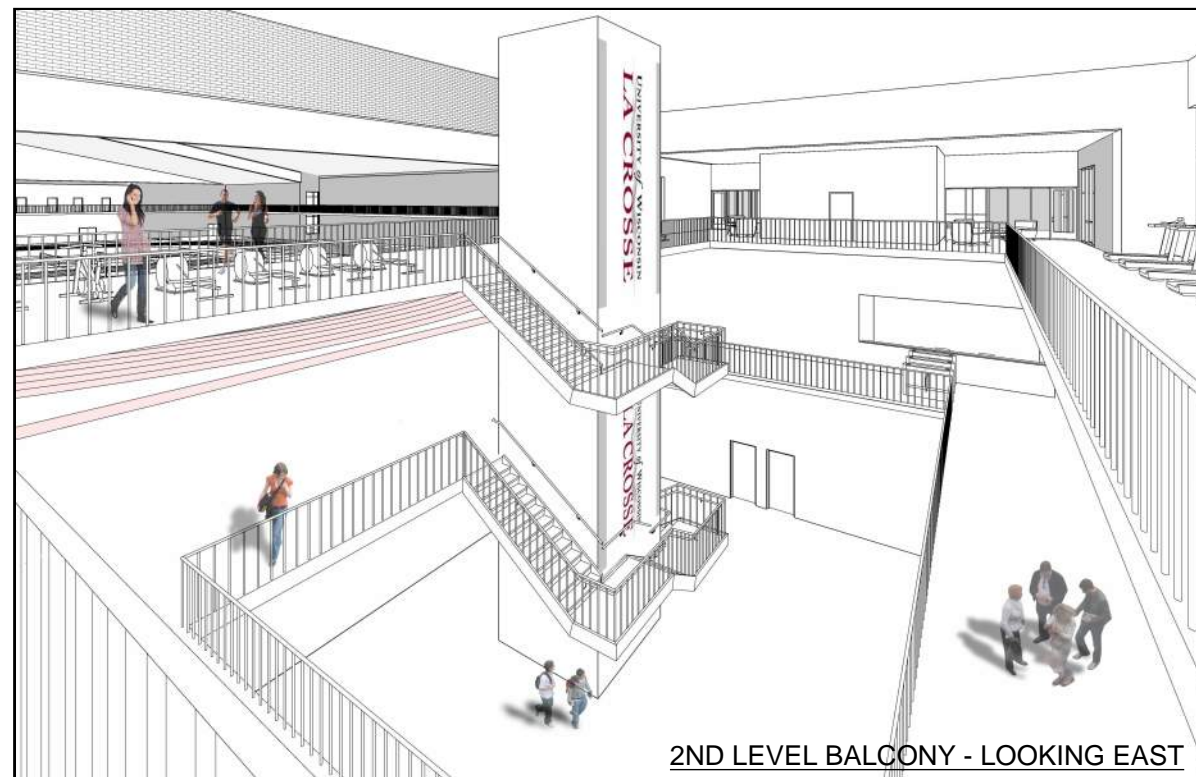
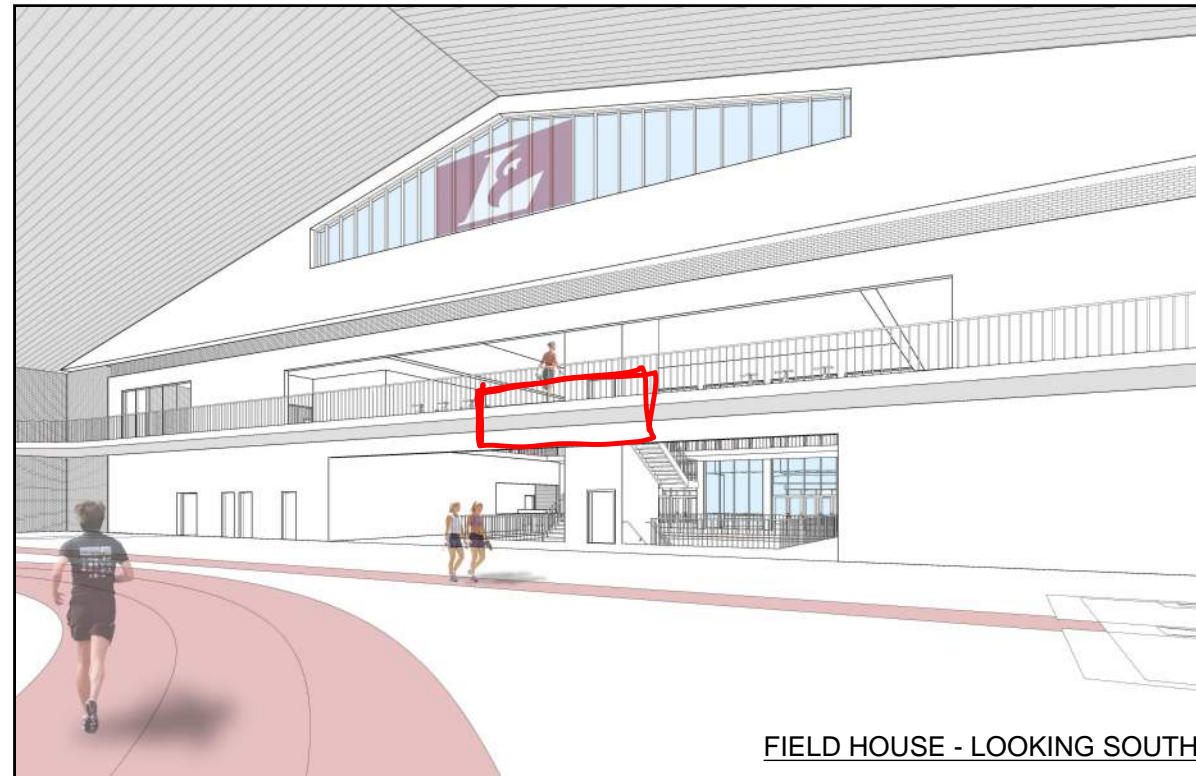


1 FLOOR PLAN - LEVEL 1  
1/8" = 1'-0"

TRACK & FIELD/ CROSS COUNTRY SHOWERS/ TOILETS SHARED WITH BASEBALL



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



INTERIOR PERSPECTIVES





OPTION A - EXTERIOR PERSPECTIVE

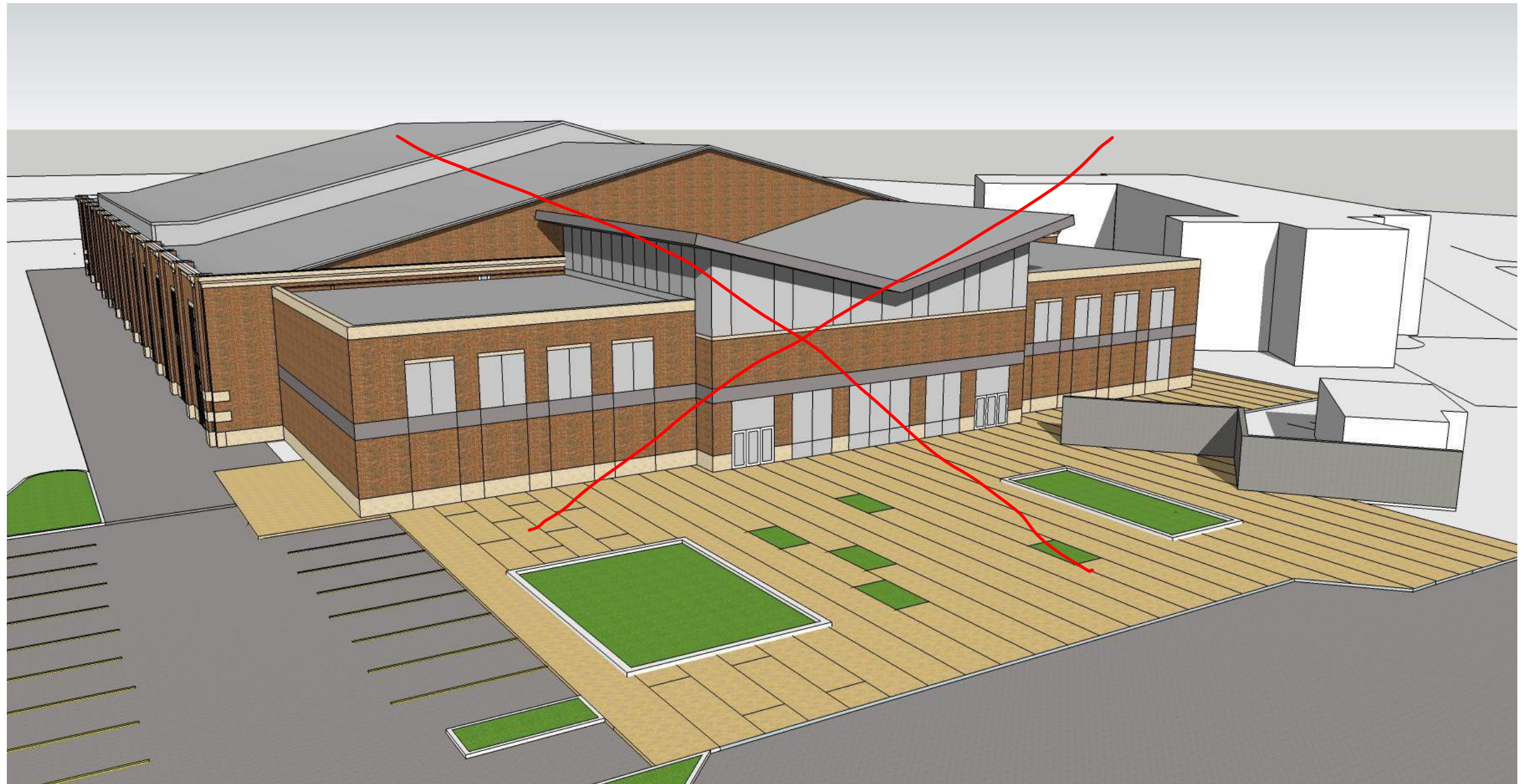
11/14/2017





OPTION A - EXTERIOR VIEW (11/14/2017)





OPTION A1 - EXTERIOR VIEW





OPTION A2 - EXTERIOR VIEW





OPTION A3 - EXTERIOR VIEW





OPTION A4 - EXTERIOR VIEW





OPTION A5 - EXTERIOR VIEW





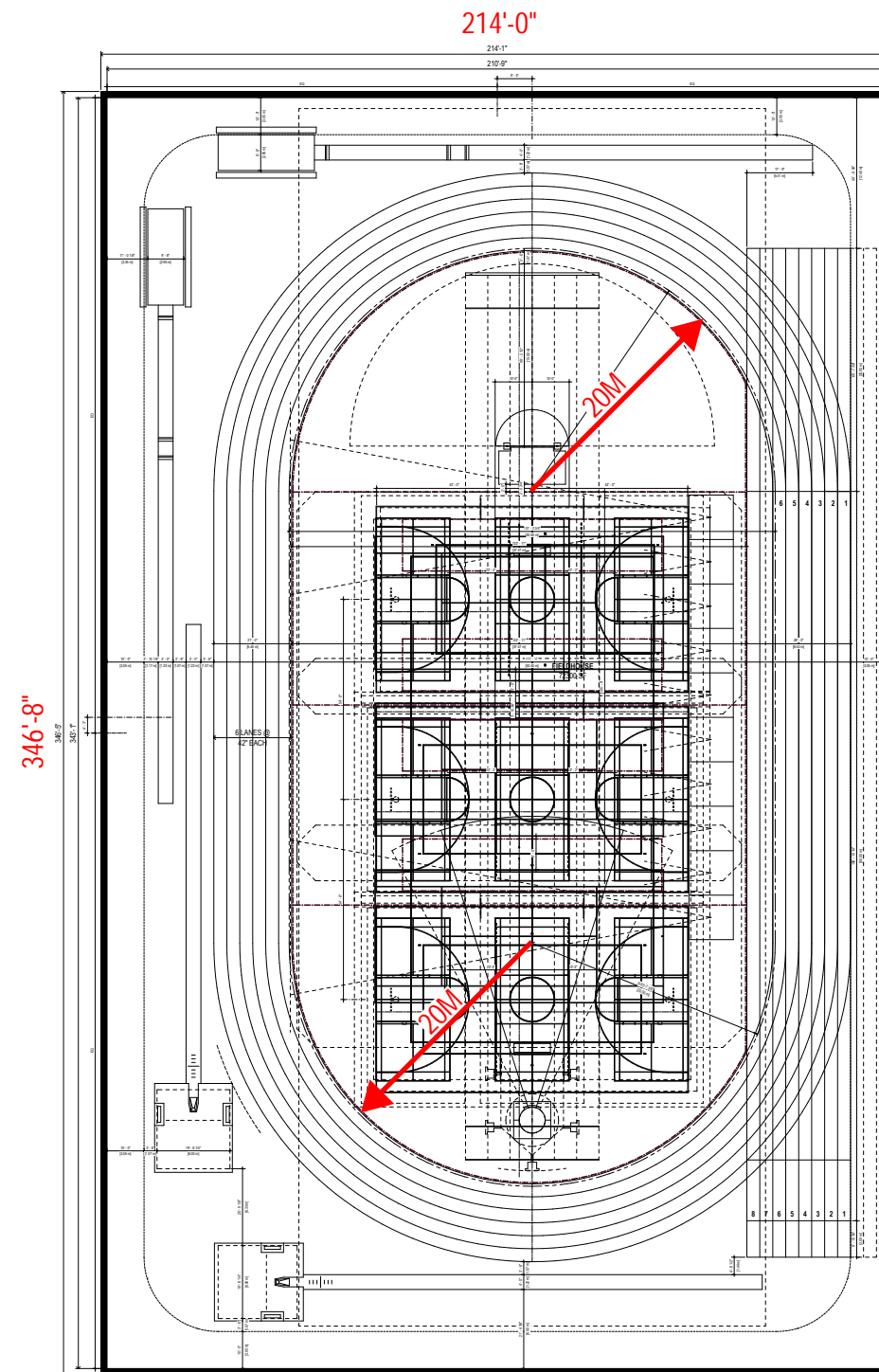
OPTION A6 - EXTERIOR VIEW



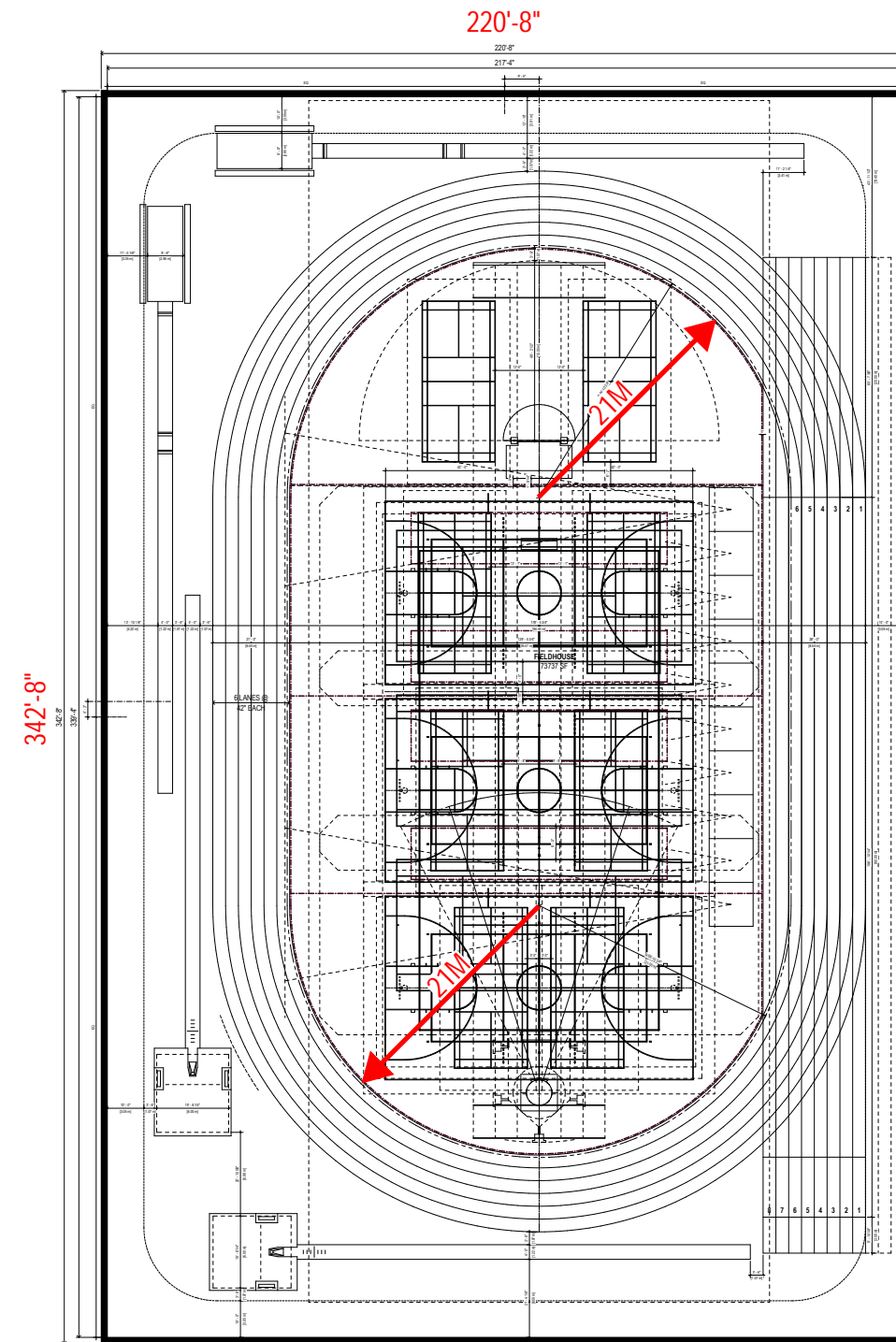


INTERIOR PERSPECTIVES





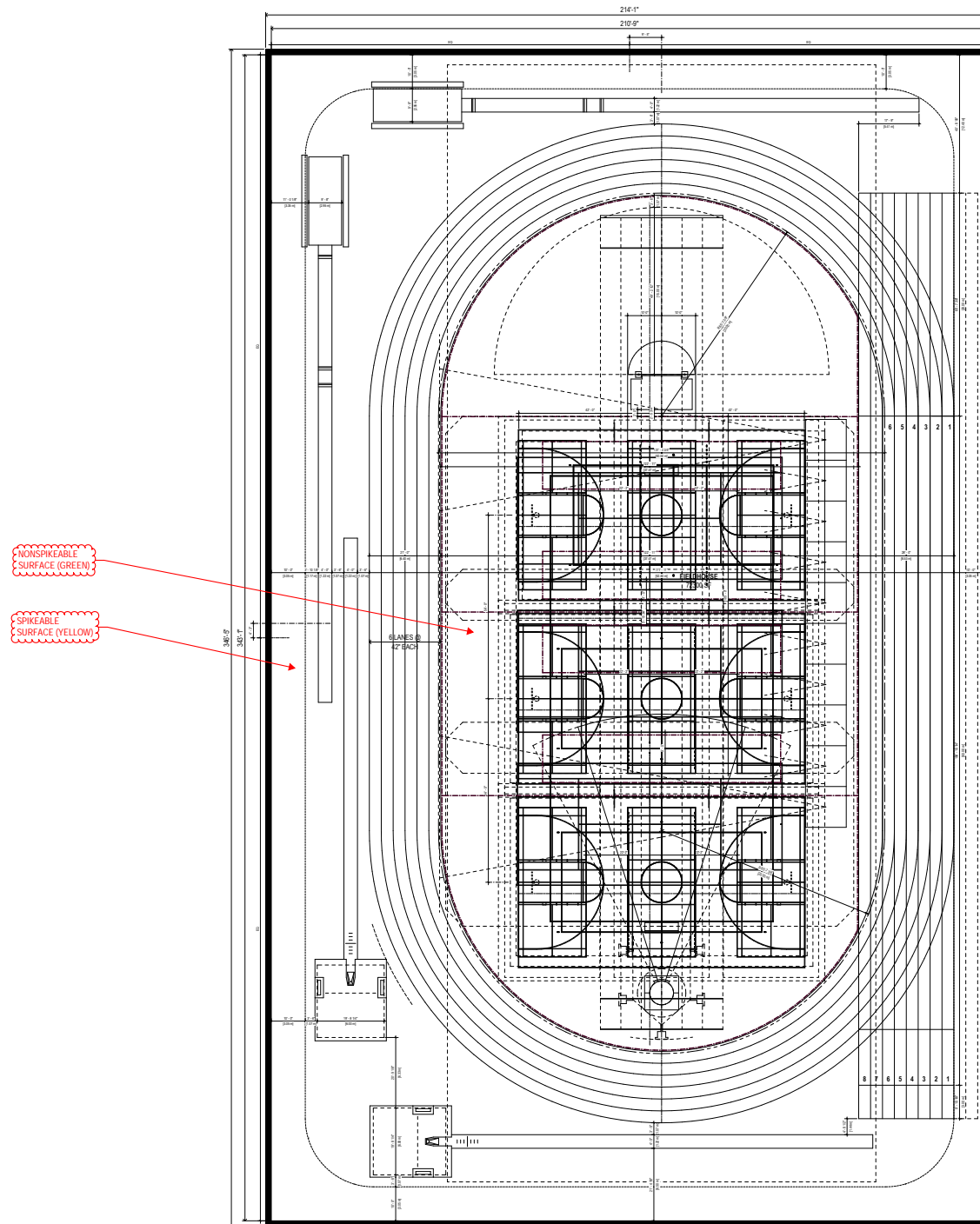
20M RADIUS 72,300 NSF



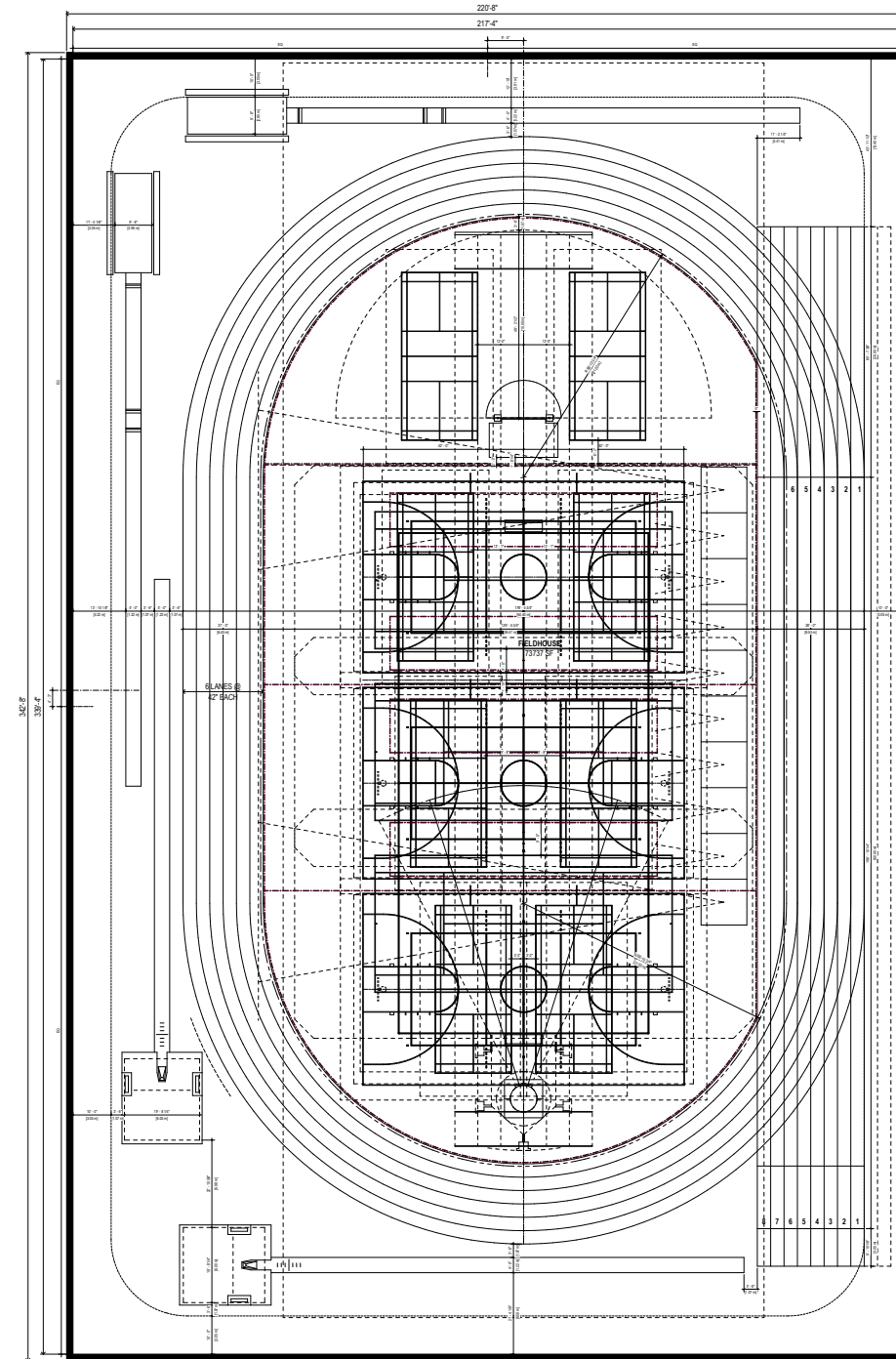
21M RADIUS 73,740 NSF



# Indoor Track Venue Radii Comparisons



20M RADIUS

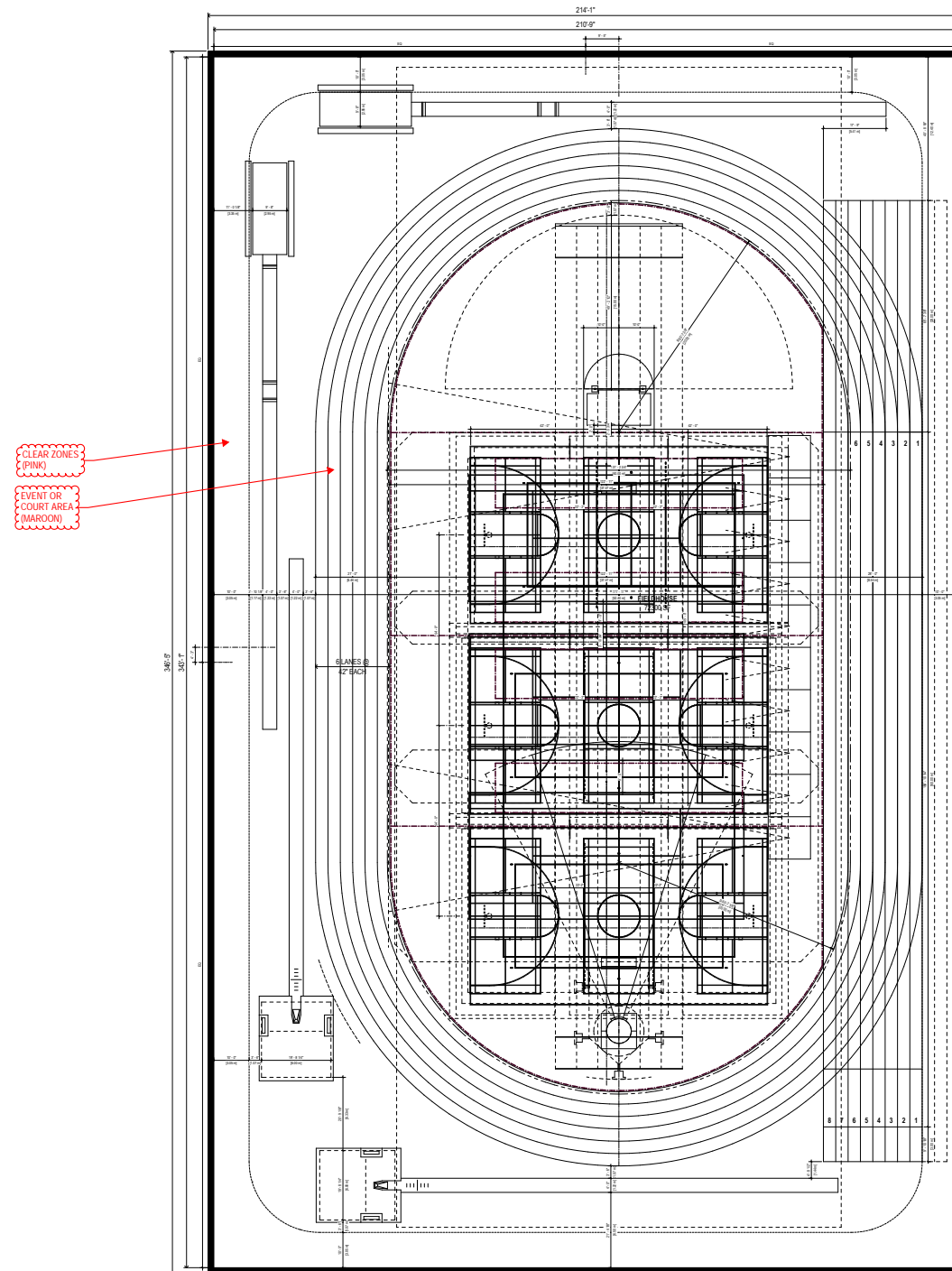


21M RADIUS

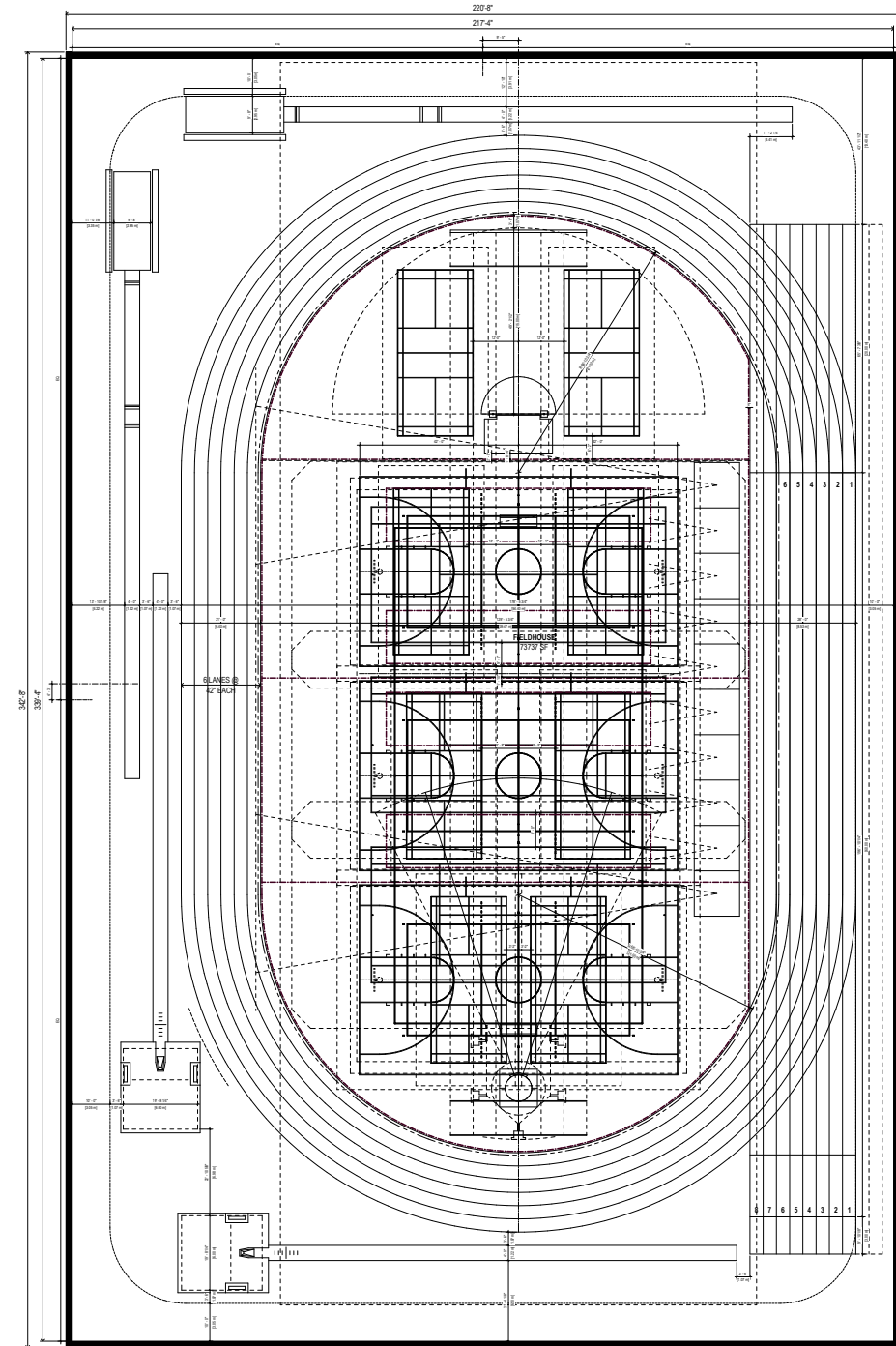
NONSPIKEABLE SURFACE (GREEN)  
 SPIKEABLE SURFACE (YELLOW)

Indoor Track Venue Radii Comparisons

SPIKEABLE VS NONSPIKEABLE SURFACES



20M RADIUS



21M RADIUS

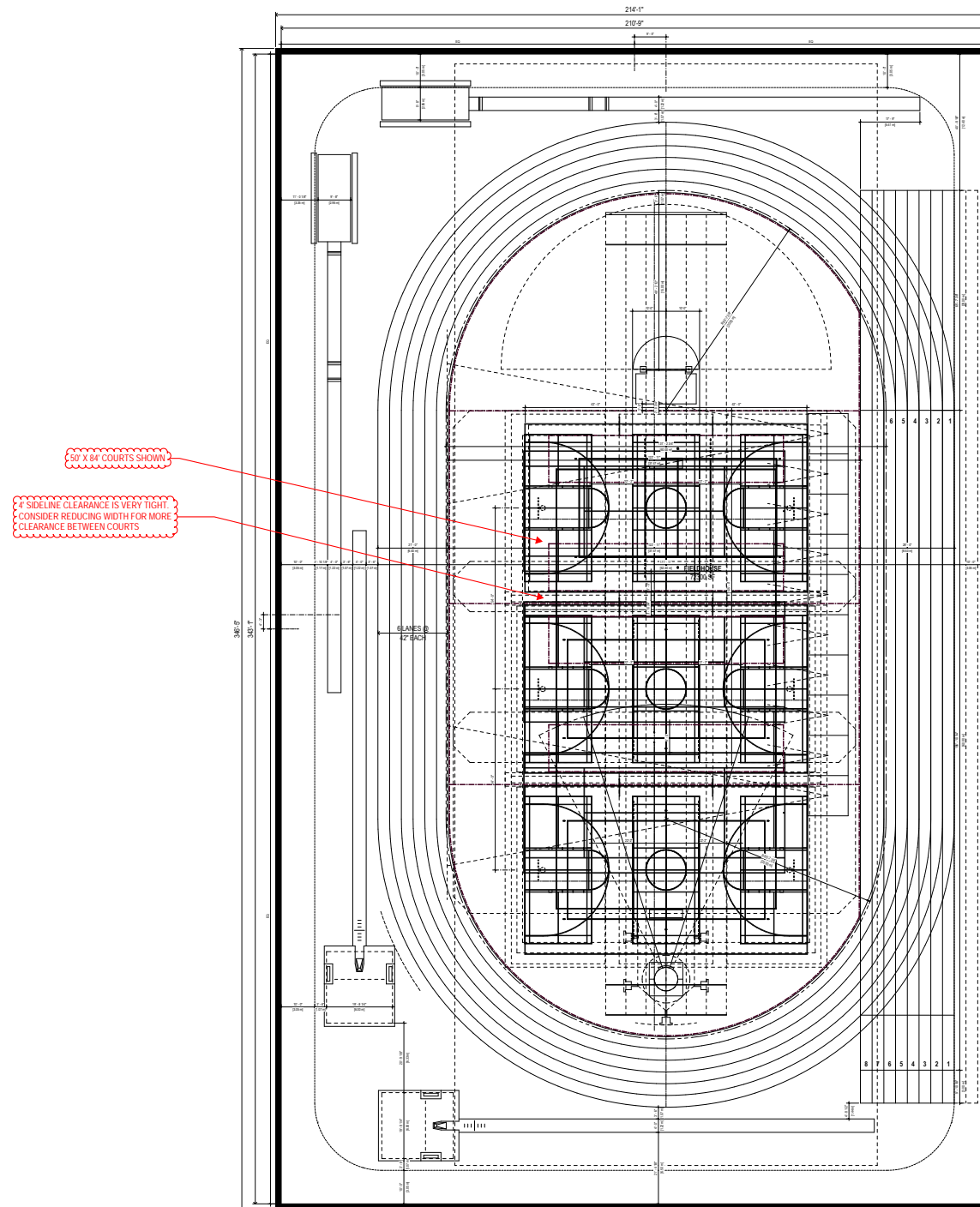


# Indoor Track Venue Radii Comparisons

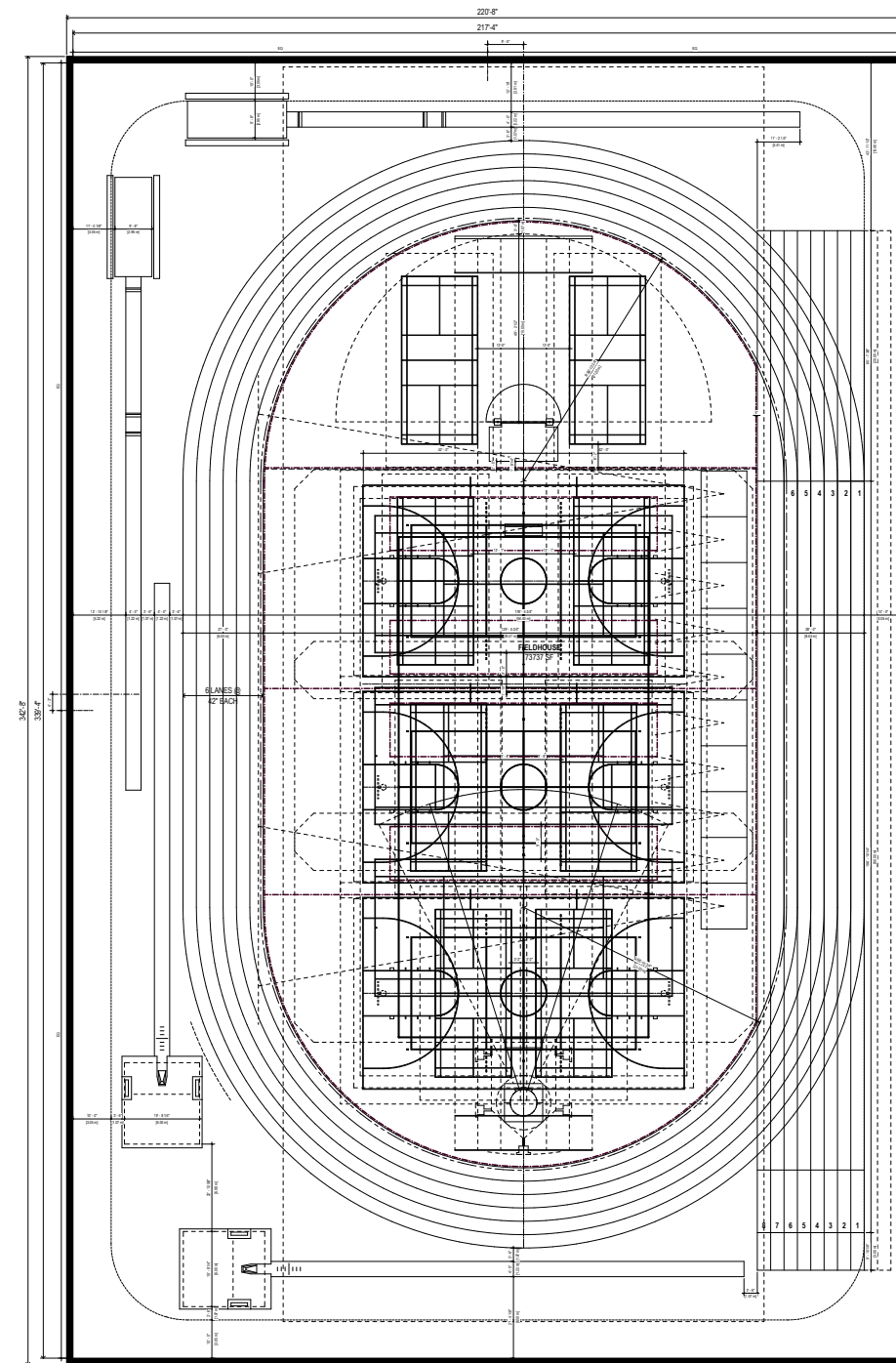
TRACK AND FIELD EVENTS







**20M RADIUS**

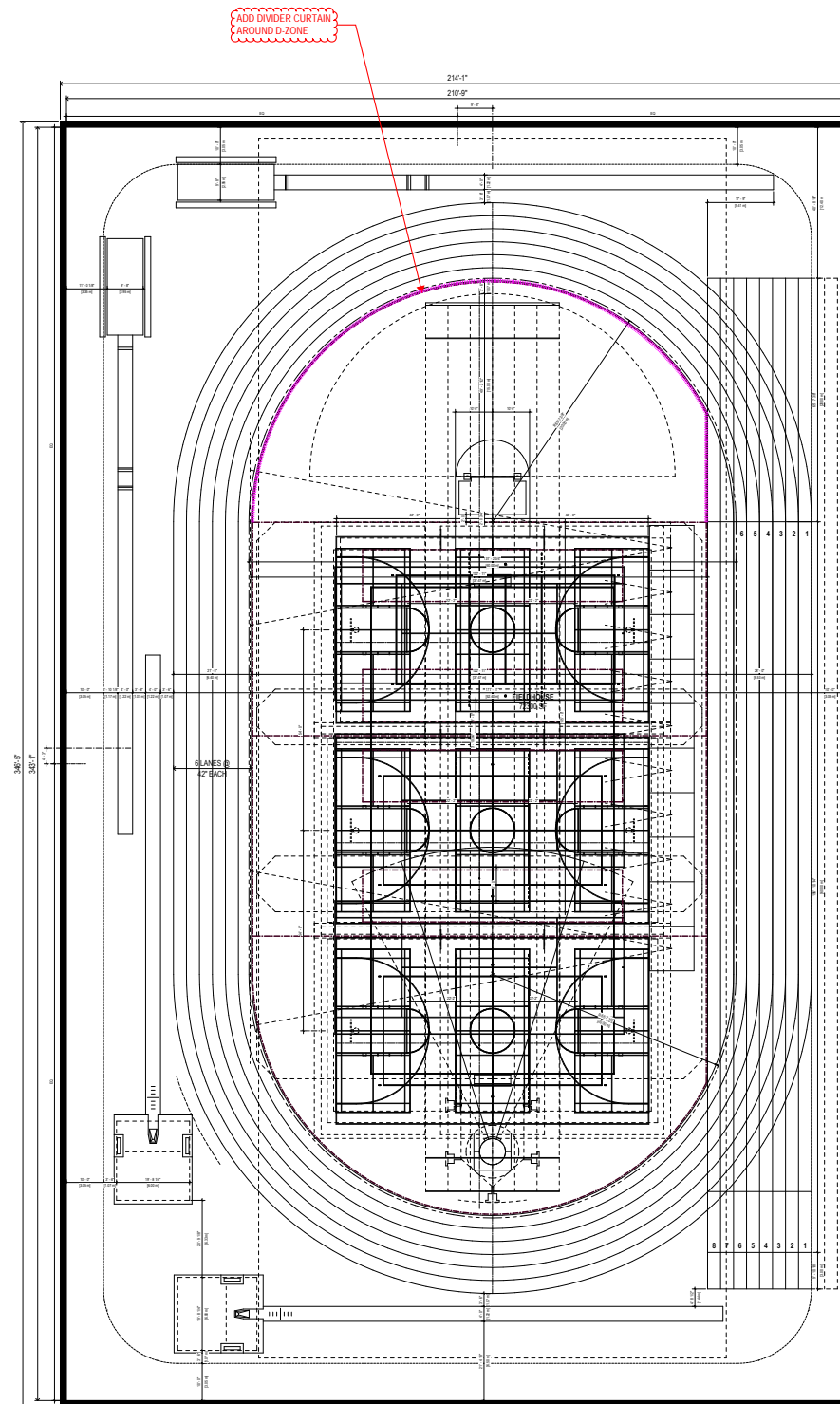


**21M RADIUS**

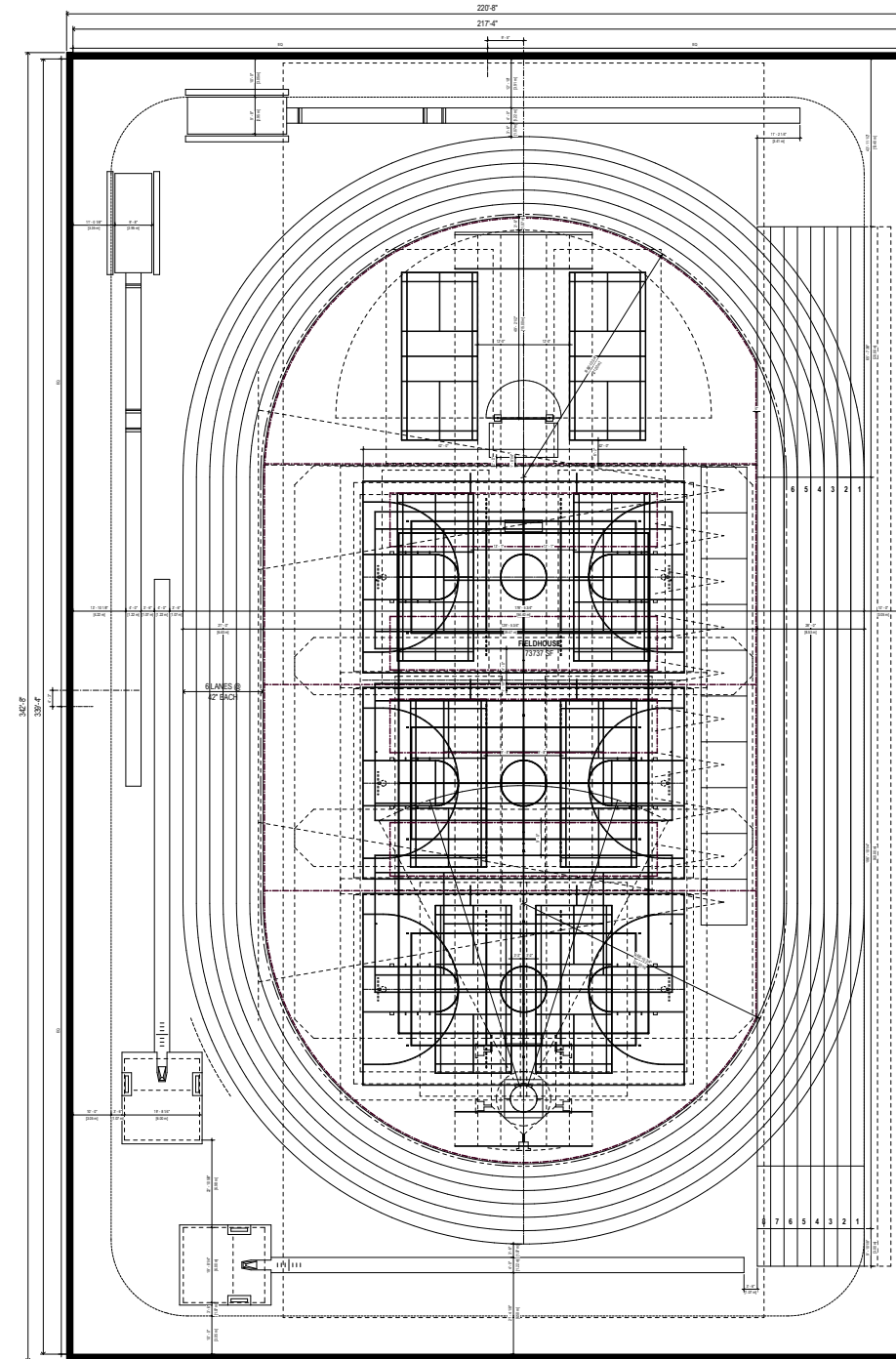
Indoor Track Venue Radii Comparisons

BASKETBALL





20M RADIUS

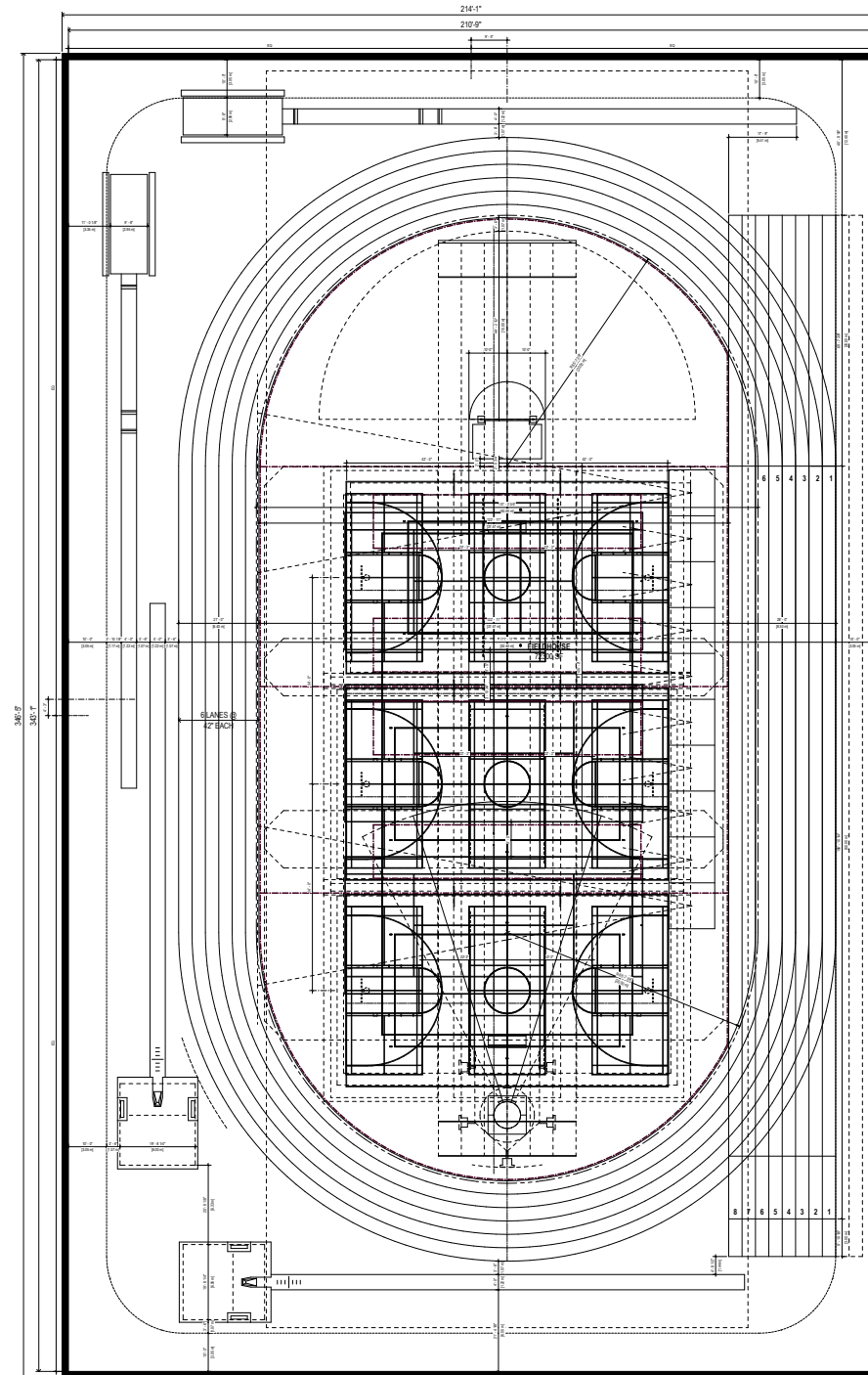


21M RADIUS

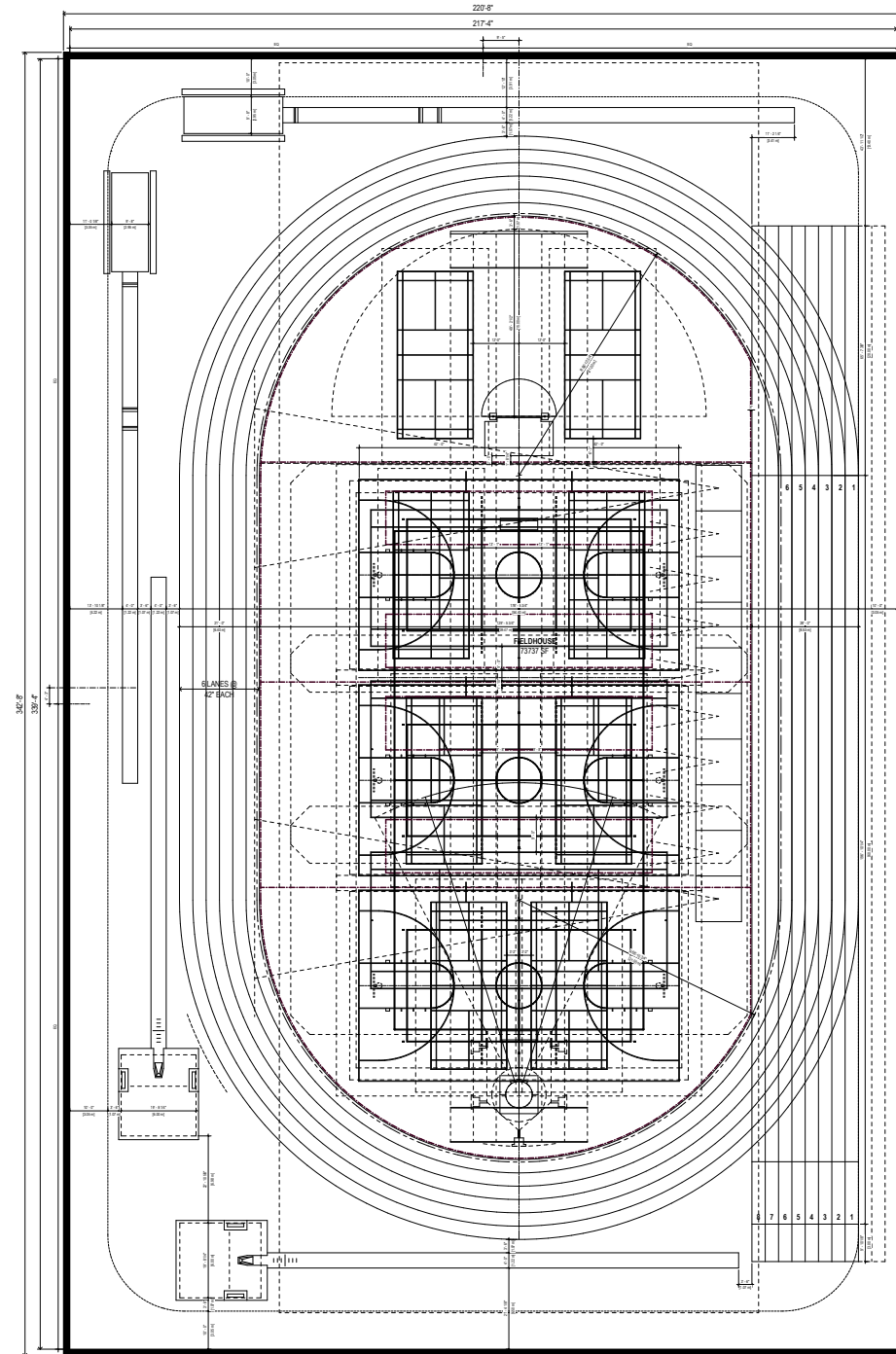


Indoor Track Venue Radii Comparisons

DIVIDER CURTAINS



20M RADIUS

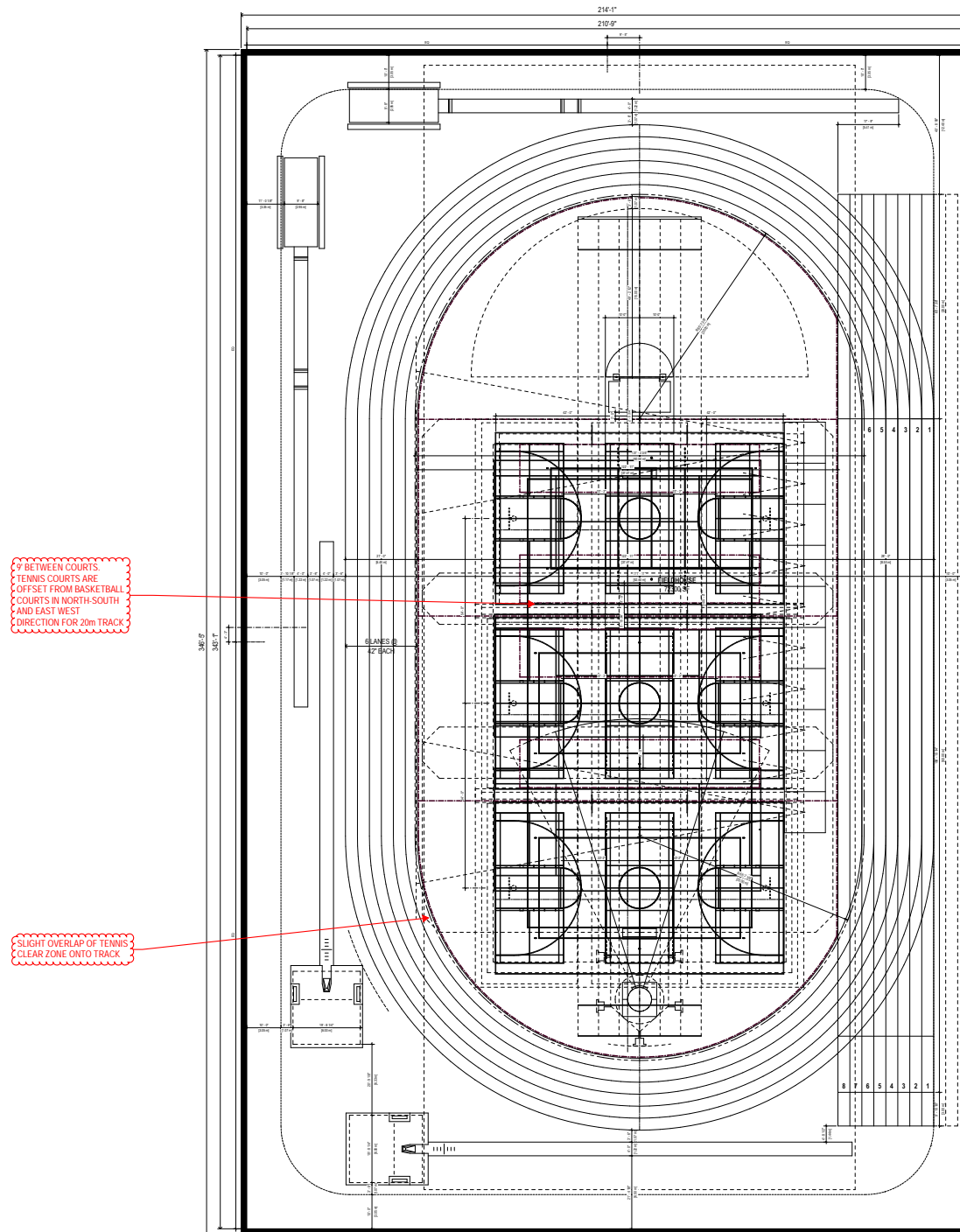


21M RADIUS

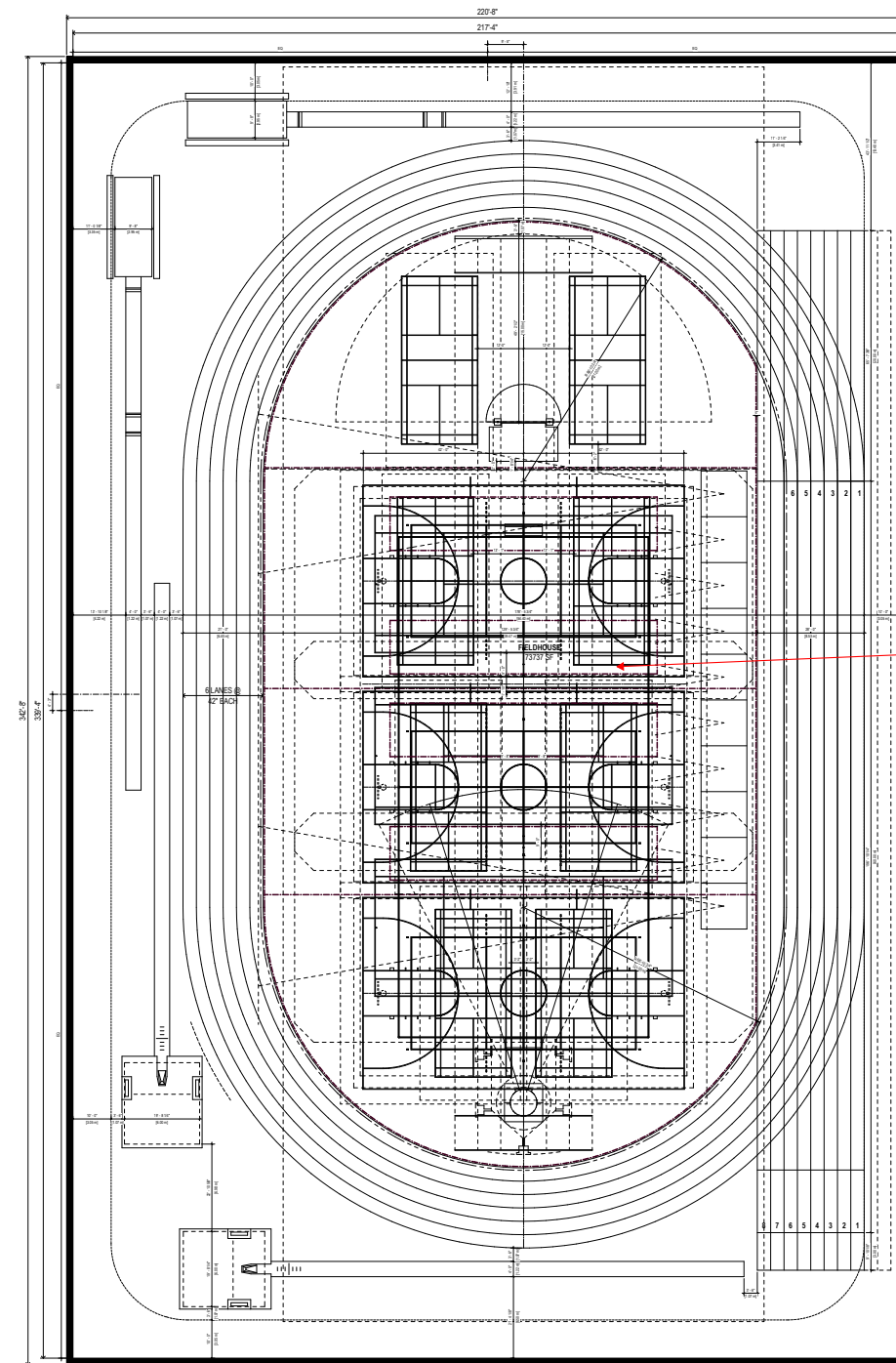


# Indoor Track Venue Radii Comparisons

VOLLEYBALL



20M RADIUS



21M RADIUS

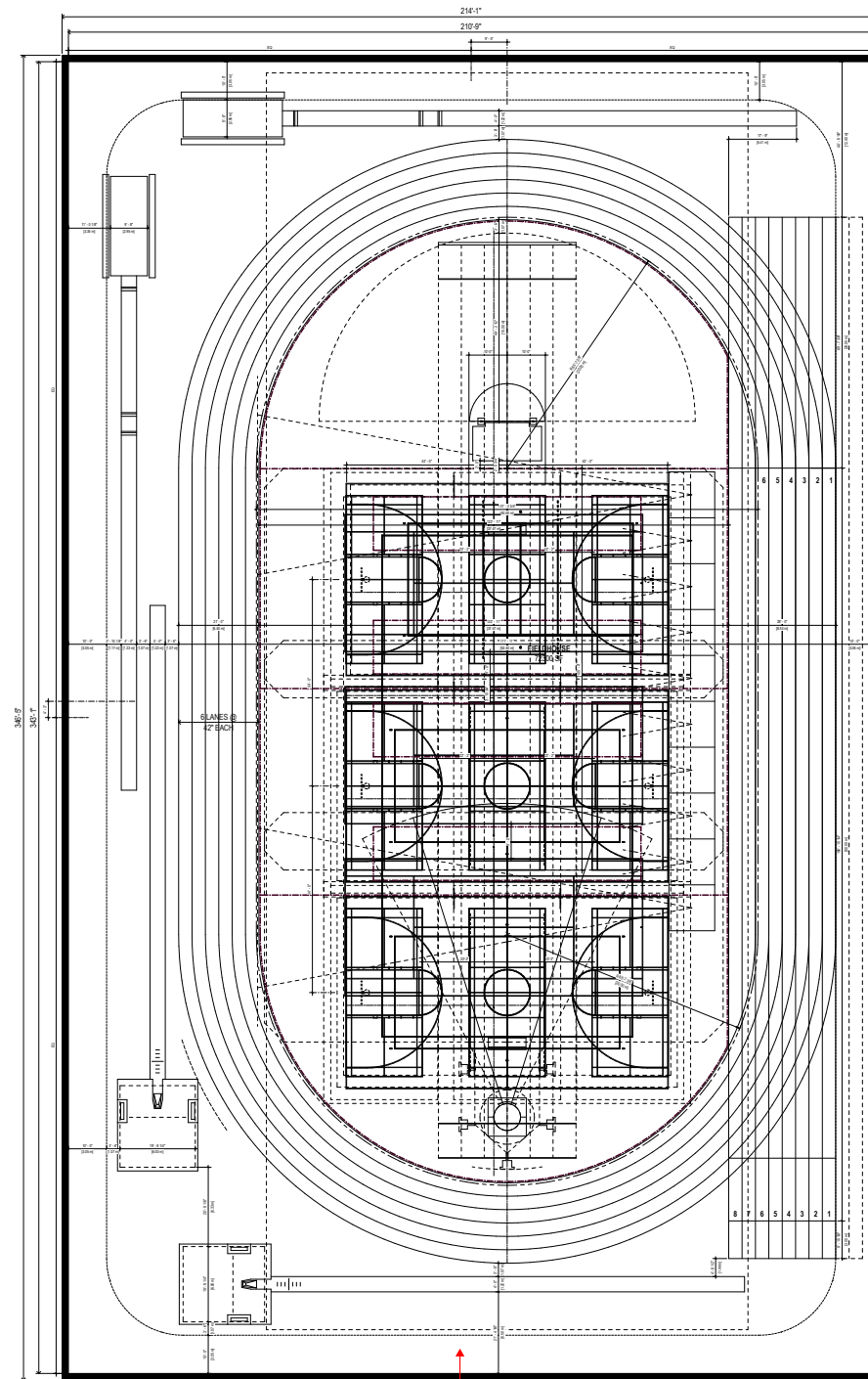


Indoor Track Venue Radii Comparisons

TENNIS

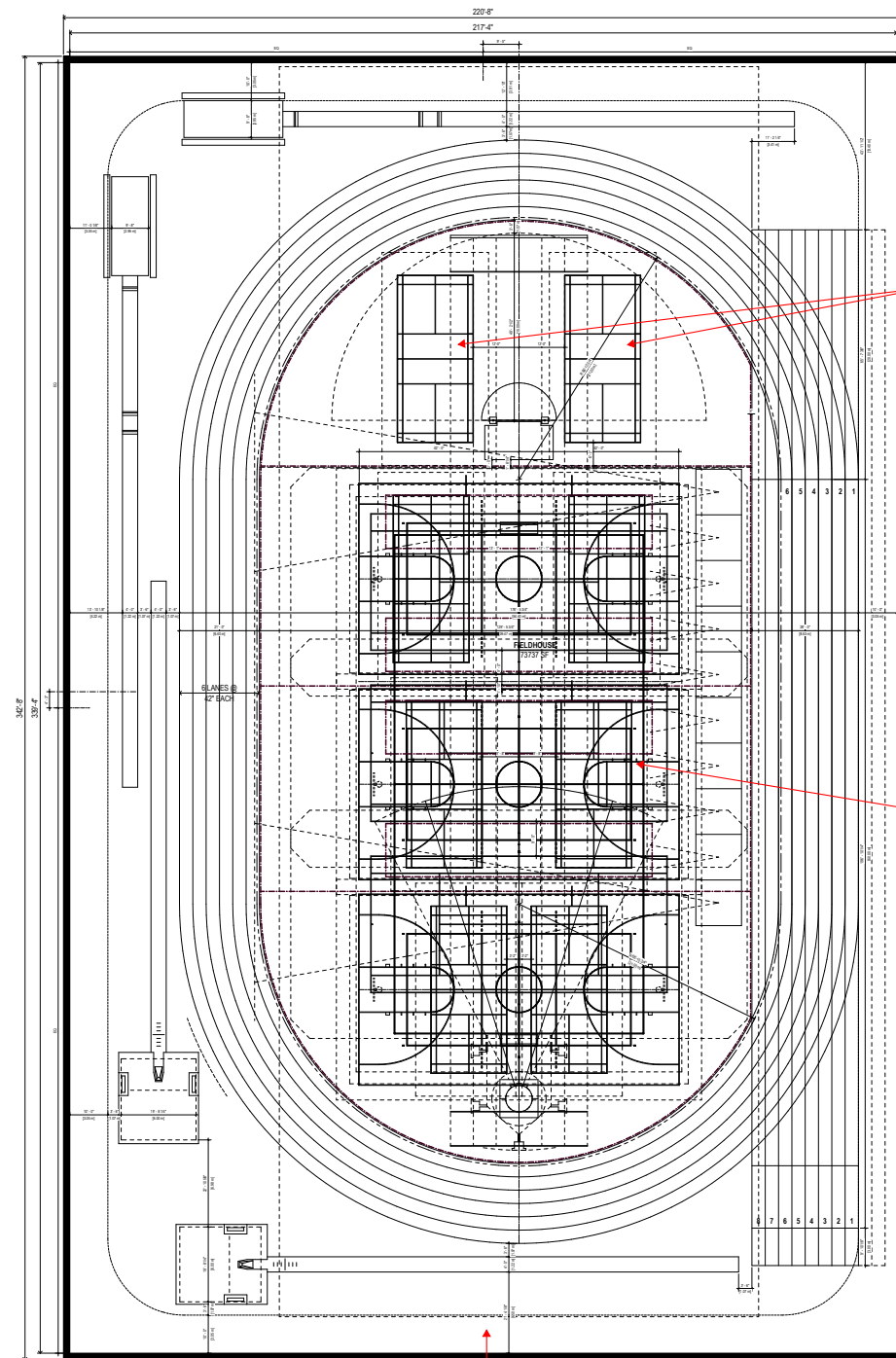






20M RADIUS

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



21M RADIUS

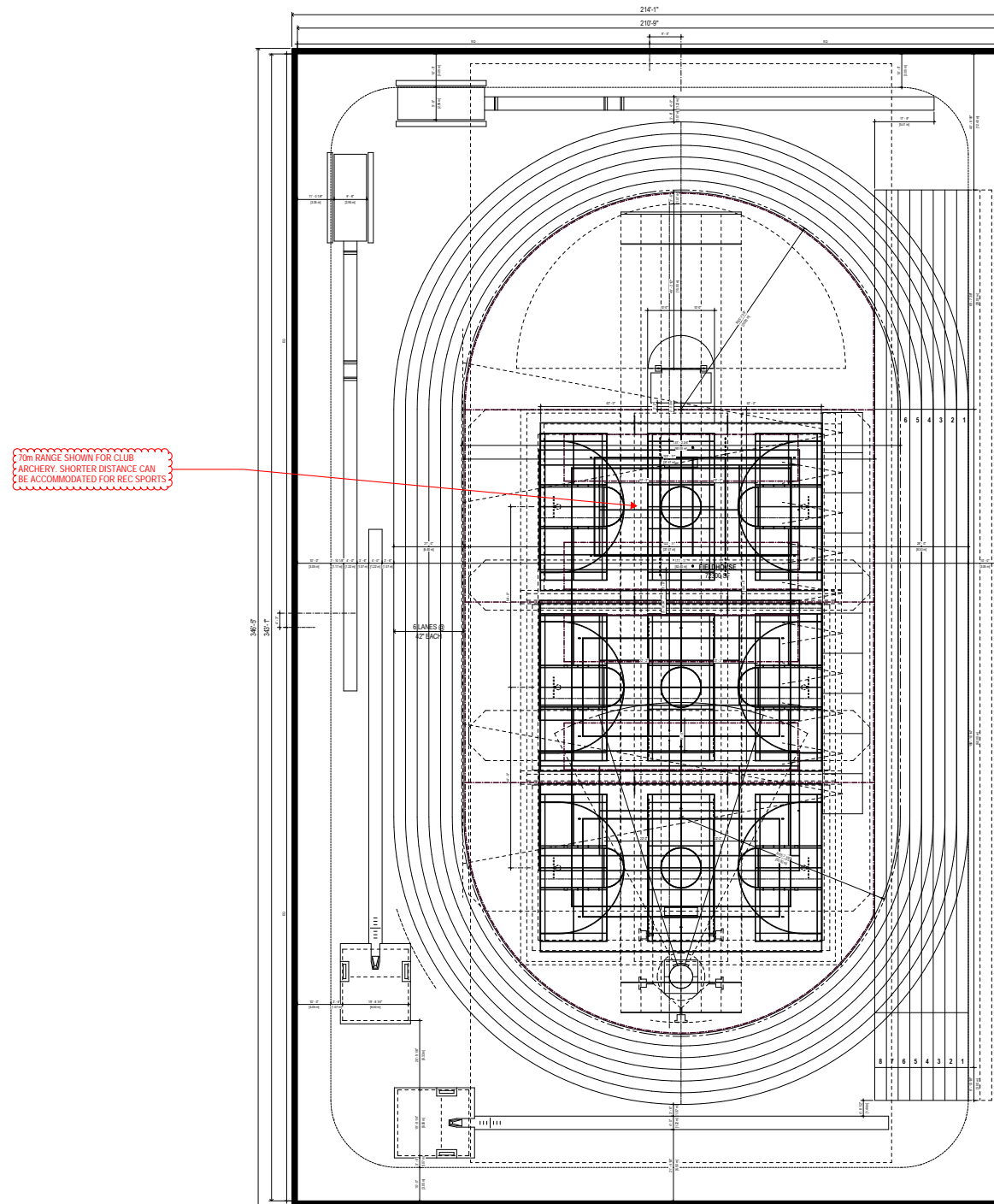
OPTIONAL COURT ORGANIZATION THAT FITS ON BOTH 20m AND 21m TRACK. THIS CONFIGURATION PREFERRED BY REC SPORTS.

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.

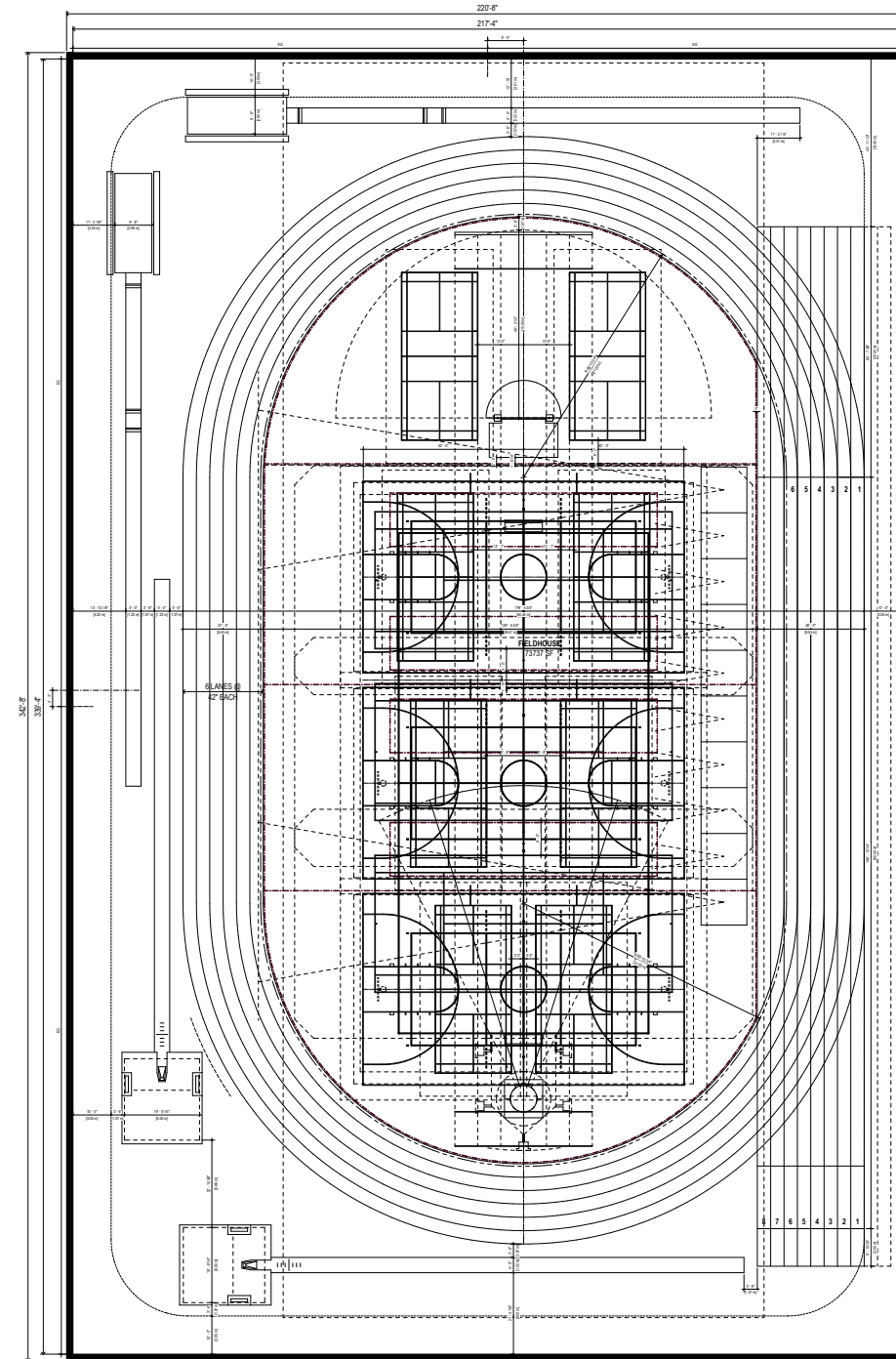
Indoor Track Venue Radii Comparisons

BADMINTON



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

20M RADIUS



21M RADIUS

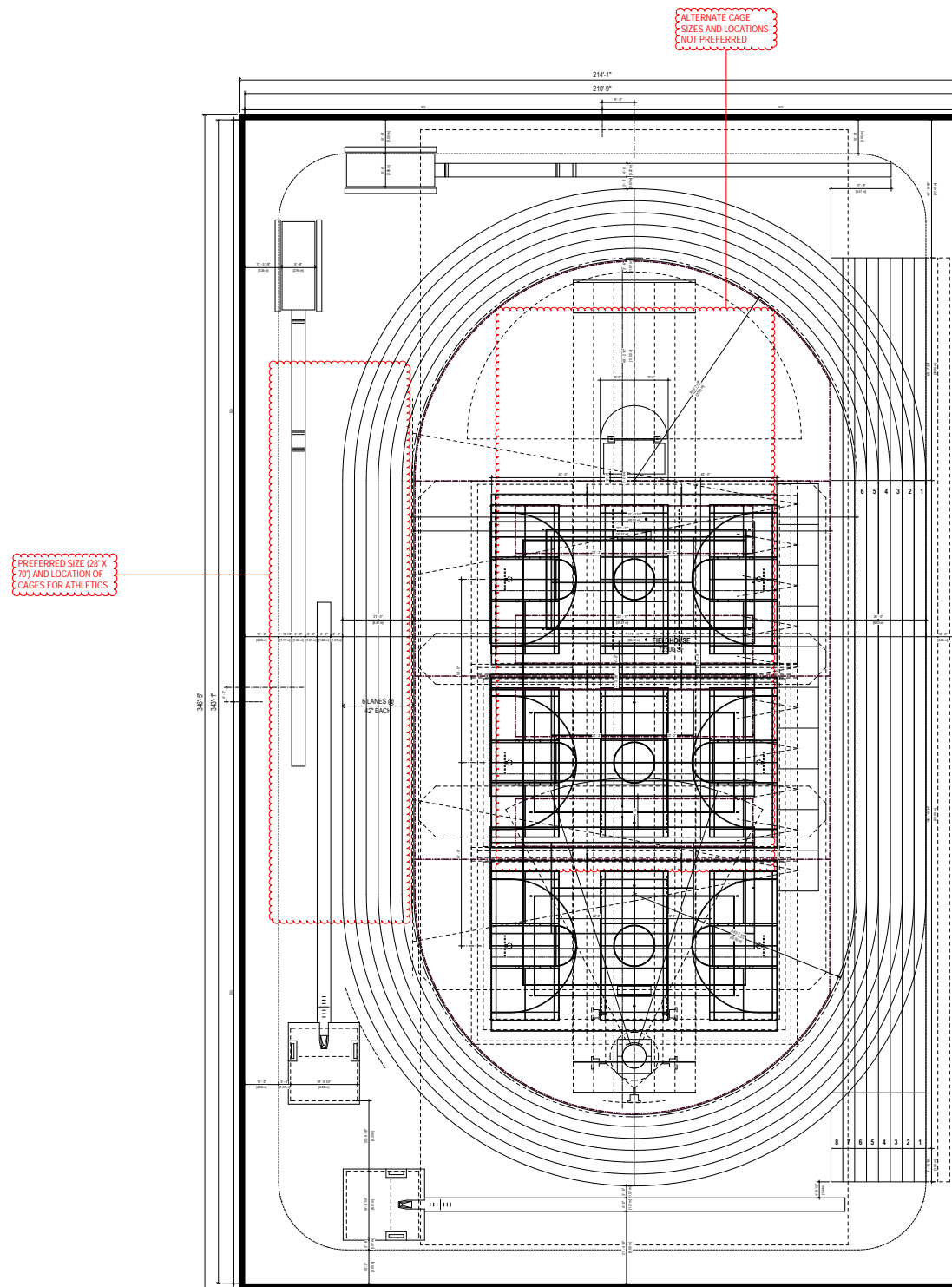


Indoor Track Venue Radii Comparisons

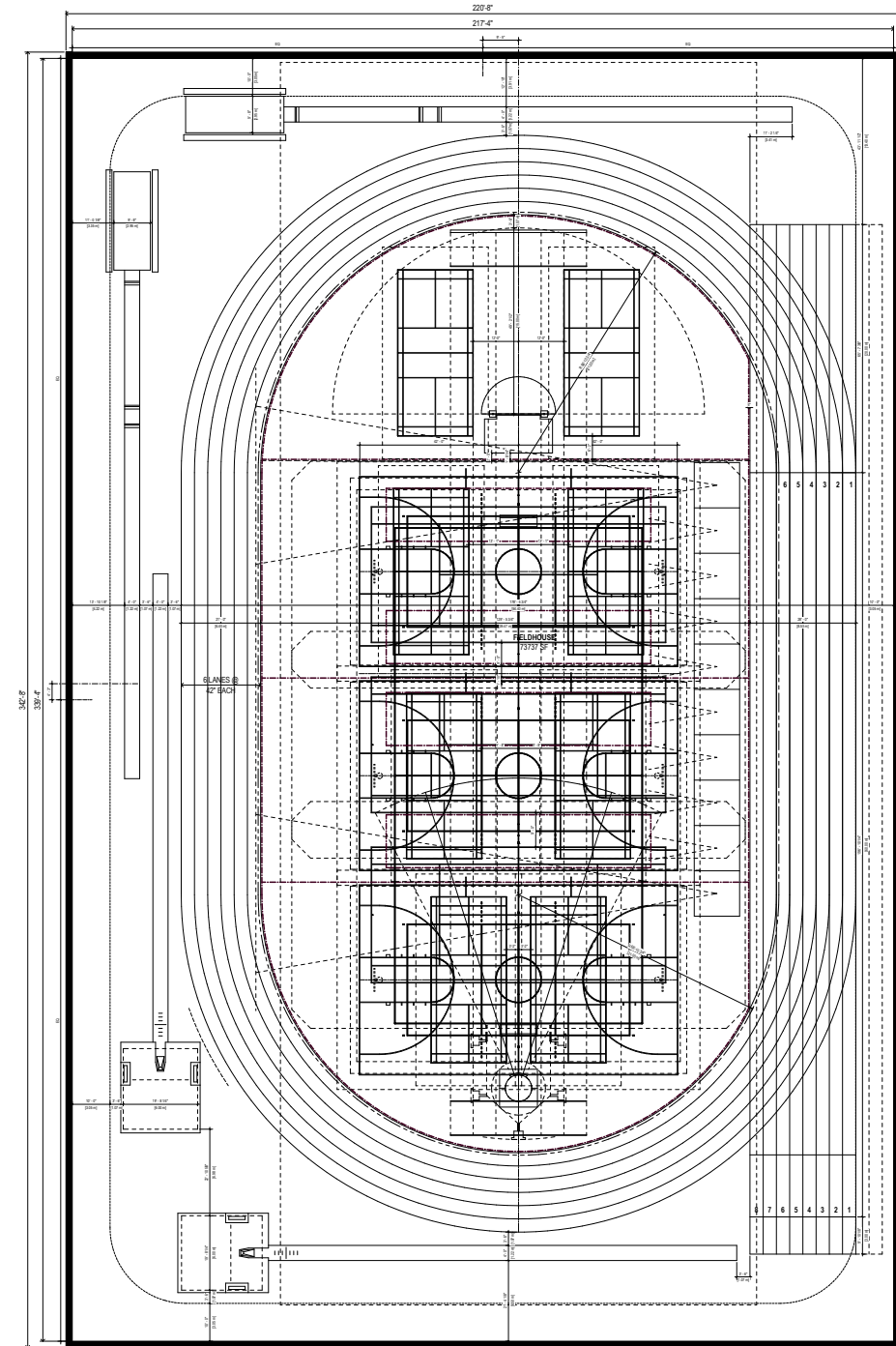
ARCHERY







20M RADIUS

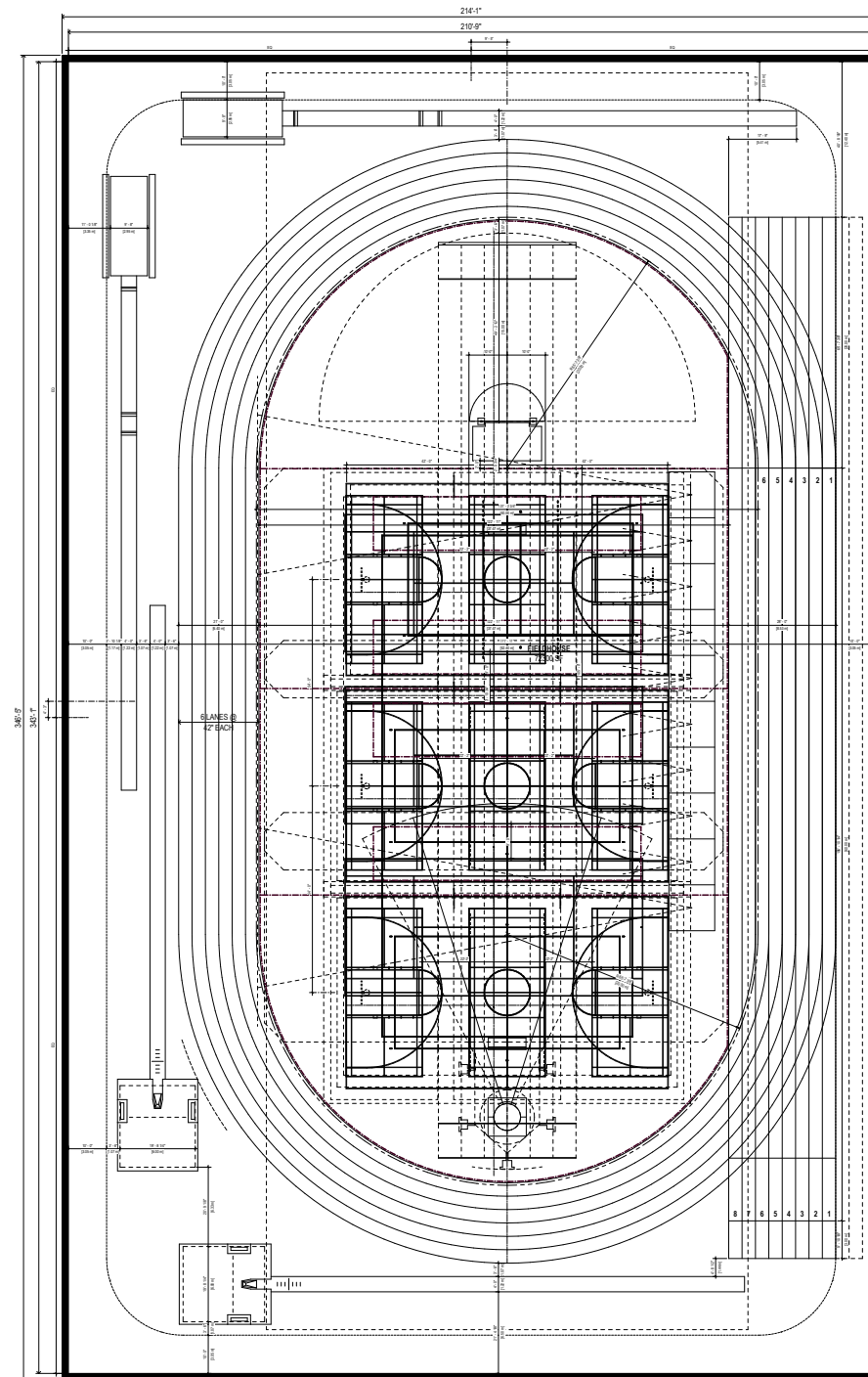


21M RADIUS

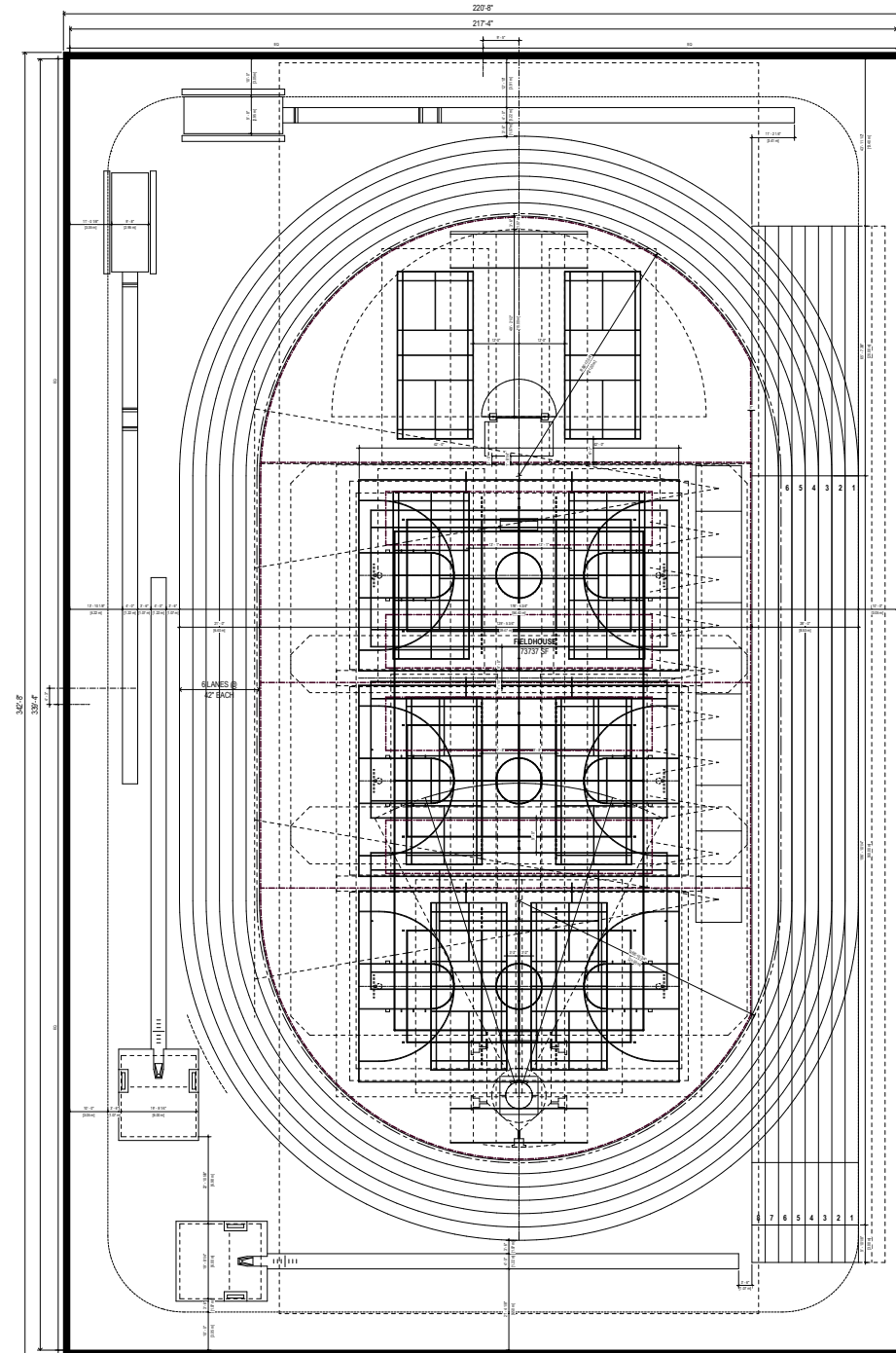


# Indoor Track Venue Radii Comparisons

BATTING/ GOLF CAGES



20M RADIUS



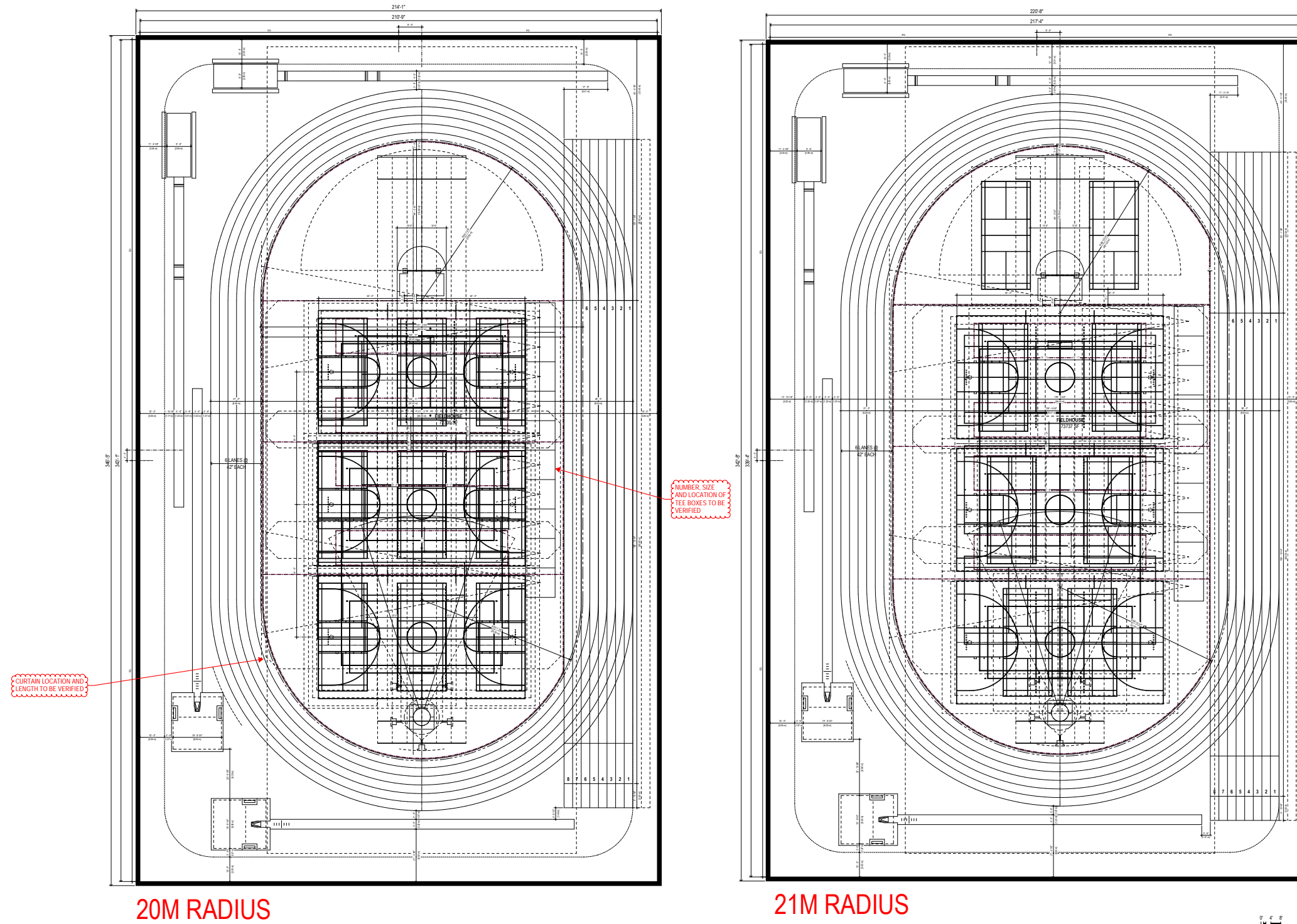
21M RADIUS



# Indoor Track Venue Radii Comparisons

TEAM HANDBALL





Indoor Track Venue Radii Comparisons

GOLF TEES