



# DEFERRED MAINTENANCE

## PRIORITIES AND COSTS

Following a facility assessment of the La Crosse Center (LCC) site and facilities conducted by ISG, Kraus-Anderson Construction developed concept-level cost estimates based on the list of priorities identified by the LCC Board and LCC staff, in cooperation with ISG and Kraus-Anderson Construction. The goal of this document is to confirm the priority list of deferred maintenance items and their associated conceptual level costs for the purpose of LCC Board approval. Approval will act as the final determination of the scope and budget of deferred maintenance projects. Items above the thick black line are those that staff recommend be included in the project. They are all “High Priority - Must Do” items in the Arena.

As of February 1, 2019

DEFERRED MAINTENANCE ITEM	FUTURE PRIORITY	DESIRABLE PRIORITY	HIGH PRIORITY "MUST DO"	CONCEPT BUDGET COST	CUMULATIVE CONCEPT BUDGET COST
<b>ARENA</b>					
Fixed Seats			•	\$1,600,000	\$1,600,000
Telescopic Seats			•	\$1,260,000	\$2,860,000
House Lighting and Controls			•	\$450,000	\$3,310,000
Heating, Ventilation, Air Conditioning, and Exhaust			•	\$615,000	\$3,925,000
Sound System and Speakers			•	\$825,000	\$4,750,000
ADA Wayfinding			•	\$65,000	\$4,815,000
Dressing Rooms, Restrooms, Concessions Remodel			•	\$1,980,000	\$6,795,000
Show Power Distribution Replacement		•		\$250,000	\$7,045,000
Fire Alarm Upgrades		•		\$200,000	\$7,245,000
Site Improvements		•		\$525,000	\$7,770,000
WIFI, Data Closet, and Data Cabling Upgrades	•			\$750,000	\$8,520,000
Catwalk Additions	•			\$445,000	\$8,965,000
Rigging Upgrades	•			\$500,000	\$9,465,000
<b>ARENA SUBTOTAL</b>				<b>\$6,795,000</b>	
<b>NORTH HALL</b>					
* No deferred maintenance needs due to demolition					
<b>SOUTH HALL</b>					
Sound and Data Cabling Upgrades	•			\$325,000	\$9,790,000

# FACILITY CONDITIONS



Site Conditions



Exterior Building  
Conditions



Interior Building  
Conditions



Interior Finish  
Conditions



Conveying  
Equipment  
Considerations



Hazardous Material  
Conditions



Accessibility  
Conditions



Plumbing  
Conditions



Mechanical  
Conditions



Technology  
Conditions



Electrical  
Conditions

## ITEM DESCRIPTIONS

### Arena

For the purpose of evaluating the needs, costs, and priorities for deferred maintenance items, the arena area includes the arena,

#### Fixed Seats

Fixed seats are those that are attached to the concrete risers in the arena bowl. They are foldable with fabric seats and backs and have section/row/seat numbers assigned to them.

#### Telescopic Seats

Telescopic seats are those that can collapse into a space underneath the arena bowl when not needed or be expanded out on to the arena floor to increase the seated capacity of the arena.

#### House Lighting and Controls

House lighting and controls are those that are permanently affixed within the arena and are used before, during, and after arena events. They are different from those that are brought in on a temporary basis such as those including with concert stages and rigging.

#### Heating, Ventilation, Air Conditioning, and Exhaust

Also known as HVAC, these pieces of equipment and control systems are used to ensure the comfort and health of users of the arena. They also prolong the life of other equipment and facilities by controlling temperature, humidity, dust, and other particulates or pollutants.

#### Sound System and Speakers

Like the house lighting and controls, these are permanently affixed within the arena and are used before, during, and after arena events. They are different from those that are brought in on a temporary basis such as those including with concert stages and rigging.

#### Fire Alarm Upgrades

Fire alarm upgrades include replacement of existing fire alarm devices. Existing cabling and controls would be reused.

### North Hall

The North Hall has no deferred maintenance needs due to demolition and reconstruction of that area.

### South Hall

The South Hall area includes all areas south of the Arena that were constructed during the facility expansion in 2000.

#### Sound and Data Cabling Upgrades

Sound and data cabling upgrades in the South Hall would replace speakers and create zones that could be easily configured for multiple events. Amplification and digital signal processing would also be addressed.

#### Wayfinding

Wayfinding is the system of signs, lighting, maps, and architectural elements that help people determine where they are in a building or facility and how to get to other points of interest. Wayfinding directs people to emergency exits, points of interest, services, amenities, and other important features of a building or facility.

#### Dressing Rooms, Restrooms, and Concessions Light Remodel

The arena area includes dressing rooms and restrooms for event administration and performers. It also includes restrooms and concessions for other users of the arena. These areas will see some light remodeling to modernize and create efficiencies in these areas.

#### Site Improvements

Site improvements include areas adjacent to entrance/exit areas, loading docks, and other exterior areas that support the arena.

#### WIFI, Data Closet, and Data Cabling Upgrades

This items includes wireless and wired data connections for the public, events, and LCC operations.

#### Catwalk Additions

Catwalk additions would add to the existing system of catwalks above the arena floor and seating bowl that provide access to rigging, lighting, sound, maintenance, and other needs for operating events and the facility in general.

#### Rigging Upgrades

Rigging upgrades would add structure, attachments, and devices to the existing rigging system above the arena floor in order to increase capacity and options for events and concerts held in the arena.