

LA CROSSE CITY COUNCIL FINANCE AND PERSONNEL COMMITTEE

JANUARY 3, 2019

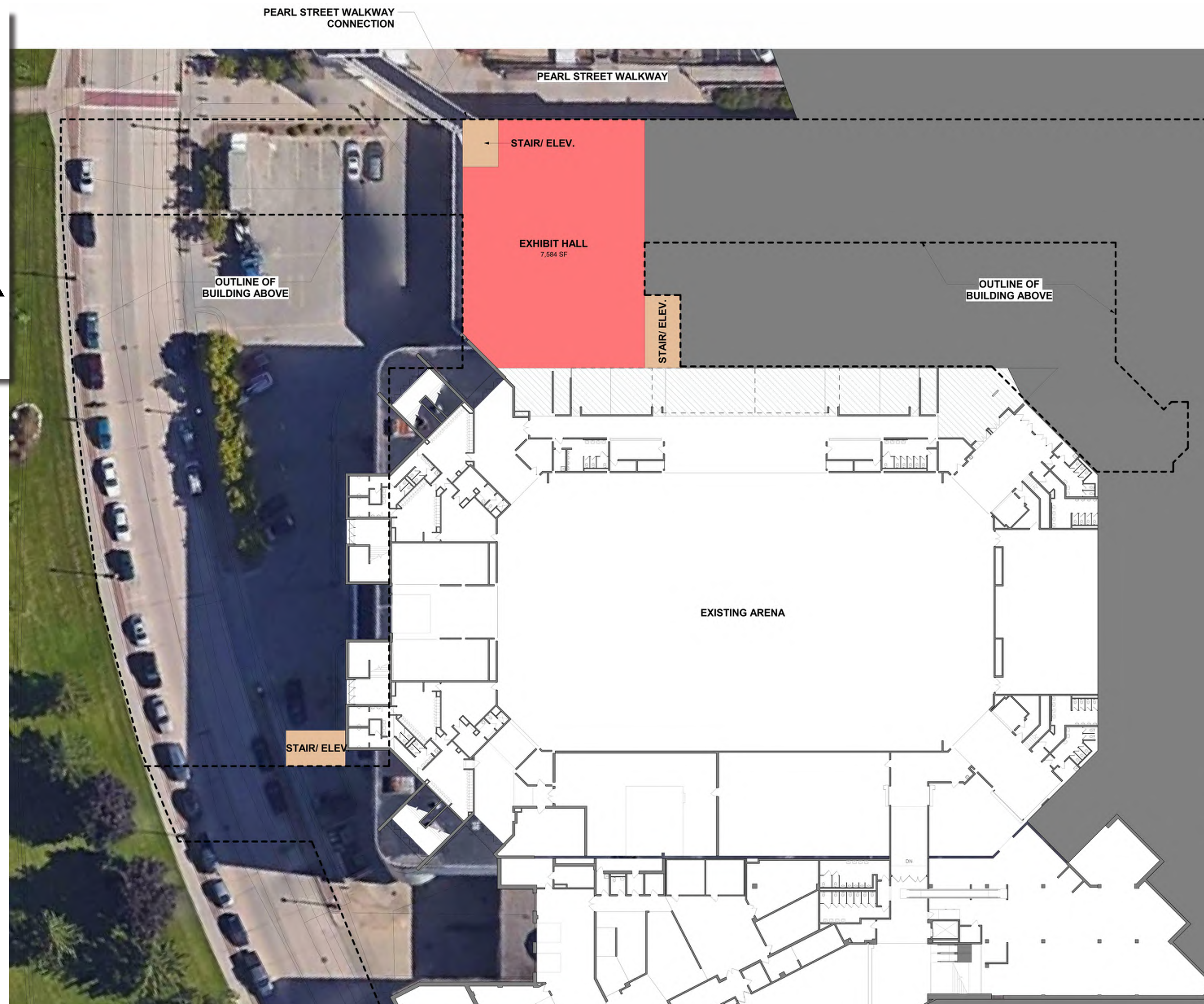
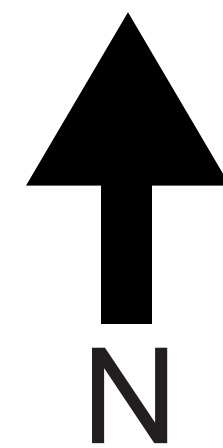
WEST CONCEPT - EXHIBIT HALL LEVEL

NOTES TO CONSIDER

- . Greater views to river and Riverside Park
- . Ballroom Capacity of 720 seats
- . Partitioned ballroom capacity of 240 seats
- . North-south connector on east side
- . Potential connector to existing South Hall Ballroom on west side

WHAT COMMENTS DO YOU HAVE?

- NORTH EXHIBIT HALL
 - BACK OF HOUSE
 - PRE-FUNCTION
 - STAIR/ ELEVATOR
 - MEETING ROOM
 - BALLROOM
 - RESTROOM
 - OFFICE
 - RENOVATED AREA
 - *ADD ALTERNATE
- *ADD ALTERNATES WILL BE CONSIDERED IF BUDGET ALLOWS



EXPANSION AREA:

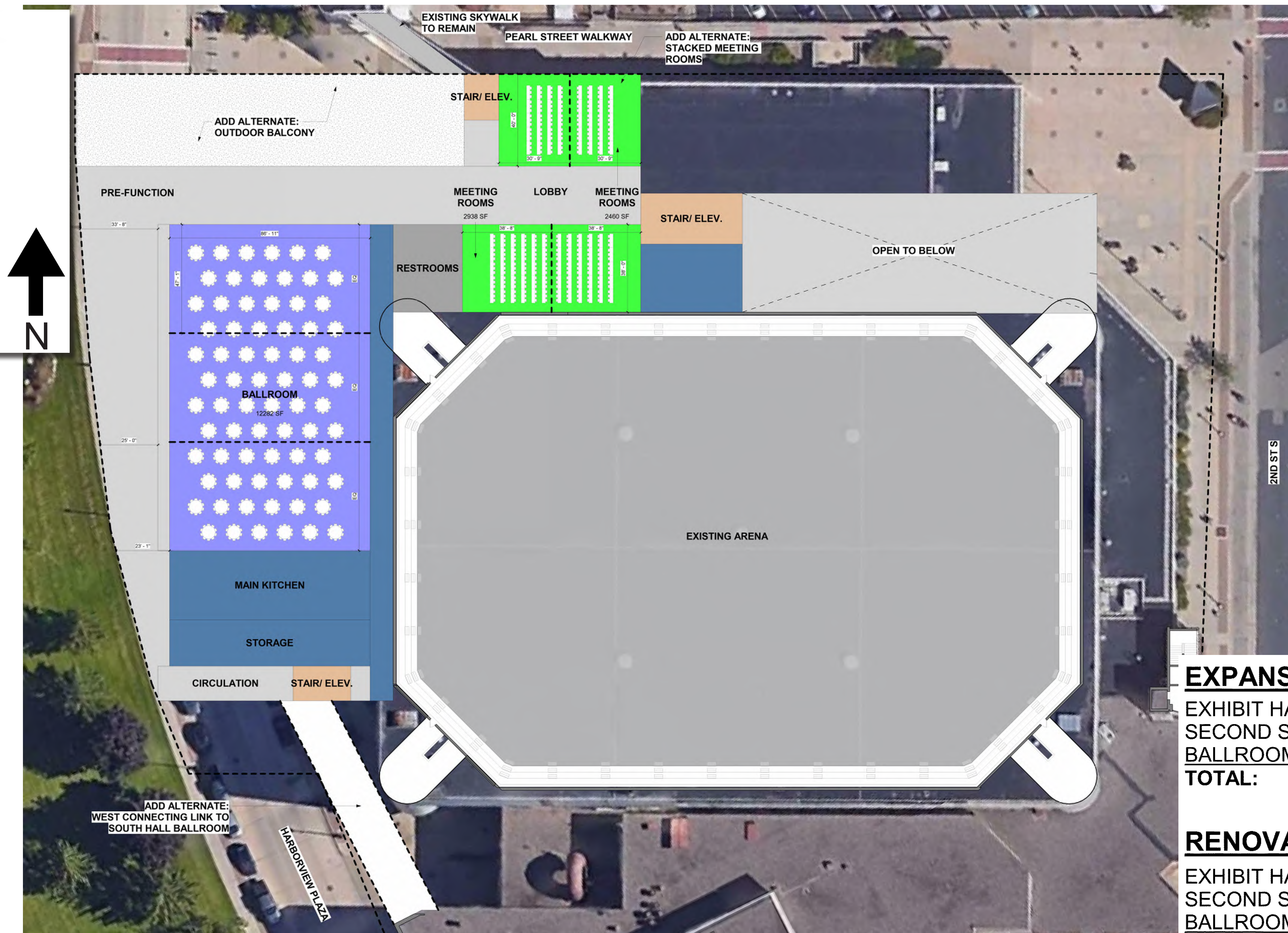
EXHIBIT HALL LEVEL:	8,900 SF
SECOND STREET LEVEL:	11,334 SF
BALLROOM LEVEL:	41,077 SF
TOTAL:	61,311 SF

RENOVATED AREA:

EXHIBIT HALL LEVEL:	4,689 SF
SECOND STREET LEVEL:	7,089 SF
BALLROOM LEVEL:	0 SF
TOTAL:	11,778 SF

WEST CONCEPT - BALLROOM LEVEL

- NORTH EXHIBIT HALL
 - BACK OF HOUSE
 - PRE-FUNCTION
 - STAIR/ ELEVATOR
 - MEETING ROOM
 - BALLROOM
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WHAT COMMENTS DO YOU HAVE?

EXPANSION AREA:

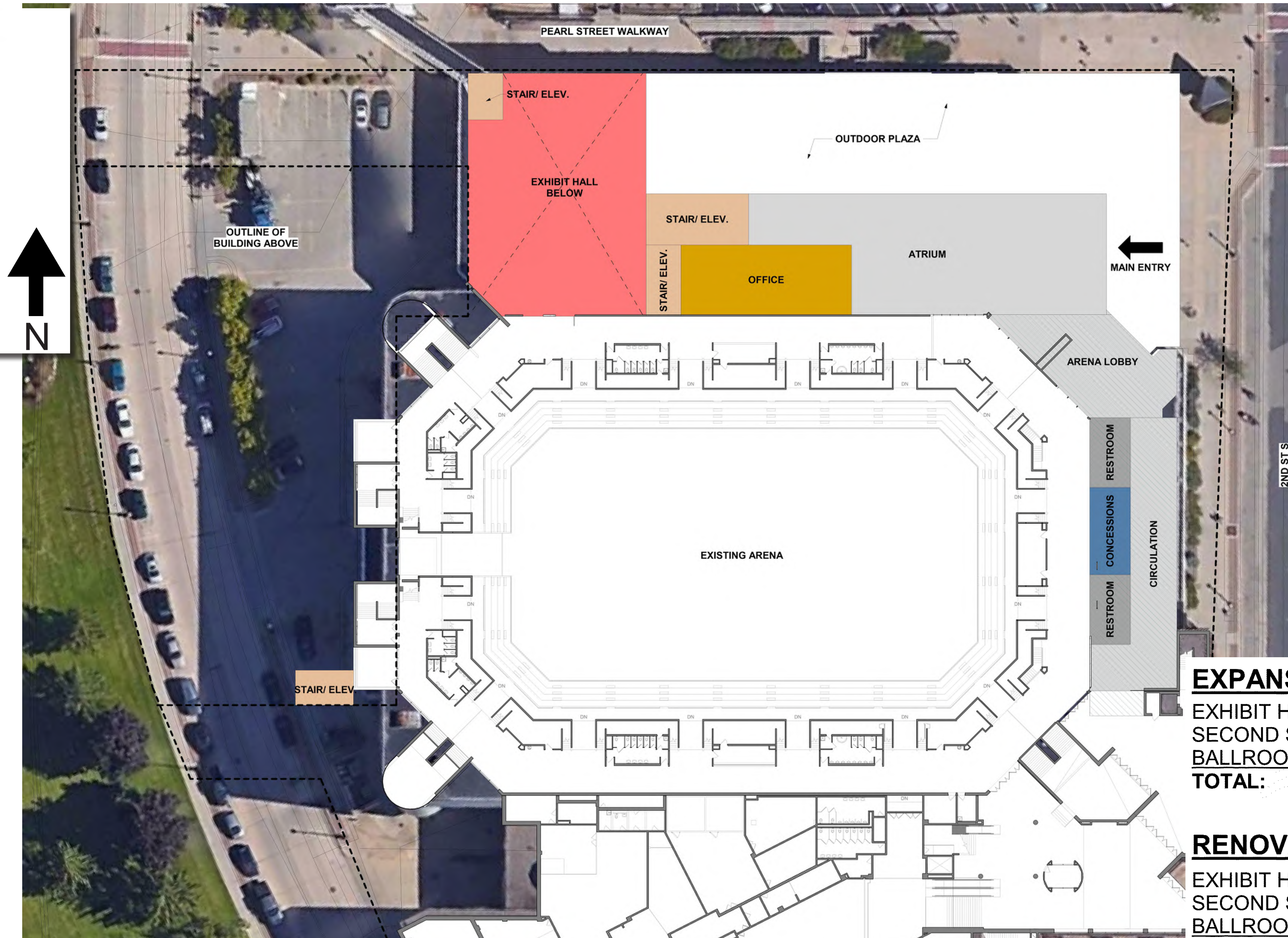
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WEST CONCEPT - SECOND STREET LEVEL

- NORTH EXHIBIT HALL
 - BACK OF HOUSE
 - PRE-FUNCTION
 - STAIR/ ELEVATOR
 - MEETING ROOM
 - BALLROOM
 - RESTROOM
 - OFFICE
 - RENOVATED AREA
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NOTES TO CONSIDER

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WHAT COMMENTS DO YOU HAVE?

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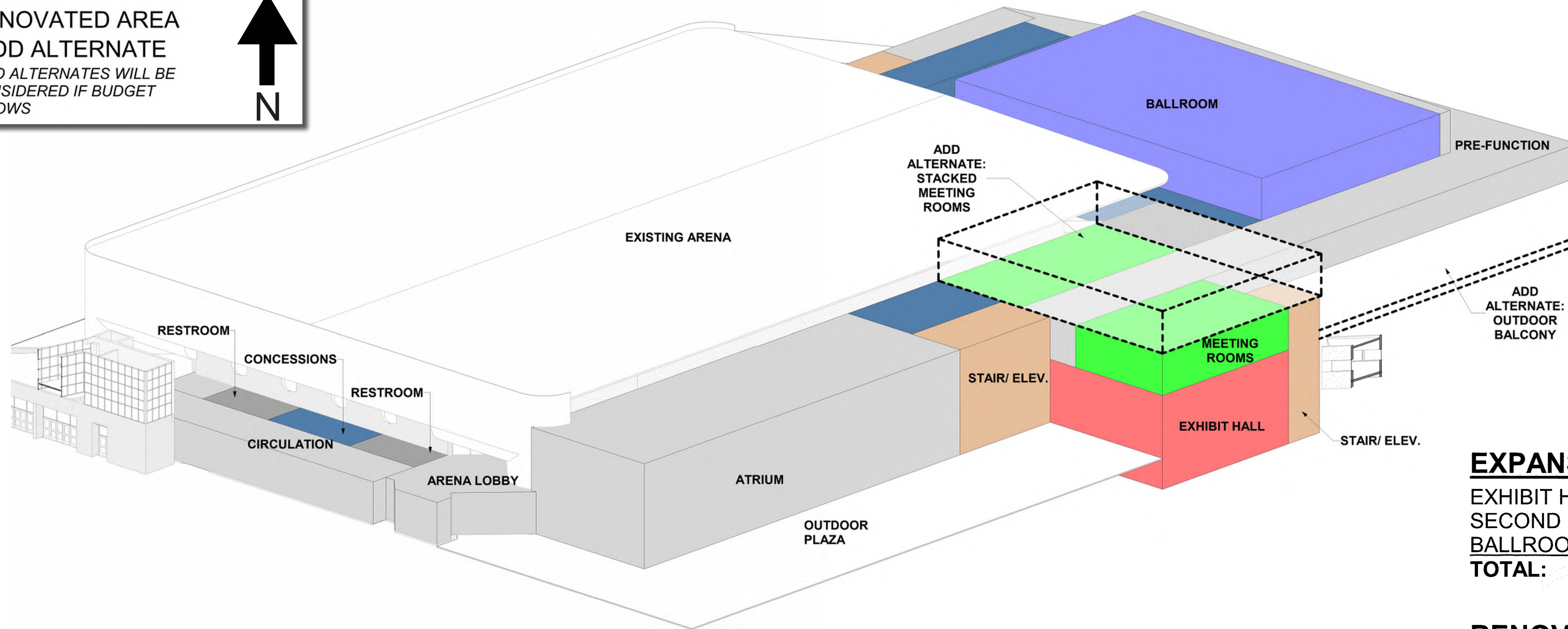
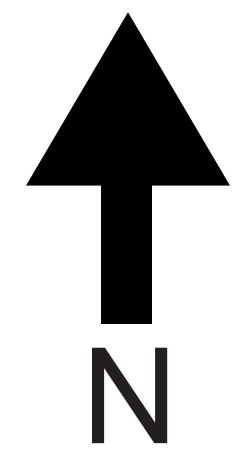
WEST CONCEPT - VIEW FROM NORTHEAST (DOWNTOWN)

NOTES TO CONSIDER

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WHAT COMMENTS DO YOU HAVE?

- NORTH EXHIBIT HALL
 - BACK OF HOUSE
 - PRE-FUNCTION
 - STAIR/ ELEVATOR
 - MEETING ROOM
 - BALLROOM
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WEST CONCEPT - VIEW FROM NORTHWEST (RIVER)

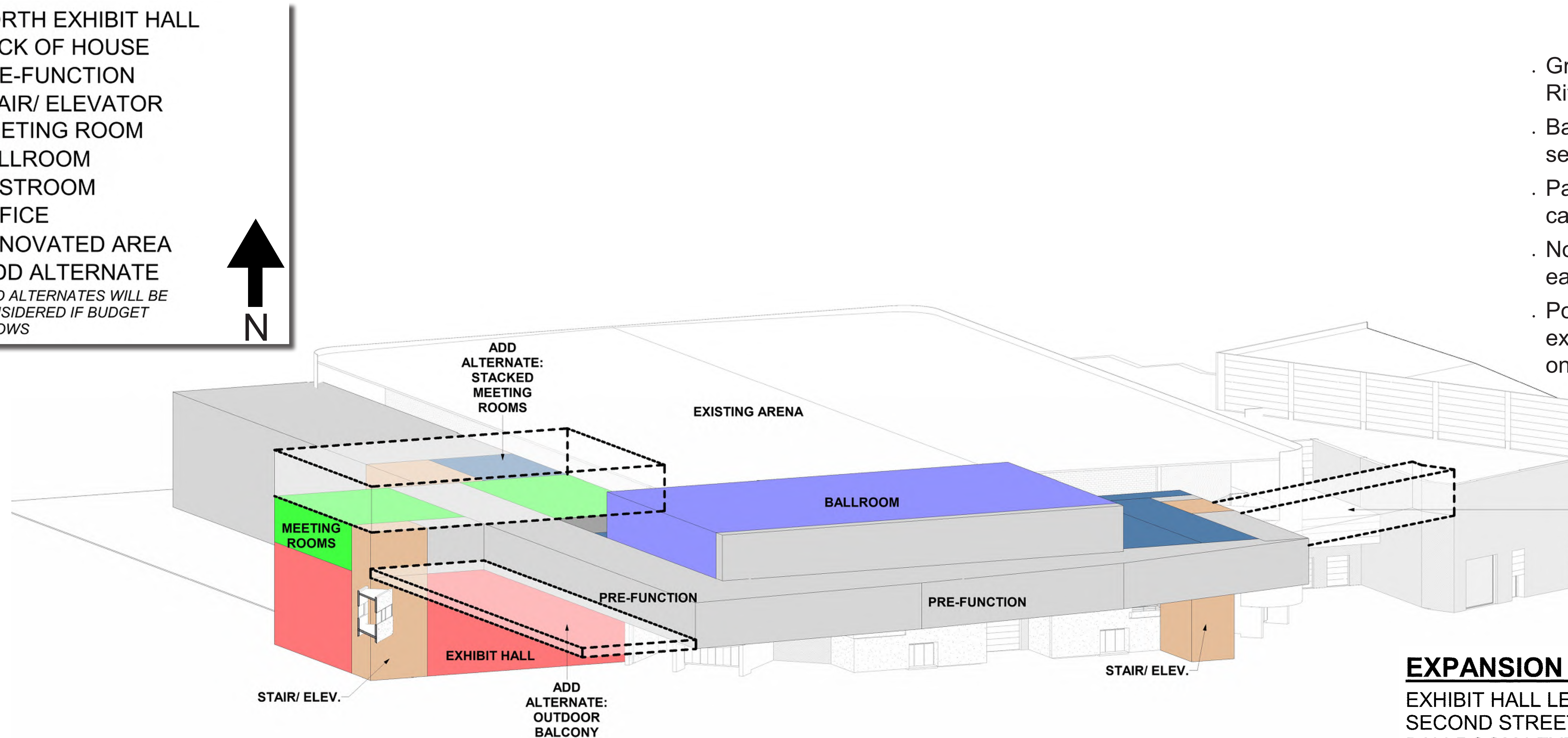
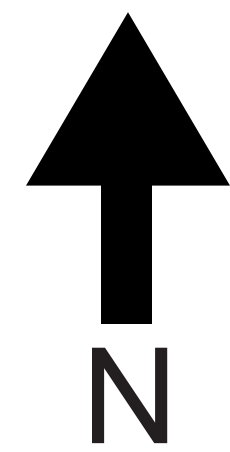
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WHAT COMMENTS DO YOU HAVE?

ADD ALTERNATE: WEST CONNECTING LINK TO SOUTH HALL BALLROOM

- NORTH EXHIBIT HALL
 - BACK OF HOUSE
 - PRE-FUNCTION
 - STAIR/ ELEVATOR
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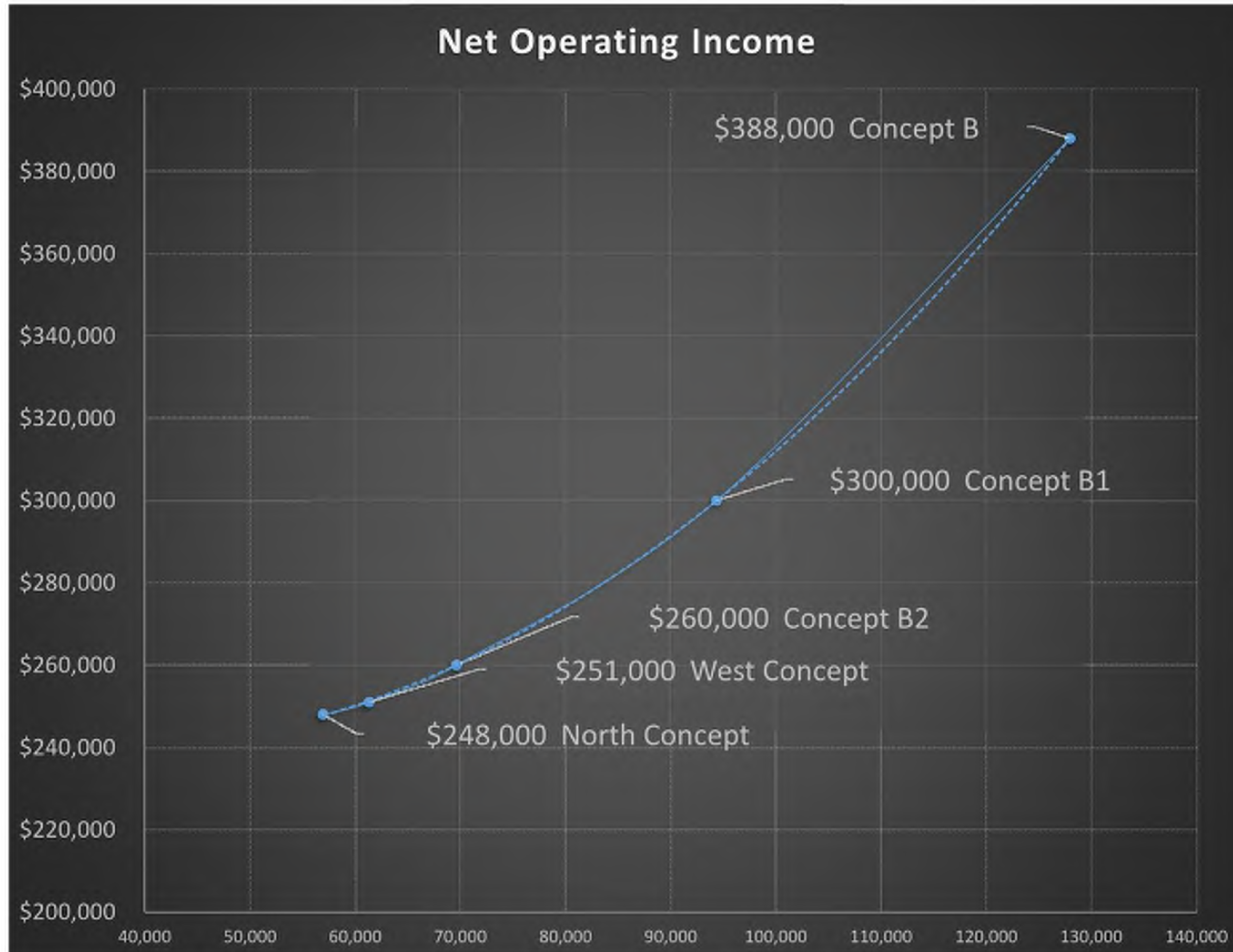


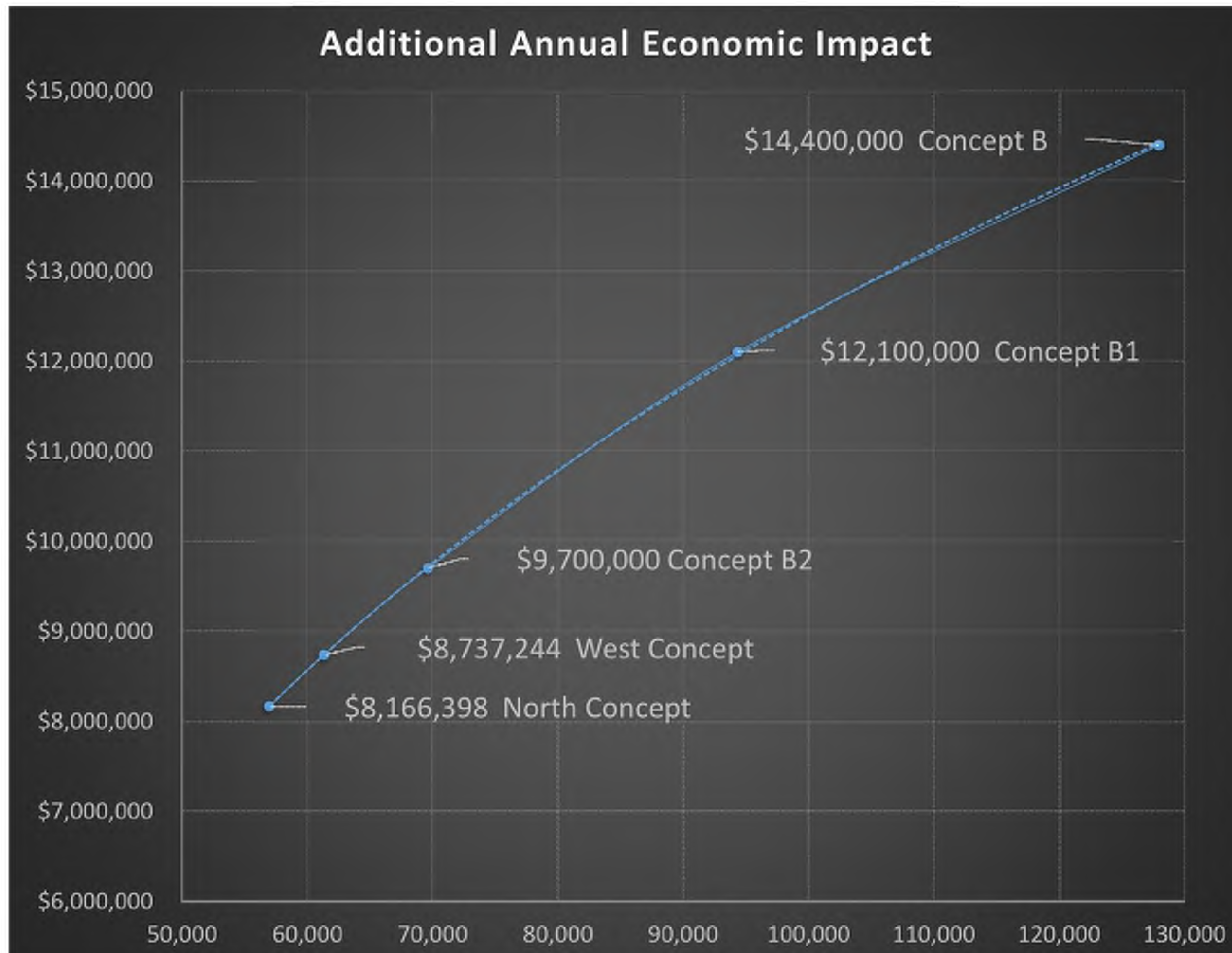
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La Crosse Center Expansion

Conceptual Opinion of Probable Cost

1/3/2019

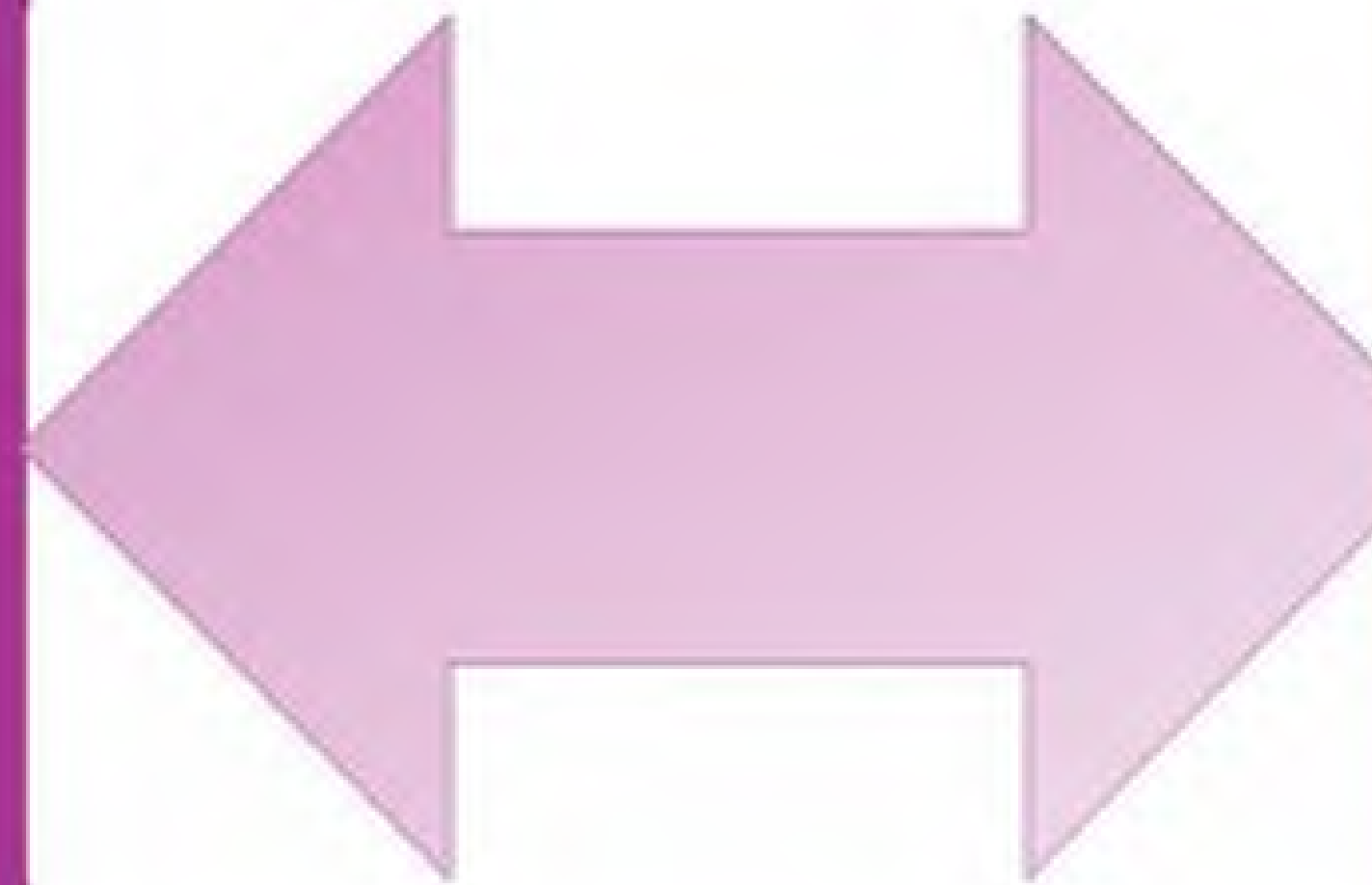
<u>Base Build Costs</u>	West Concept Low Cost	West Concept Mid Cost	West Concept High Cost
Expansion & Renovation Area	\$30,600,000	\$32,100,000	\$34,400,000
Sub-Total	\$30,600,000	\$32,100,000	\$34,400,000
<u>Deferred Maintenance</u>			
Deferred Maintenance	\$8,000,000	\$8,000,000	\$8,000,000
Sub-Total	\$8,000,000	\$8,000,000	\$8,000,000
Construction Costs	\$38,600,000	\$40,100,000	\$42,400,000
<u>Bolt-ons</u>			
Connector	\$1,300,000	\$1,300,000	\$1,400,000
Balcony	\$1,200,000	\$1,200,000	\$1,300,000
Additional North Hall Space	\$2,300,000	\$2,400,000	\$2,500,000
Additional Meeting Rooms	\$1,600,000	\$1,600,000	\$1,700,000
Smaller Lobby	-\$400,000	-\$400,000	-\$500,000
Reduced Quality Atrium	-\$500,000	-\$500,000	-\$600,000
Radisson Center Acquisition and Demolition	\$2,000,000	\$2,000,000	\$2,000,000
Sustainability Features/Public Art	TBD	TBD	TBD

The amounts stated herein are our best estimate of probable construction costs based on current information. Because costs are influenced by market conditions, changes in project scope, and other factors beyond our control, we cannot ensure that actual construction costs will equal this cost opinion.

FUTURE DESIGN DECISIONS

"BOLT-ONS"

- Atrium Glazing
- Smaller Lobby
- West Connector
- Stacked Meeting Rooms
- Green Roof
- Solar
- Balcony
- Other Sustainable Features
- Public Art



ROOM EXPANSIONS

- Ballroom
- Atrium
- Meeting Rooms
- North Hall
- Terraces/Balconies
- Other Deferred Maintenance

GENERAL OBJECTIVES OF SCHEMATIC DESIGN PHASE

<input type="checkbox"/>	Drawings and other documents indicating the scale and relationships of Project components in conformance with program
<input type="checkbox"/>	Building areas and volumes demarcated
<input type="checkbox"/>	Project images / renderings clearly depicting design intent
<input type="checkbox"/>	Representative plan element(s) graphically complete
<input type="checkbox"/>	Structural grid and representative exterior modules fixed
<input type="checkbox"/>	Small scale building elevations graphically complete for typical areas
<input type="checkbox"/>	Representative wall section graphically developed at a larger scale
<input type="checkbox"/>	Structural and MEP/FP systems defined
<input type="checkbox"/>	Project performance criteria established
<input type="checkbox"/>	Schematic Design estimate of the cost of the work

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DELIVERABLES FOR SCHEMATIC DESIGN PHASE

Drawings	
<input type="checkbox"/>	In general drawings indicate the scale and relationship of Project components
<input type="checkbox"/>	All plans have spaces generally defined
<input type="checkbox"/>	Representative area plans generally graphically fixed
<input type="checkbox"/>	Full building elevations generally graphically fixed for typical areas
<input type="checkbox"/>	Representative wall sections drawn
<input type="checkbox"/>	Typical floor elevator and stair plans with preliminary sections
<input type="checkbox"/>	Representative area partition types defined
<input type="checkbox"/>	Preliminary civil and landscape drawings
<input type="checkbox"/>	Structural plans, foundation defined, columns sized and located, lateral design defined
<input type="checkbox"/>	MEP/FP systems defined, major mechanical spaces fixed in plans, representative plan area coordinated, initial riser diagrams

Outline Specifications	
<input type="checkbox"/>	General statement of purpose of Schematic Design Package
<input type="checkbox"/>	Project description
<input type="checkbox"/>	Outline Specifications including general description of systems and finishes sufficient to meet the General Objectives of Phase
<input type="checkbox"/>	Project performance criteria established
<input type="checkbox"/>	Attachments and additional information as project requires



LA CROSSE CENTER INPUT & DECISION TIMELINE

NOVEMBER 2018 - FEBRUARY 2020

	2018		2019												2020	
	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB
PUBLIC SESSION #1	●															
CONCEPT CREATION	■															
LCC BOARD CONCEPT APPROVAL		★														
CONCEPT SUBMITTAL TO CITY COUNCIL		■														
PUBLIC SESSION #2		●														
F&P HEARING + VOTE			● ★													
CITY COUNCIL VOTE AND VETO PERIOD			★													
SCHEMATIC DESIGN	■		■													
PUBLIC SESSION #3				●												
LCC BOARD SCHEMATIC DESIGN APPROVAL						★										
DESIGN DEVELOPMENT						■										
PUBLIC SESSION #4						●										
DEFERRED MAINTENANCE CONSTRUCTION						■										
CONSTRUCTION DOCUMENTS											■					
EXPANSION CONSTRUCTION																CONSTRUCTION COMPLETE FEBRUARY 2021

MEETING WITH PUBLIC INPUT
IN ADDITION TO ONGOING ONLINE SURVEYS AND COMMENT FORMS

DECISION/VOTE REQUIRED

