



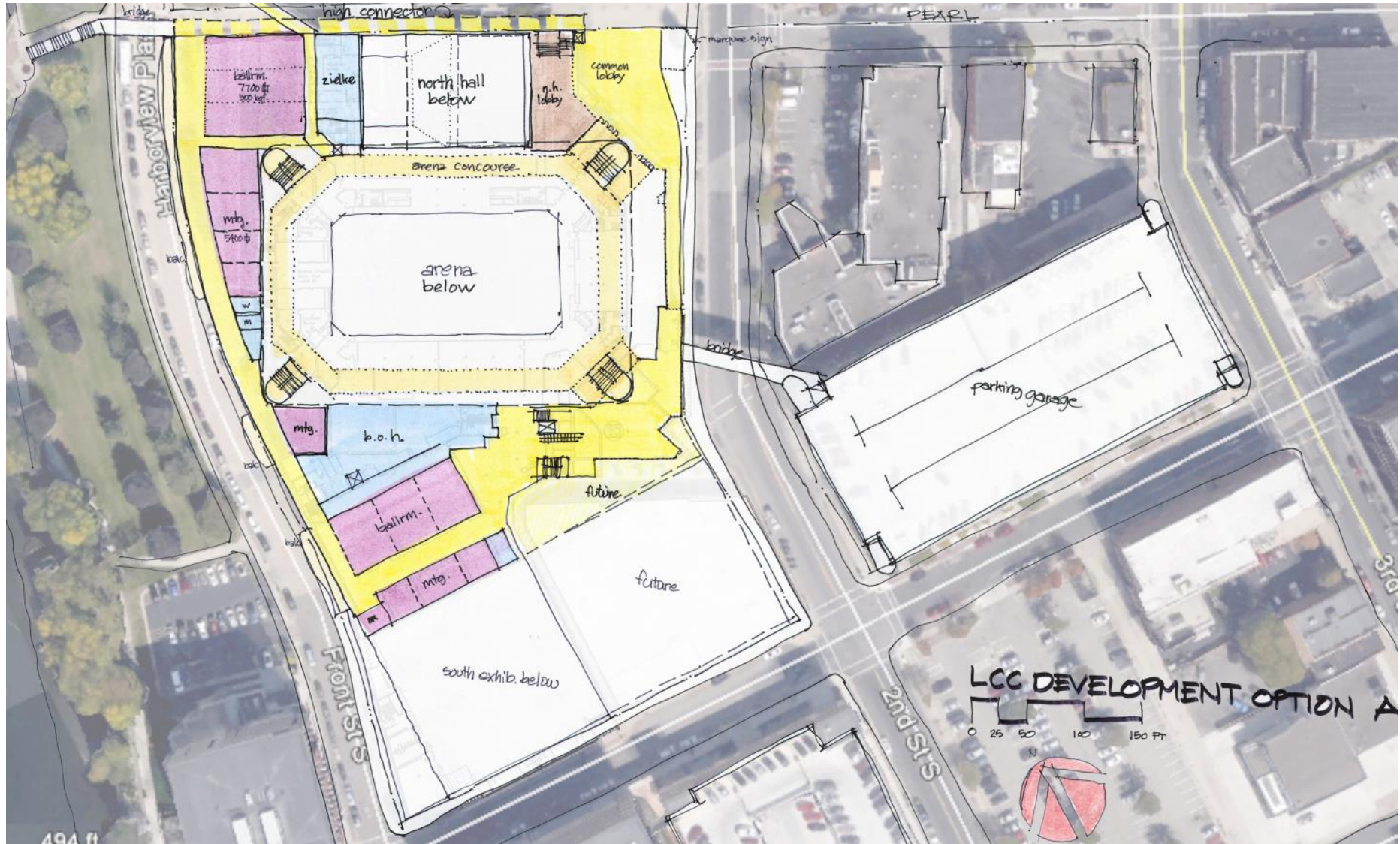
Scoping Study | Report Summary | 3 July 2015



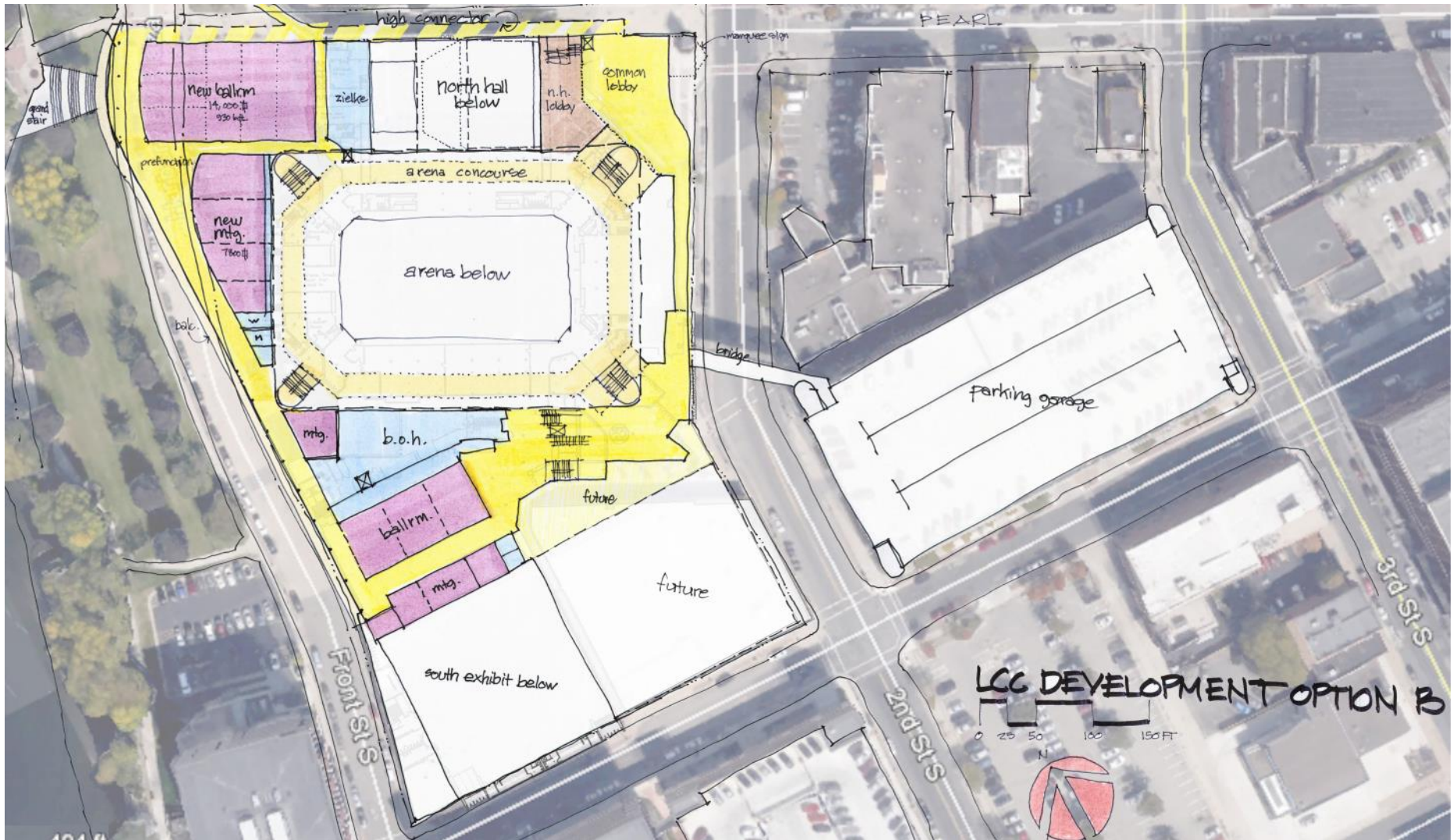
Site Plan (Existing)



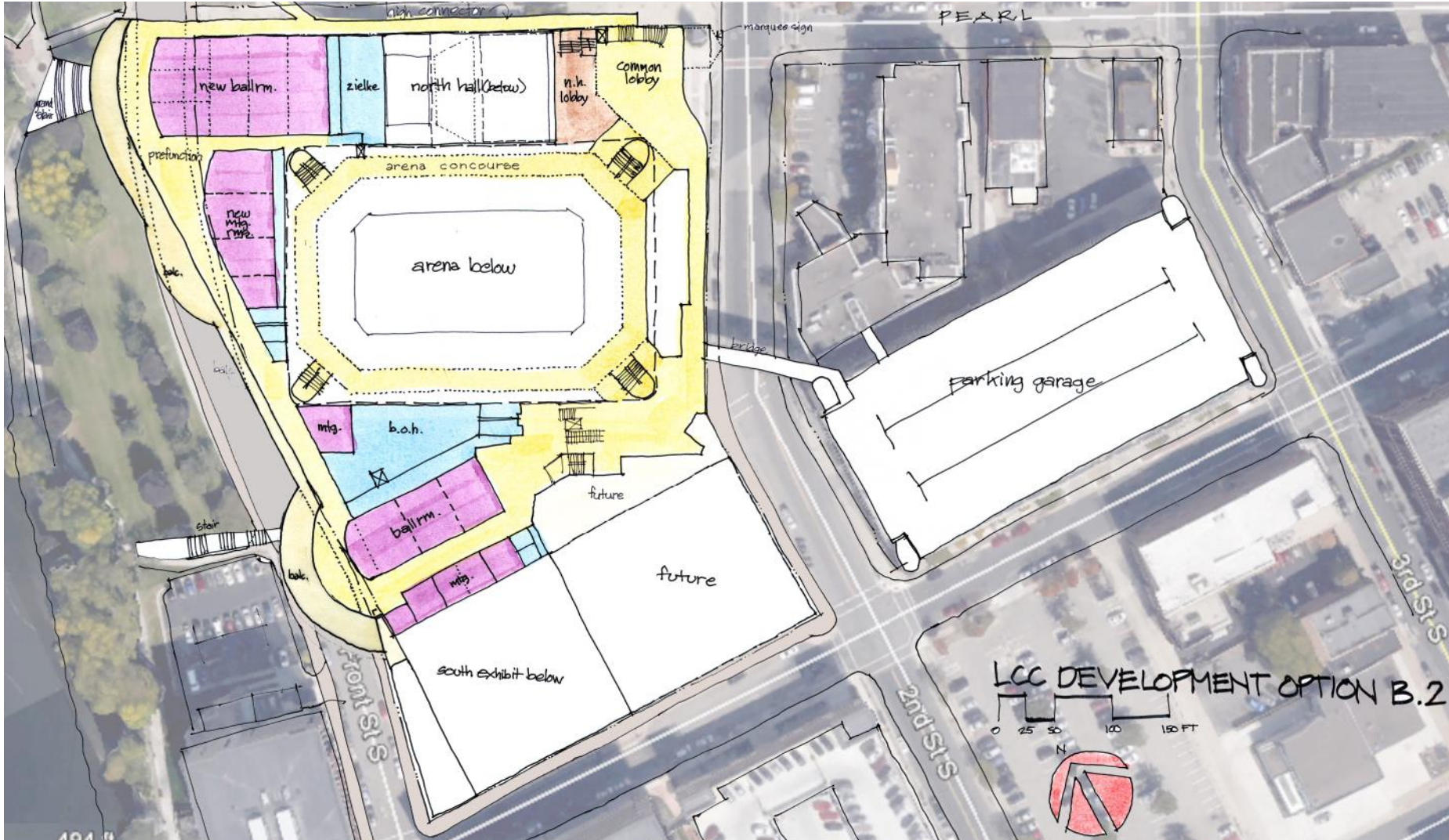
Option A



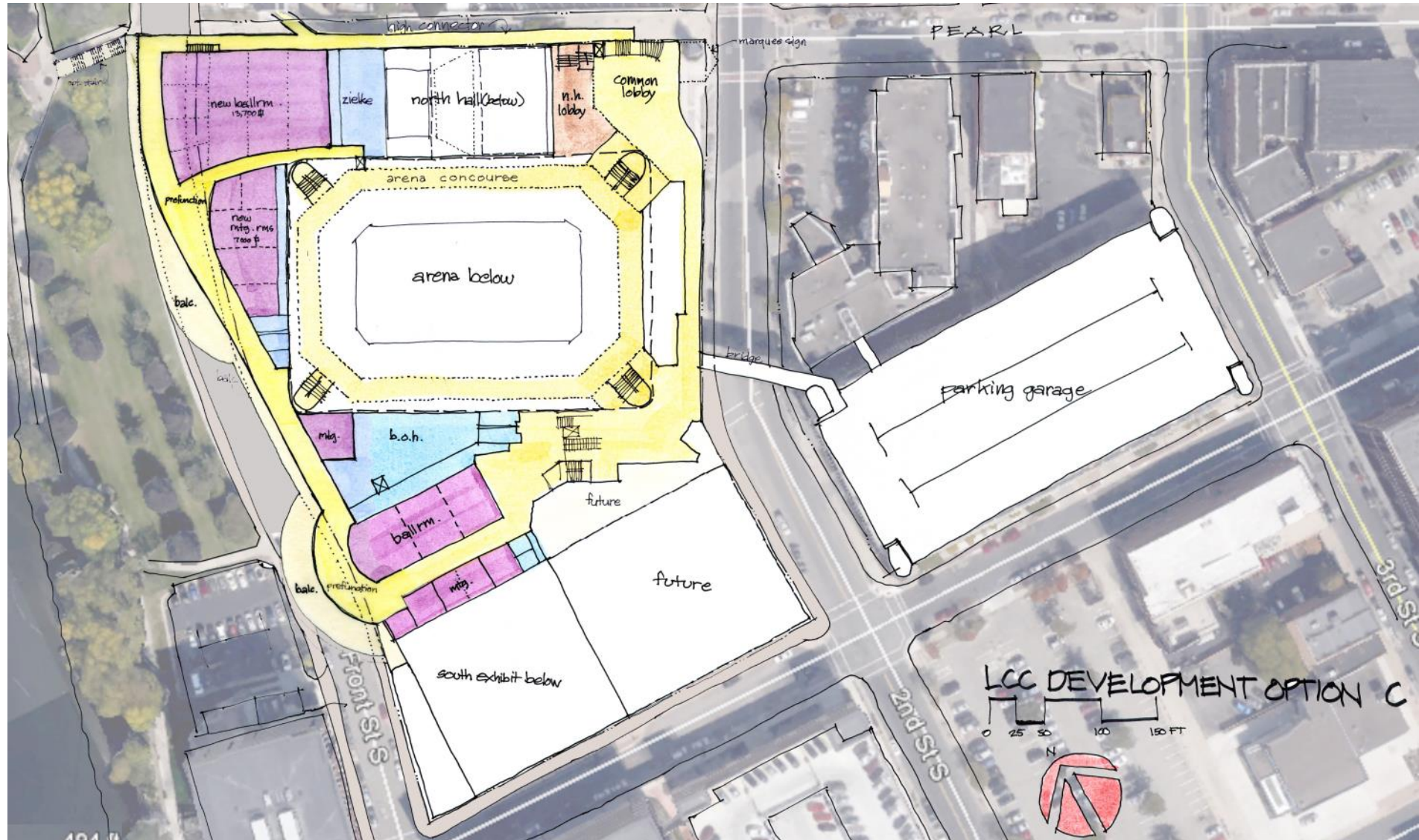
Option B



Option B.2



Option C



View from riverfront - existing



View from riverfront - proposed



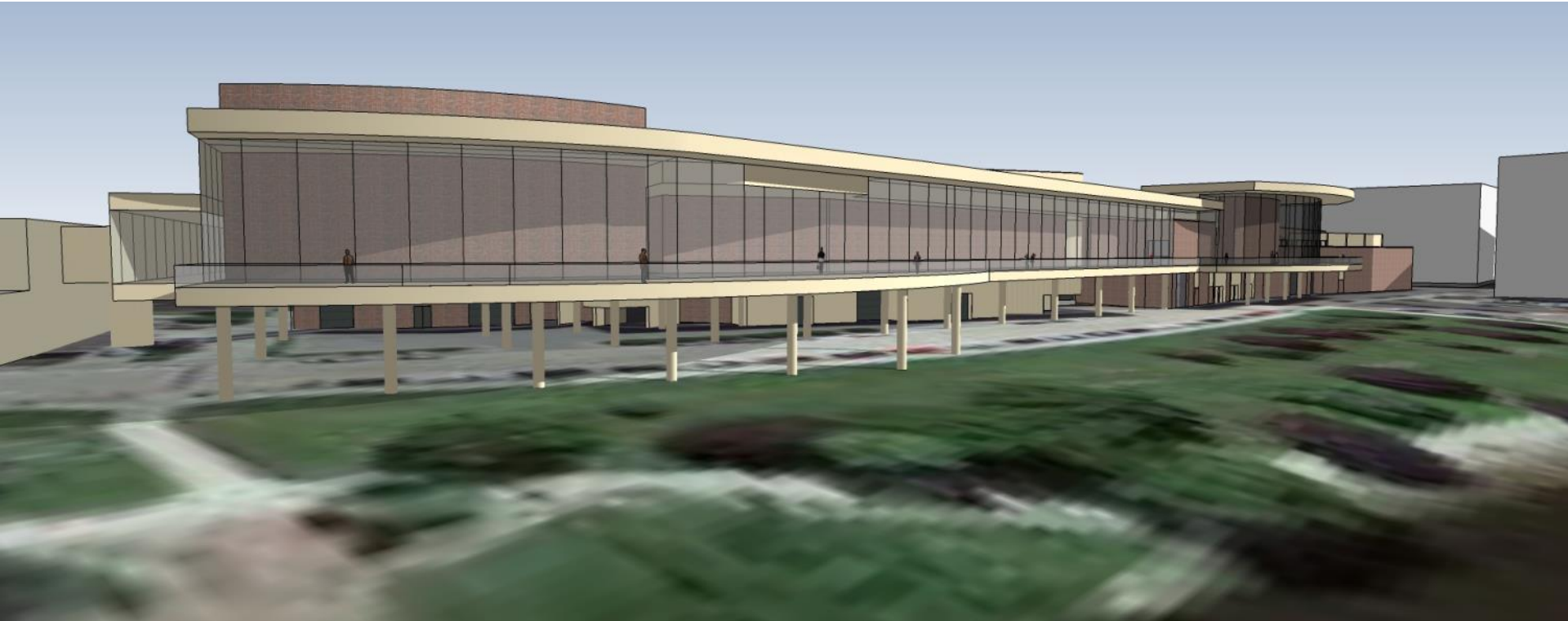
View from riverfront – proposed w/stair



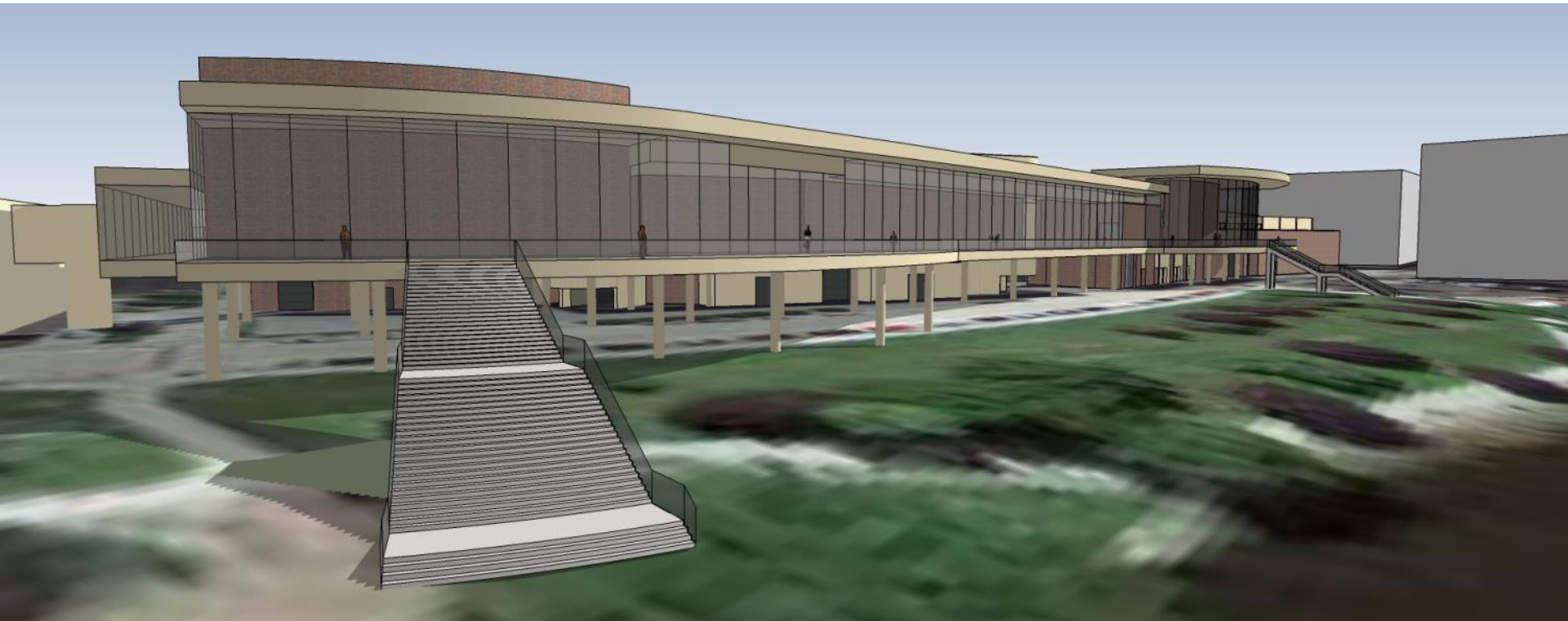
View from west - existing



View from west - proposed



View from west – proposed w/stair



View from north - existing



View from north - proposed



View from northeast - existing



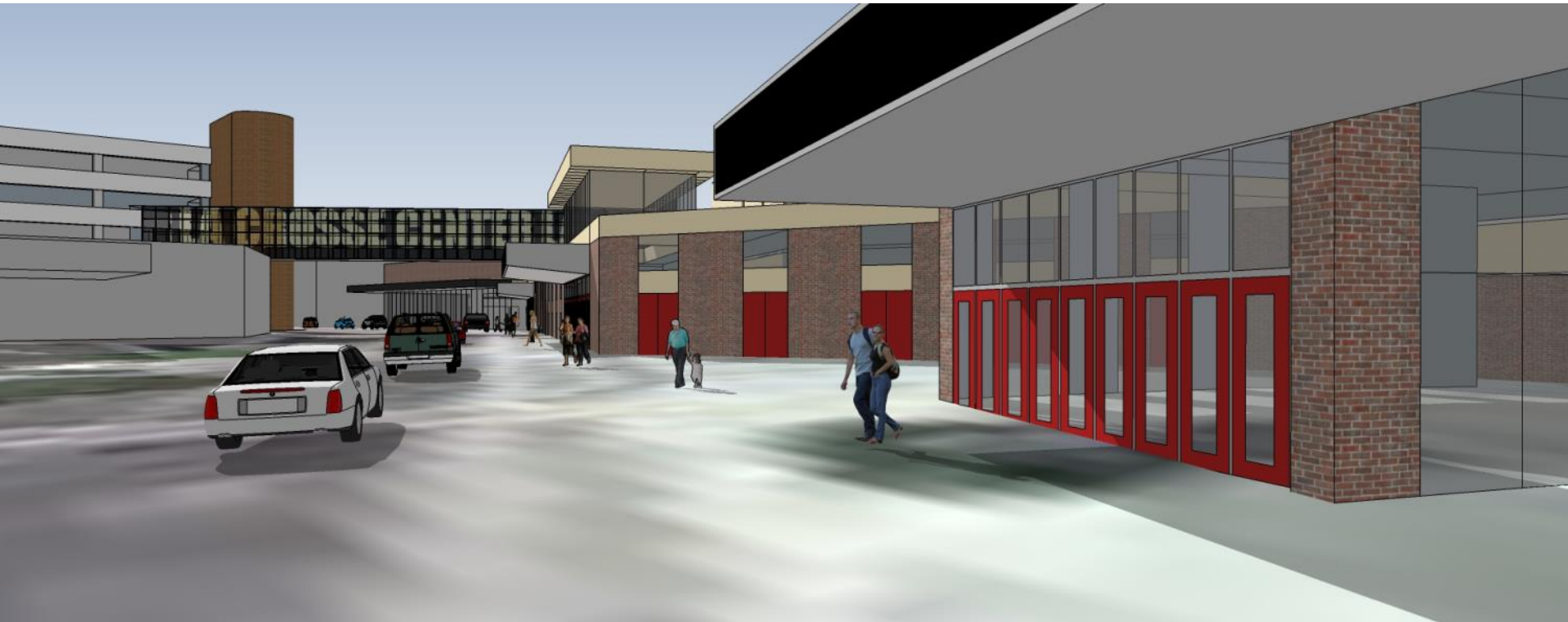
View from northeast - proposed



Second Street view – existing



Second Street view - proposed



View from Pearl - existing



View from Pearl - proposed



Parking structure – existing



Parking structure – proposed



View from southeast – existing



View from southeast – long range plan



General Upgrades

ORDER OF MAGNITUDE CONSTRUCTION COST



General Upgrades				\$ 29,716,000	
No.	Item	Description	Total	Note	
GU 1	East Façade	New general lobby	\$ 4,400,000		
GU 2	West Façade	New circulation, meeting rooms	\$ 10,800,000		
		New continuous balcony	\$ 1,635,300		
GU 3	Service Level	New service corridor	\$ 540,000		
GU 4	Exterior doors	Replace	\$ 390,000		
GU 5	Sustainability	Solar/wind power, other upgrades	\$ 250,000	Sundolier or similar	
GU 6	LEED	Certification or LEED-compatible			
GU 7	HVAC	New building automation system	\$ 560,000		
GU 8	Exterior signage	Large scale LED signage	\$ 1,120,000		
GU 9	Exterior	Medium scale LED signs at entries	\$ 420,000		
GU 10	AV	Upgrade video projection to 16:9	\$ 200,000		
GU 11	Roof	Replace	\$ 2,840,000		
GU 12	Exterior	Upgrade façade (more brick)		included elsewhere	
GU 13	IT	Upgrade infrastructure (fiber)	\$ 280,000		
GU 14	Interior	Upgrade wall finishes	\$ 4,260,000		
GU 15	Furnishings	Provide new for added space	\$ 2,020,000		
GU 16	Radisson Center	Long-range land use strategy	\$ 12,800,000	excluded from total	

North Building

ORDER OF MAGNITUDE CONSTRUCTION COST



North Building					\$ 8,060,000
	No.	Item	Description		Total
	NB 1.A	Operable partitions	Repair or replace	\$	640,000
	NB 1.B	Lighting	New LED	\$	130,000
	NB 1.C	Sound system	Replace	\$	100,000
	NB 1.D	Exhibit/show power	Upgrade	\$	100,000
	NB 1.E	Floor	New or new finish	\$	260,000
	NB 1.F	Escalators	Rehab or replace	\$	500,000
	NB 2.A	Upper level	New ballroom	\$	6,300,000
	NB 2.B	Food service	Permanent bar	\$	30,000
North Building Flexible Performance Space					\$ 7,700,000
	No.	Item	Description		Total
	PH 1	Flexible theater	Raise roof, telescoping seats, acoustic	\$	6,500,000
	PH 2	Entry	New lobby on 2nd St.	\$	1,200,000

Arena Upgrades

ORDER OF MAGNITUDE CONSTRUCTION COST



Arena Upgrades				\$ 10,470,000
No.	Item	Description	Total	
AU 1.A	Telescoping seating	Replace	\$	540,000
AU 1.B	Arena lighting	New LED system	\$	580,000
AU 1.C	Sound sytem	Replace	\$	1,060,000
AU 1.D	Scoreboard	New video system	\$	1,550,000
AU 1.E	Fixed seating	Replace	\$	700,000
AU 1.F	ADA seating	Bring to compliance	\$	100,000
AU 1.G	Seating Bowl	Deep clean and reseal	\$	50,000
AU 1.H	Seating Bowl	Add supplemental exhaust	\$	100,000
AU 2.A	Restrooms	Increase capacity	\$	840,000
AU 2.B	Concessions	Increase capacity, variety	\$	800,000
AU 2.C	Guest services	New spaces	\$	70,000
AU 2.D	Administration	Relocate	\$	880,000
AU 2.E	Box office	Expand to 6 windows	\$	60,000
AU 2.F	Administration	Space for CVB offices	\$	1,000,000
AU 3.A	Back of House	Improve traffic flow	\$	500,000
AU 3.B	"	Access to spots/fall protection	\$	120,000
AU 3.C	"	Upgrade show power	\$	200,000
AU 3.D	"	Review/upgrade power building-wide	\$	500,000
AU 3.E	"	Security/ops space	\$	200,000
AU 3.F	"	Upgrade dressing rooms	\$	450,000
AU 3.G	"	New dock levelers	\$	70,000
AU 3.H	"	Fire alarm system upgrade	\$	100,000

South Building & Garage

ORDER OF MAGNITUDE CONSTRUCTION COST



South Building				\$ 2,530,000
No.	Item	Description	Total	
SB 1.A	Ballroom	Expand prefunction toward river	\$	1,260,000
SB 1.B	Business Center	Create new space	\$	70,000
SB 1.C	Room signage	New LCD room signage	\$	50,000
SB 2.A	South Hall	New telescoping portable seating	\$	450,000
SB 2.B	Floor boxes	Replace with new	\$	200,000
Parking Structure				\$ 3,980,000
No.	Item	Description	Total	
PS 1.A	Parking Structure	Façade enhancements	\$	1,250,000
PS 1.B	Parking Structure	Large-scale LED display	\$	2,730,000

Project Summary



Project Summary	\$ 62,456,000	\$ 6,246,000	\$ 6,872,000	\$ 75,600,000
	Construction	Contingency	Fees, Testing	Total
GU General Upgrades*	\$ 29,716,000	\$ 2,972,000	\$ 3,269,000	\$ 35,960,000
NB North Building	\$ 8,060,000	\$ 806,000	\$ 887,000	\$ 9,760,000
PH Flexible Performance Space	\$ 7,700,000	\$ 770,000	\$ 847,000	\$ 9,320,000
AU Arena Upgrades	\$ 10,470,000	\$ 1,047,000	\$ 1,152,000	\$ 12,670,000
SB South Building	\$ 2,530,000	\$ 253,000	\$ 279,000	\$ 3,070,000
PS Parking Structure	\$ 3,980,000	\$ 398,000	\$ 438,000	\$ 4,820,000

*excludes long-range facility expansion at Radisson Center site

Next steps



- Public Meetings
- Narrow and Focus Projects
- Capital Budgeting Process