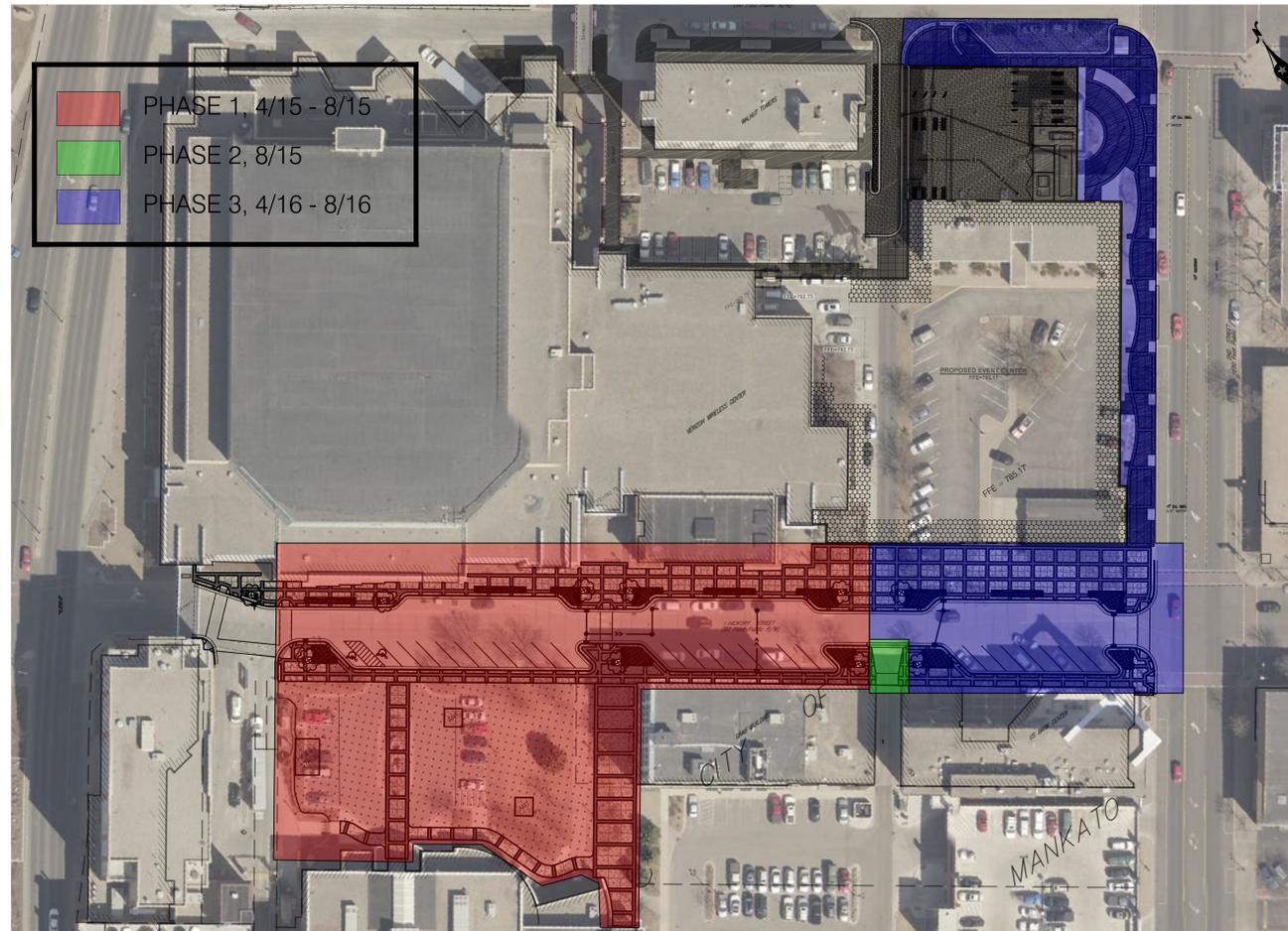


HICKORY STREET

SITE IMPROVEMENTS



MANKATO ARENA AND EVENT CENTER AUDITORIUM NOVEMBER 2014

ARCHITECTURE + ENGINEERING + ENVIRONMENTAL + PLANNING

www.is-grp.com

SCHEDULE

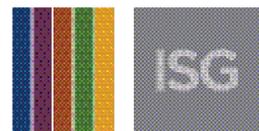
SITE & BUILDING CONSTRUCTION

Mankato Events Center

Date: November 18, 2014

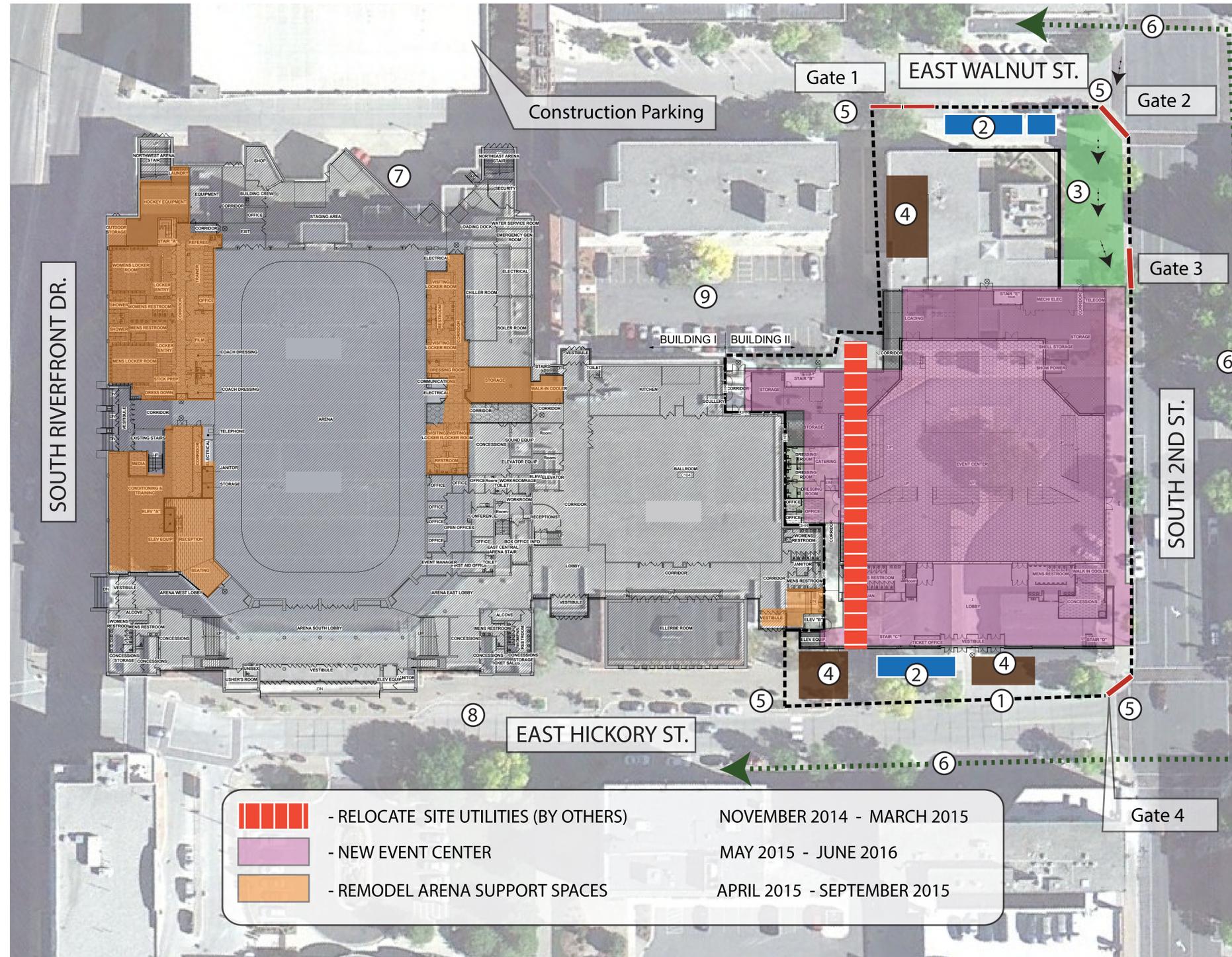


2014 Design Schedule Summary		November					December					January					February					March					April					2015					2016					Comments	
Activity Description		3	10	17	24	31	1	8	15	22	29	5	12	19	26	2	9	16	23	30	2	9	16	23	30	6	13	20	27	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April		May
Summary - Design / Procurement																																											
Programming / Schematic Design																																											
Schematic Design Estimate / VE / Reconciliation																																											
Design Development																																											
GMP Estimate / Reconcile																																											
Best Value Selection of Key Subs (use 75% DD's)																																											
Mechanical, Electrical, Fire Protection																																											
Precast, Elevators, Glass																																											
Bid Package #1 - All Arena Renovation Work																																											
Bid / Award BP #1																																											
Procurement																																											
Bid Package #2 - Foundations, Steel & Enclosure																																											
Bid / Award BP #2																																											
Procurement																																											
Bid Package #3 - Event Center - Rest of the Project																																											
Bid / Award BP #3																																											
Procurement																																											
2014 - 2015 Hockey Season																																											
2015 - 2016 Hockey Season																																											
Construction: Arena Renovations																																											
Arena remodel (6 months)																																											
Construction: Events Center																																											
Events Center construction (13 months)																																											
Move in																																											
City managed projects																																											
Phase II environmental assessment																																											
US Bank demo / Site prep bid documents																																											
Bid / Award Demo / Site prep		Bids Due: 11/14, Council 11/14																																									
US Bank demo / Site prep - on site		Award 11/24																																									
Xcel directional drilling		need time and duration from city																																									
Xcel Vaults/gear/cabinets		Need time and duration from city																																									
Charter Utility Relocation/Cut																																											
Eventis Utility Relocation																																											
Centerpoint Energy Relocation																																											
Hickory Street Project																																											
West Hickory (2015)																																											
Bidding		Bids Due 3/6																																									
Construction		West Hickory																																									
East Hickory (2016)																																											
Bidding (Bids Due 3/7/16)																																											
Construction (4/11 - 7/7)		East Hickory																																									



SITE LOGISTICS PLAN

CONSTRUCTION PHASING AND SITE ACCESS



Site Logistics Legend

- ① Jersey Barrier w/ 4' Chain Link Fence
- ② Construction Trailer(s)
- ③ Deliveries/Truck Unloading
- ④ Laydown Area
- ⑤ Sidewalk Closed Sign
- ⑥ Pedestrian Sidewalk Access
- ⑦ Utilize Existing Loading Dock (Coordinate with Ongoing Events)
- ⑧ No Construction Traffic
- ⑨ Apartment Building & Parking Lot Remain Open

SCHEMATIC DESIGN FEASIBILITY ANALYSIS

Demolition of former US Bank Building

- + Cost of renovation is greater than cost of new construction
- + Renovation of existing won't accommodate needs as well as new construction
- + Allows for more efficient back of house space, loading docks and screening of equipment
- + Better configuration of internal spaces, reduces circulation

Design Modifications

- + Reorganization of spaces within the renovation to reduce structural steel design by 25%
- + Reused location of existing walls and plumbing where feasible in the renovation to reduce demolition costs
- + Efficiencies in storage spaces by utilizing greater heights for racking rather than increasing floor space at a greater cost

BUILDING EXTERIOR

SCHEMATIC DESIGN



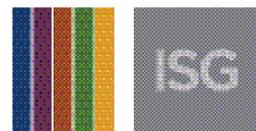
View from Second Street & Hickory Street



View from Hickory Street



View from Second Street and Walnut Street



FLOOR PLAN

SCHEMATIC DESIGN

- Auditorium & Seating
- Conference Rooms
- Lobby & Circulation
- Supports Spaces, Concessions, Storage
- Toilets
- Mechanical
- MSUM Hockey Renovation



FIRST FLOOR PLAN

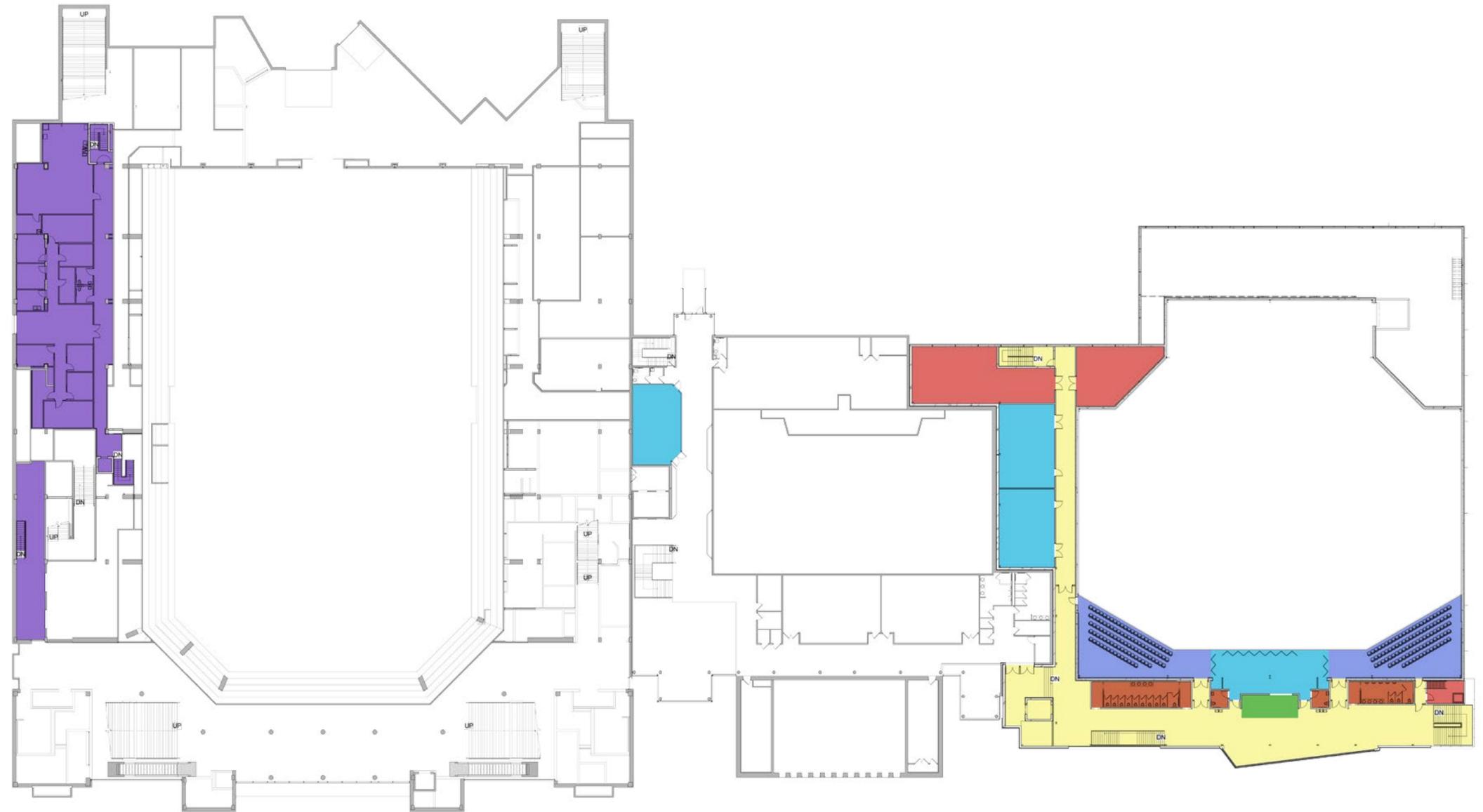
MANKATO ARENA AND EVENT CENTER AUDITORIUM NOVEMBER 2014



FLOOR PLAN

SCHEMATIC DESIGN

- Auditorium & Seating
- Conference Rooms
- Lobby & Circulation
- Supports Spaces, Concessions, Storage
- Toilets
- Mechanical
- MSUM Hockey Renovation



SECOND FLOOR PLAN



MANKATO ARENA AND EVENT CENTER AUDITORIUM NOVEMBER 2014

BUDGET

CONSTRUCTION AND SITE IMPROVEMENTS

Civic Center Project Budget

Renovation in existing Civic Center	\$4,000,000
Arena Furnishings, Fixtures and Equipment	\$300,000
Stone repair/exterior painting of existing Civic Center	\$750,000
New Event Center Addition	\$18,771,015
Event Center Furnishings, Fixtures and Equipment	\$1,500,000
Site Preparation/Site Improvements	\$1,552,766
Soft Costs 11.9% (Design, Contingency, etc.)	\$3,042,467
Total	\$29,916,248

Funds Available for Construction

Legislative Special Appropriation	\$14,500,000
City Bonds (backed by local option sales tax)	\$14,500,000
Local Option Sales Tax Revenue	\$916,248
Total	\$29,916,248

AMENITIES

Event Center Auditorium Addition

- + Auditorium to have a capacity up to 2500 people depending on type of event
- + Retractable seating on first floor allow for flat floor space for tradeshow and expos
- + Portable stage, rigging, lighting, audio/ visual equipment and acoustics to support a variety of events
- + Accommodations in place for an Acoustical Shell
- + First and second floor lobbies to accommodate prefunction uses and concession sales

Conference and Lobby Spaces

- + Total of 4 new conference rooms
 - Two new conference rooms in the addition
 - One conference room that can also serve as a club room for auditorium events
 - Renovation within the existing space to create another conference room

Arena Renovation

- + New second level constructed between first floor and concourse level on west side of arena
- + Renovation of existing facilities to accommodate the MSUM Men's and Women's Hockey programs
 - New men's and women's home team locker rooms, training, and conditioning spaces
 - Hockey operations, coaches offices, team and recruiting spaces
- + Renovation to include new visiting team locker rooms

