

All Agency Project Request

2009-11 Biennium

<u>Agency</u>	<u>Institution</u>	<u>Building No.</u>	<u>Building Name</u>
University of Wisconsin	Madison	285-0A- 0225	Kohl Center
<u>Project No.</u>	11A1R	<u>Project Title</u>	Kohl Center Nicholas Suite Renovation

Project Intent

This project will remodel the Nicholas Suites into a new club seating for the patrons of Kohl Center events. The club seating would provide an up-scale alternative for season ticket holders who want a higher level of service.

Project Description

The remodeling will be an expansion of the existing Nicholas Suites located at the north end of the Kohl Center. An area south of the current lounge area out to and including the last row of seating in front of the suites (the single row of permanent structure seats behind the variable riser rows) will be expanded to create a 3,840 GSF club seating area. The remodeling will involve demolition for the concrete structure in this area and construction of a three tiered seating assembly including new foundations to support a new floor structure. The new construction will also replace the existing aisle stairs and cross aisles needed to access the two middle aisles of the existing variable riser seating.

The new seating tiers will accommodate enhanced seats (24" wide), space for small TV monitors, and potentially small tables between pairs of seats. Approximately 80 seats are planned for in this area. A perimeter low wall or rail is anticipated to define and separate this area from the general seating area. Carpeting may be considered for the floor area in this seating area.

Project Justification

A recent market analysis undertaken by the Athletic Department shows that demand exists for club space for Kohl Center events, similar to the Buckingham Club in Camp Randall, that can be sold to donors on a per season basis. It will be premium space, similar to a suite. However, this club setting will provide donors an opportunity to purchase individual seats, without committing to an entire suite. The amenities in this club space will be similar to those provided in a Kohl Center Suite. This space would include 80 seats, and if all sold as expected, would pay for itself within two years.

Consultant Requirements

The consulting team should have specific expertise and experience in the hospitality within an athletic venue. Work will include verifying as-built conditions to assure accurate development of design and bidding documents and production of necessary design and bidding documents. Consultants should indicate specific projects from past experience (including size, cost and completion date) in their letter of interest and when known, include proposed consulting partners and specialty consultants.

A consultant has been previously selected and approved for this project.

Project Budget

Construction Cost:	\$	384,000	
Haz Mats:	\$	0	
		\$ 384,000	
Contingency 10 %	\$	38,000	
A/E Fees: 8%	\$	31,000	
DFS Mgmt Fees: 4%		17,000	
Percent for Art		0	
		470,000	

Funding Source

	\$	0
GFSB	\$	
GFSB	\$	
PR Cash	\$	0
Gifts	\$	470,000
Grants	\$	
BTF – Planning	\$	0
Other -	\$	0
	\$	\$470,000

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Project Schedule

A/E Selection: 02/2011
 BOR/SBC Approvals 05/2011
 Bid Opening: 6//2011
 Construction Start: 7/2011
 Substantial Completion: 10/2011
 Project Close Out: 01/2012

Project Contact

Contact Name: Ann Hayes
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Project Scope Consideration Checklist

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1. Will the building or area impacted by the project be occupied during construction? If yes, explain how the occupants will be accommodated during construction.

The area that will be remodeled will not impact the occupants of the building. The space is only tiled during events throughout the year. The remodeling will take place during the summer which is off season.

2. Is the project an extension of another authorized project? If so, provide the project #...
3. Are hazardous materials involved? If yes, what materials are involved and how will they be handled?
4. Will the project impact the utility systems in the building and cause disruptions? If yes, to what extent?

There will be disruptions to the existing building when electrical services for the remodeling are tied in. Shutdowns will be coordinated with the users.

5. Will the project impact on the utility capacities supplying the building? If yes, to what extent?
6. Will the project impact the heating plant or the primary electrical system supplying the campus or institution? If yes, to what extent?
7. Have you identified the WEPA designation of the project, Type I, Type II, Type III?
8. Is the project affected by Historic Status?
9. Are there any other issues affecting the cost or status of this project?
10. Will the construction work be limited to a particular season or window of opportunity? If yes, explain the limitations and provide proposed resolution.

The remodeling needs to be completed during the 2011 summer so that the space will be operational for the 2011 fall event schedule.